County of Ventura • Resource Management Agency
800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 •
www.venturacounty.gov/divisions/planning/

TASCHEN RANCH POOL AND CABANA
COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL17-0088

A. PROJECT INFORMATION

1. **Request:** The Applicant requests approval of a Coastal PD Permit for the construction of a swimming pool and pool deck with an adjoining open-air cabana [Ventura County Coastal Zoning Ordinance (CZO) Section 8174-5, "Dwellings, Improvements to Single-Family Dwellings and Accessory Structures"] (Case No. PL17-0088).

2. **Applicant:** Mark Lloyd, 3 West Carrillo Street, Suite 205, Santa Barbara, CA 93101

3. **Property Owner:** Taschen Ranch LLC, 16030 Ventura Blvd #380, Encino, CA 91436

4. **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.

5. **Project Site Size, Location, and Parcel Number:** The project site is located at 12233 Cotharin Road, approximately 0.35 miles north of the intersection of Cotharin Road and Yerba Buena Road, in the Santa Monica Mountains in the unincorporated area of Ventura County (Attachment 1, Location Map). The project is on Assessor's Parcel Numbers (APN) 701-0-030-350 and 701-0-030-360. (Exhibit 2).

6. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. Countywide General Plan Land Use Map Designation: Open Space

   b. Coastal Area Plan Land Use Map Designation: Coastal Open Space

   c. Zoning Designation: COS-10ac-sdf/M

7. **History:** An existing unpaved private road runs adjacent to the creek and connects to Cotharin Road to the south; the existing private road crosses the creek several times via existing bridges. (Exhibit 2).

The property was developed with a residence and accessory structures in 1930. Improvements have been made to the residence and accessory structures since 1930, some accessory structures have been added and others removed. The proposed pool and pool cabana, water wells and existing agricultural use are located within areas of the property that historically have been denuded of native vegetation prior to 1960 and periodically used for agriculture.

8. **Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct a 1,140 square foot (sq. ft.) pool, a 2,178 sq. ft. deck, a 1,683 sq. ft. accessory structure (cabana), a 750 sq. ft. seating pad, and a 125 sq. ft. equipment pad with a 6-foot fence. No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Utility upgrades include installation of one subsurface water line, one subsurface propane line, and one overhead electric line, which will tie-in to an existing electric pole. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled. Proposed water well no. 1 will be located approximately 1,000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling.

   The following accessory structures that were placed on the property without a permit will be removed:

   - 800 sq. ft. plastic shade house wood framed structure
   - 600 sq. ft. plastic shade house wood framed structure
   - 800 sq. ft. plastic shade house wood framed structure
   - Three (3) 120 sq. ft. wood framed cooler sheds

   Proposed accessory structures will be used for the existing farming operation:

   - 160 sq. ft. Agricultural cargo container (AG container #1)
   - 160 sq. ft. Agricultural cargo container (AG container # 2)

   In 2016 approximately 0.17 acres of Bigpod Ceanothus-Chamise Shrubland was cleared without a permit. The vegetation was removed to construct one of the plastic shade wood frame structures. After the 2018 Woosley fire, the agricultural land use was expanded in various locations. Approximately 0.30 acres of Bigpod Ceanothus-Chamise Shrubland, 0.13 acres of Bigpod Ceanothus Chaparral, and 0.18 acres of California Sagebrush-Ashy Buckwhet Shrubland were removed without a permit. These plant areas are considered Environmentally Sensitive Habitat Areas (ESHA) which require a Coastal PD permit to remove. Therefore, the Permittee will be required to retroactively mitigate 0.78 acres of Environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total)

   Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S and sewage disposal for the existing single-family

dwelling is provided by an existing septic system. Access to the site is provided by an existing unpaved driveway that extends north from Cotharin Road. (Exhibit 3).

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 or 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 (Exhibit 4) available for public review and comment from January 31, 2025, to March 3, 2025. A Notice of Intent to Adopt an MND was sent to the property owners within 300 feet of the project site and a notice was published in the Ventura County Star. The MND was also posted on the County Planning Division website and on the State's CEQA submit website.

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 five potentially significant effects on the environment related to biological, cultural and tribal resources. However, before the MND was released for public review, the applicant agreed to mitigate the effects to a point where no significant effect to the environment would occur. More specifically, the MND identified potential environmental impacts with respect to Biological Resources- Species, Ecological Communities-ESHA, Habitat Connectivity, Scenic Resources, Archeological Resources and Tribal Resources.

Public comments received on the circulated MND resulting in a letter from the California Department of Fish and Wildlife (CDFW). Upon review of CDFW comments which related to impacts to the creek, species of special concern and Monarch butterflies, the Planning Division incorporated revisions to Condition Nos. 20, 21 and new Condition No. 32 California Department and Fish and Wildlife Streambed Alteration Agreement of Exhibit 5.

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.

   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 MND describes how mitigation will reduce the proposed Project's potentially significant impacts related to Biological Resources and Cultural Resources to a less than significant level. Since the availability of the draft MND, staff has not made any

substantial changes to the document that would require a 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 (including the monitoring component) identified in the MND have been incorporated into the project as Condition Nos. 18 through 28, 31 and 32. These measures require the Applicant to:

   - To comply with the County's Tree Protection Regulations (TPR) set forth in § 8178-7 et seq. of the Ventura County Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).
   - To comply with the County's Tree Protection Regulations (TPR) in § 8178-7 of the Ventura County Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).
   - To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading.
   - To prevent impacts to monarch butterfly overwintering roosts and comply with the County's monarch butterfly protection regulations in § 8178-7.7.4 of the Ventura County Coastal Zoning Ordinance.
   - To prevent impacts to birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Section 3503, land clearing and construction activities shall be regulated.
   - To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with ESHA Goal 1 Ventura County General Plan Goal Policies and Programs (updated 2022), ground disturbance and vegetation removal in ESHA outside of the construction footprint is prohibited.
   - To ensure protection of adjacent ESHA from the introduction of invasive species as required under the Local Coastal Program and the Coastal Act.

- The purpose of this condition is to require an ESHA Mitigation Plan in compliance with Ventura County Coastal Zoning Ordinance § 8178-2.10.9 and Appendix E2, Section AE-2.1.
- To mitigate potentially significant impacts to ESHA from fuel modification activities.
- To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.
- To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat.
- To ensure that buildings and structures comply with Public Resources Code §§ 30240(b) and 30251.
- To avoid significant impacts to archeological resources that may exist on the subject property.

Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines. Based on the foregoing information, the project complies with the requirements of CEQA.

C. CONSISTENCY WITH THE GENERAL PLAN / COASTAL AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Coastal Area Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 6 of this Staff Report.

D. COASTAL ZONING ORDINANCE COMPLIANCE

The proposed project has been analyzed and determined to be consistent with all applicable Coastal Zoning Ordinance guidelines and standards. A consistency analysis which evaluates the project's consistency with the guidelines and standards of the Coastal Zoning Ordinance is included as Exhibit 7 of this staff report.

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 Section D and Exhibit 6 of this staff report, 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].**

   As discussed in Exhibit 6, development is located within the relatively flatter areas along the creek. The topography, vegetation and change of elevation will minimize the visibility of the development from Yerba Buena Road. The surrounding properties are mostly comprised of open space and if these properties were to be developed, they could include single-family dwellings and Accessory Dwelling Units with residential amenities. The proposed Project which includes construction of a new pool and pool cabana would be compatible with potential future residential development for the properties in the area Additionally, the project will be subject to Condition of Approval No. 29 (Exhibit 5), that will require the permittee to utilize building materials and colors that are compatible with the surrounding terrain and vegetation.

   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 is not a conditionally permitted use therefore, this finding does not apply.

   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].**

   The proposed project is for the construction of a pool, pool cabana and two agricultural water wells. The project will be subject to Condition No. 38 (Exhibit 5) that will restrict construction activity for site preparation and development to the County standard 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.

   Potential impacts from construction activities are also addressed through the use of dust control measures during construction compliance with Ventura County Air Pollution Control District (VCAPCD) nuisance discharge Rule No. 51 (Exhibit 5, Condition No. 46).

   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].**

The proposed construction and use of the pool, pool cabana and two agricultural water wells would not create issues that would be detrimental to the public interest, health, safety and convenience. The use of the pool and pool cabana would be accessory to the existing residential use of the property. Additionally, the project will be subject to Condition No. 38 (Exhibit 5) that will restrict construction activity hours and the use of dust control measures during construction compliance with Ventura County Air Pollution Control District (VCAPCD) nuisance discharge Rule No. 51 (Exhibit 5, Condition No. 46).

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

Santa Monica Mountains Overlay Zone Findings

6. **Private services for each individual development requiring potable water will be able to serve the development adequately over its normal lifespan (Section 8181-3.5.1(a)).**

   Water to the existing dwelling will continue to be provided by the existing water well and sewage will continue to be treated by the existing Onsite Waste Treatment Systems. The proposed project is for the construction of pool and pool cabana which will not require connection to the existing OWTS.

   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 (Section 8181-3.5.1(b)).**

   Two new agricultural water wells are proposed for the irrigation of organic crops. The geological evaluation (Exhibit 4, Attachment 5) conducted for this project concluded that the groundwater to be extracted by the new wells from the surrounding area are potentially unique and structurally differing geologic sources and that there is also extensive horizontal distances and elevation variability between existing neighboring wells. Additionally, the geological evaluation states that it is highly unlikely that groundwater extraction within Taschen Ranch would have a negative impact on other adjacent parcels, and the location of adjacent wells that are at least 1,000 ft away and at higher elevations. Collectively, these hydrological conditions ensure that local or nearby groundwater supply or level will not be significantly impacted by the proposed wells.

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 (Section 8181-3.5.1 (c))..**

   The existing dwelling uses an existing Onsite Waste Treatment System (OWTS) that consists of a 1,500-gallon septic tank and leach field. The proposed structure does not include plumbing fixtures, a new connection to the existing septic system is not required as part of this project and the continued use of the septic system will not result in a reduction of groundwater quality.

   Based on the 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 (Section 8181-3.5.1(d))..**

   The proposed project is located in the Santa Monica Mountains and the project will not require the expansion of existing public services. The existing dwelling on the property will continue to be served by the existing water well for potable water and the existing OWTS for sewer. The construction of the pool and pool cabana will not require connection to the existing OWTS.

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

Planned Development Permit and Environmentally Sensitive Habitat Areas (ESHA) or Buffer Zone Findings

10. **The proposed project conforms to the development standards for protected trees in Section 8178-7.4 9 (Section 8178-7.5.1.1(a)(1)).**

    The proposed project is sited and designed to avoid the removal or transplantation of protected trees except as allowed by this Section 8178-7 and where no feasible alternative exists that would avoid or further minimize the removal, transplantation, or damage to protected trees (Section 8178-7.5.1.1(a)(2)).

    To the maximum extent feasible, the proposed project is sited and designed to avoid any encroachment into the protected zone of a protected tree that would lead to the decline or death of the protected tree (Section 8178-7.5.1.1(a)(3)).

    The adverse impact of tree removal, tree transplantation, or encroachment in the tree protected zone cannot be avoided because such impacts cannot

be reduced or avoided through a feasible alternative (Section 8178-7.5.1.1(a)(4)).

All feasible mitigation measures that would substantially lessen any damage to protected trees were incorporated into the approved project through project design features or conditions of approval (Section 8178-7.5.1.1(a)(5)).

The project will require encroachment onto the Tree Protection Zones (TPZ) of four protected trees coast live oaks. While not observed during the field surveys, monarch butterfly (Danaus plexippus; Federal Candidate, CDFW Special Animal) has a high potential to occur. The coast-live oak-California sycamore woodland within the survey area, approximately 75 feet west and north of the development footprint, provides suitable overwintering roost habitat for the species (Stantec 2022). Additionally, suitable nesting habitat for passerines (perching birds) and raptors occurs within areas proposed for construction and, avian species could be adversely affected directly or indirectly. The project will be subject to mitigation measures BIO-1 Tree Protection Plan (Exhibit 5, Condition No. 18), BIO-2 Tree Health Monitoring and Reporting (Exhibit 5, Condition No. 19), BIO-3 Pre-Construction Surveys and Impact Avoidance (Exhibit 5 , Condition No. 20), BIO-4 Monarch Butterfly Surveys and Avoidance (Exhibit 5, Condition No. 21), BIO-5 Avoidance of Nesting Birds (Exhibit 5, Conditions No. 22). Compensatory mitigation for encroachment Mitigation Measure BIO-1 will require the applicant to prepare and implement a Tree Protection Plan, implement tree protection measures and retain a County qualified biologist to monitor construction activities within the tree protection zone. Mitigation Measure BIO-2 will require the Permittee to submit annual monitoring reports after initiation of construction activities and until seven years after the completion of construction activities, the permittee will be responsible any required tree offsets related to a decline in health of existing tree due to the construction activities. Mitigation Measure BIO-3 will require the permittee to conduct surveys for special-status wildlife two weeks prior to the initiation of ground disturbance activities when water is present. Mitigation Measure BIO-4 will require the Permittee to provide a Monarch Butterfly Survey Report from a County-approved biologist documenting the results of the monarch butterfly overwintering roost surveys. Mitigation Measure BIO-5 will require the permittee to conduct site-specific surveys prior to land clearing or construction activities during the bird breeding and nesting season.

Based on the discussion above, these findings can be made.

For trees classified as ESHA, the permit findings shall include those provided in Section 8181-3.5.3 which states: A Coastal Development Permit authorizing development in ESHA or a buffer zone may be granted or conditionally granted only if the decision-making authority makes all of the findings, to the extent applicable to the project, required by the LCP as follows:

11. Development Within or Adjacent to ESHA – All ESHA policies and standards of the Local Coastal Program (LCP) have been met and the project design has been found to constitute the least environmentally damaging alternative pursuant to Section 8178-2.6 (Section 8181-3.5.3(a)).

To minimize impacts, proposed development has been sited within the existing disturbed areas. As concluded in the ISBA, grading and construction activities within the Project development footprint will be limited to wild oats grassland and cleared land, which provide little ecological value. Suitable habitat for special status plant species is not present within the Project development footprint. New earth disturbance for the construction of a pool, pool cabana, decks and water wells are located within areas of the property that are denuded of native vegetation except for wild oats grassland and this location has been intermittently used for agriculture throughout the history of the site. However, the Project has the potential to encroach into the protected zone of four coast live oak trees, therefore the permit has been conditioned to require a Tree Protection Plan (Mitigation Measures BIO-1) and Tree Health Monitoring and Reporting (Mitigation Measures BIO-2) to reduce potential impacts to protected trees to a less-than-significant level. Construction activities limited to this area represent the LEDAA for the proposed Project.

Based on the discussion above, this finding can be made

12. Increase of a Mandatory Fuel Modification Zone – New development with a mandatory fuel modification zone greater than the standard 100-foot width requires a finding supported by a determination made by the Ventura County Fire Protection District, that the increased fuel modification zone of up to 200- feet is needed to protect life and property from wildland fires based on site specific environmental conditions and that there are no other feasible mitigation measures possible (Section 8181-3.5.3(b).

Expanded Fuel Modification Zone – If the width of a fuel modification zone exceeds 100 feet, the Ventura County Fire Protection District has authorized the expanded fuel modification zone, and determined that it is necessary to protect life, property, and natural resources from unreasonable risks associated with wild land fires and there are no other mitigation measures possible (Section 8181-3.5.3(c).

The Ventura County Fire Department (VCFD) conducted a site visit to assess the building site for the required Fuel Modification Zones. The VCFD identified that no new fuel modification will be required, and that only annual grass will need to be cut, and nearby trees maintained to comply with 100-foot fuel modification requirement. This information is presented in the Fuel Management Zone Exhibit in the MND (Exhibit 4), no expanded fuel modification is requested as part of this project.

Based on the discussion above, these findings can be made.

13. **Site Specific ESHA Determinations and Maps – The physical extent of habitat meeting the definition of ESHA and buffer zone on the entirety of the lot containing the project site is accurately mapped within the CISBA, is consistent with the LCP policies and standards (e.g., definition of ESHA, buffer zone determinations) and available independent evidence, and has been review by the Planning Staff Biologist or a County's Biological Consultant (Section 8181-3.5.3(e)).**

    As shown in the ISBA (Exhibit 4, ISBA), the proposed structure is partially located within the 100-foot buffer from Little Sycamore Creek. The ISBA depicts the existing development footprint and ESHA within 100 ft of the proposed structure. Existing development includes one residence and accessory structures which have been improved since 1930's. The proposed pool and pool cabana, water wells and existing agricultural use are located within areas of the property that historically have been denuded of native vegetation prior to 1960 and periodically used for agriculture. In accordance with the Coastal Area Plan (CAP) Section 4.1.3-2.1.2, development in areas adjacent to ESHA has been sited and designed to prevent impacts that would significantly degrade ESHA and is compatible with the continuance of the habitat.

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

14. **Compensatory Mitigation – All direct and indirect adverse impacts to ESHA resulting from the development and any unpermitted development are fully mitigated consistent with the LCP policies and standards, and required financial assurances are provided. All on-site and off-site areas subject to compensatory mitigation will be preserved in perpetuity consistent with Section 8178-2.10.1(c) (Section 8181-3.5.3(f)).**

    The Permittee will be responsible for mitigation of 0.78 acres of ESHA that was removed without a permit at a 2:1 mitigation-to-impact ratio (1.56 total acres) as required by Condition of Approval No. 25 Mitigation Measure Bio-8: Compensatory Mitigation for Loss of ESHA.

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

15. **Open Space Restriction – All ESHA, buffer zones, and slopes over 30 percent gradient located on the lot outside of the building site and mandatory fuel modification zone are preserved in perpetuity through a conservation easement or conservation instrument except as otherwise set forth in the project's associated Coastal Development Permit and any allowable future development that is consistent with Section AE-2.2.2. (Section 8181-3.5.3(g)).**

In accordance with CAP Policy 5.8(b) and CZO Sections 8178-2.6.3(e), 8181-3.5.3(g), and Appendix E2 (Section AE-2.2), all ESHA, buffer zones, steep slopes, and ESHA adjacent to parklands, located outside of the building site and mandatory fuel modification zone shall be preserved in perpetuity through a County-approved conservation easement or conservation instrument as required by Condition of Approval No. 30 On-and Off-Site Preservation of ESHA in the Santa Monica Mountains Overlay Zone.

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 21, 2025, 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 and placed a legal ad in the *Ventura County Star on November 21, 2025.*

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 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 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. **MAKE** the required findings to grant a PD permit under CZO Sections 8178-7.5.1.1 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report as set forth in Exhibit 7 as set forth and the entire record;

6. **GRANT** PD Permit Case No. PL17-0088, subject to the conditions of approval (Exhibit 5).

7. **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 10th 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 Noe Torres at (805) 654-3635 or noe.torres@venturacounty.gov.

Prepared by:

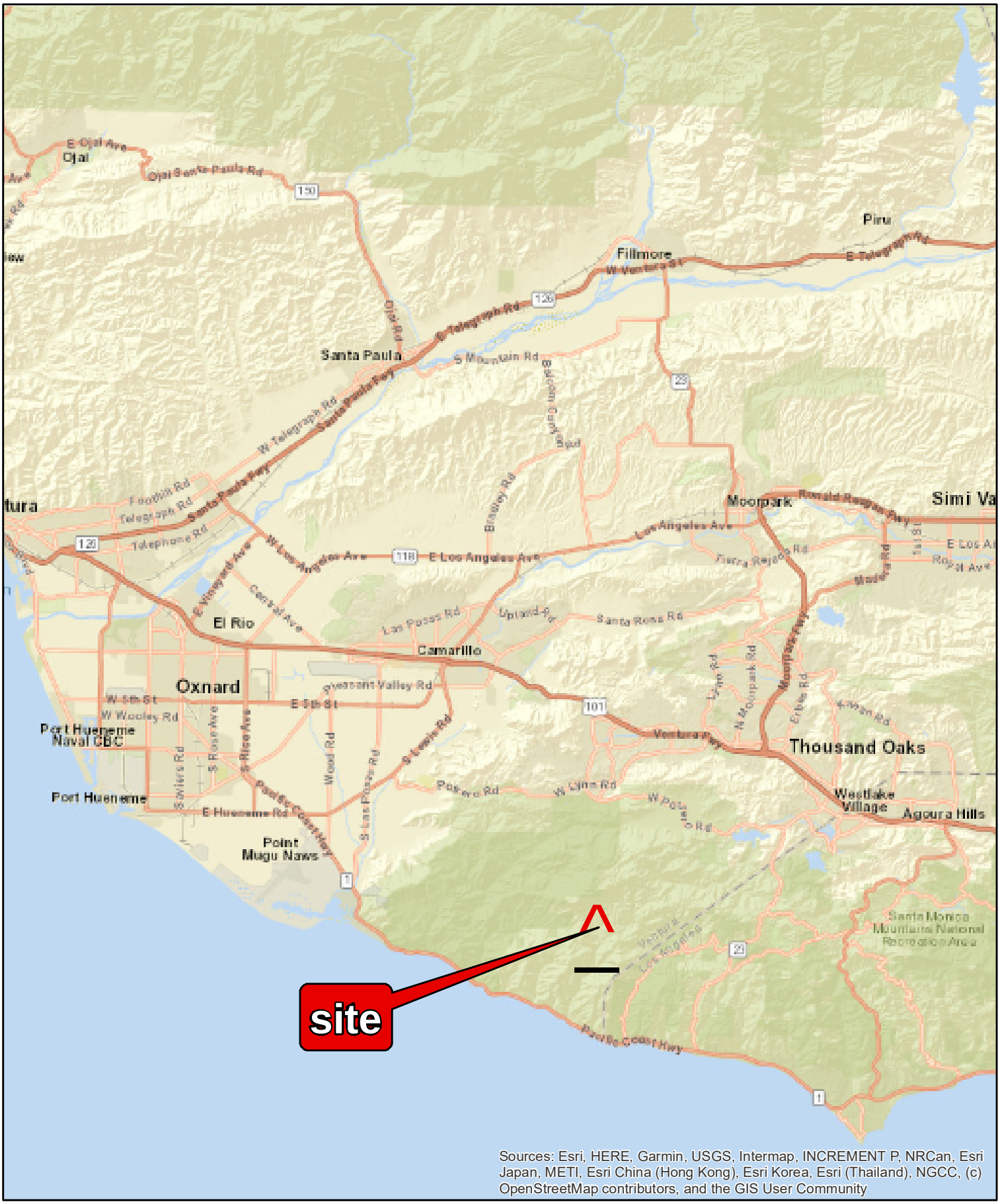
Noe Torres, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:

for Susan Curtis,
Assistant Planning Director
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	Plans
Exhibit 4	Mitigated Negative Declaration and Response to Comments
Exhibit 5	Conditions of Approval and Mitigation Monitoring and Reporting Program
Exhibit 6	General Plan Consistency Analysis
Exhibit 7	Coastal Zoning Ordinance Consistency Analysis



COUNTY of VENTURA

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 11-03-2025

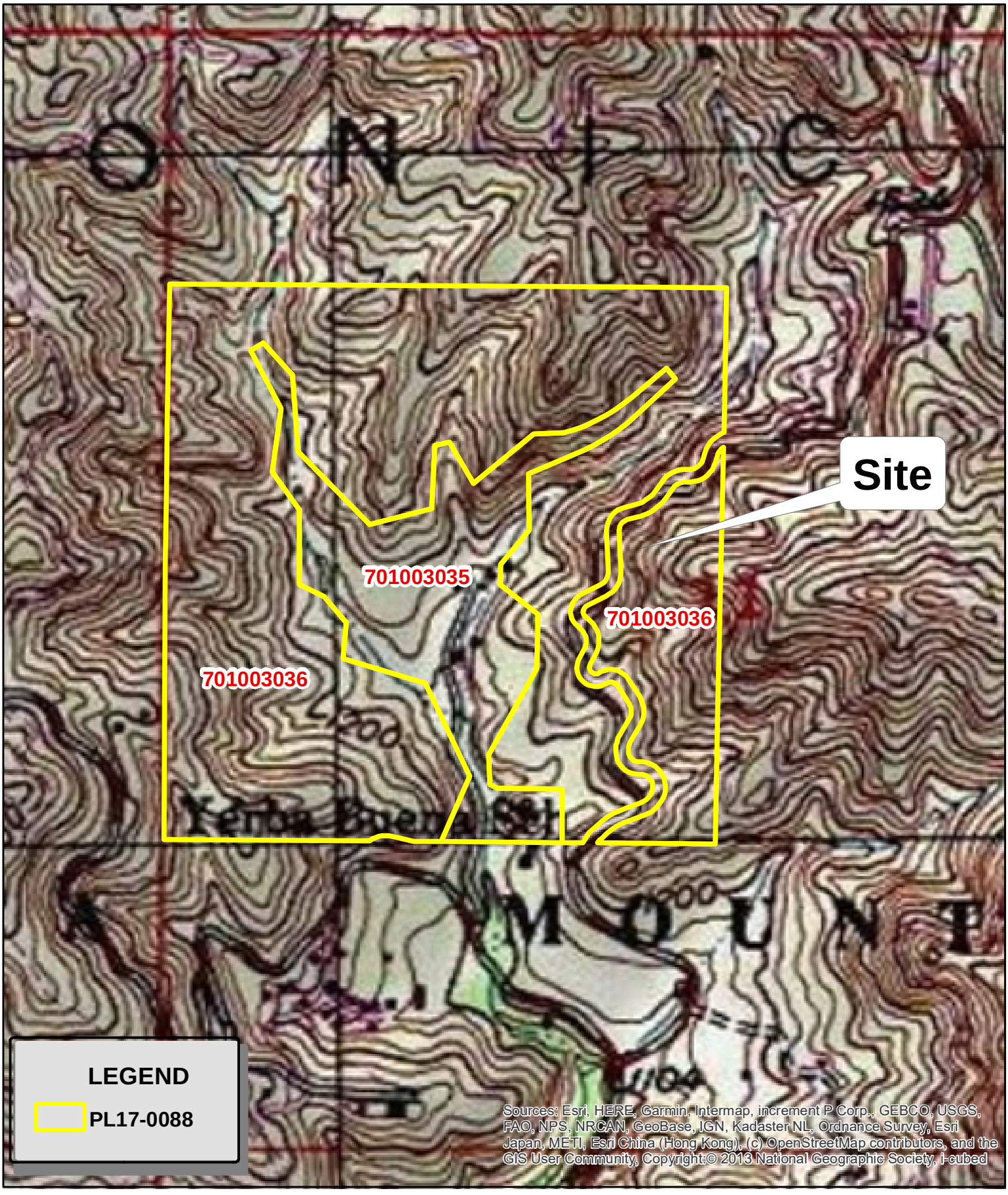
RMAgis

County of Ventura
Planning Director Hearing
12/04/2025
PL17-0088
Exhibit 2: Maps

0 10,000 20,000 Feet

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 no warrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH



County of Ventura
Resource Management Agency
GIS Development & Mapping Services
Map created on 11-03-2025
Source: Newbury Park U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft

COUNTY of VENTURA

RMAgis

County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
Yerba Buena Rd.
Malibu CA 90265

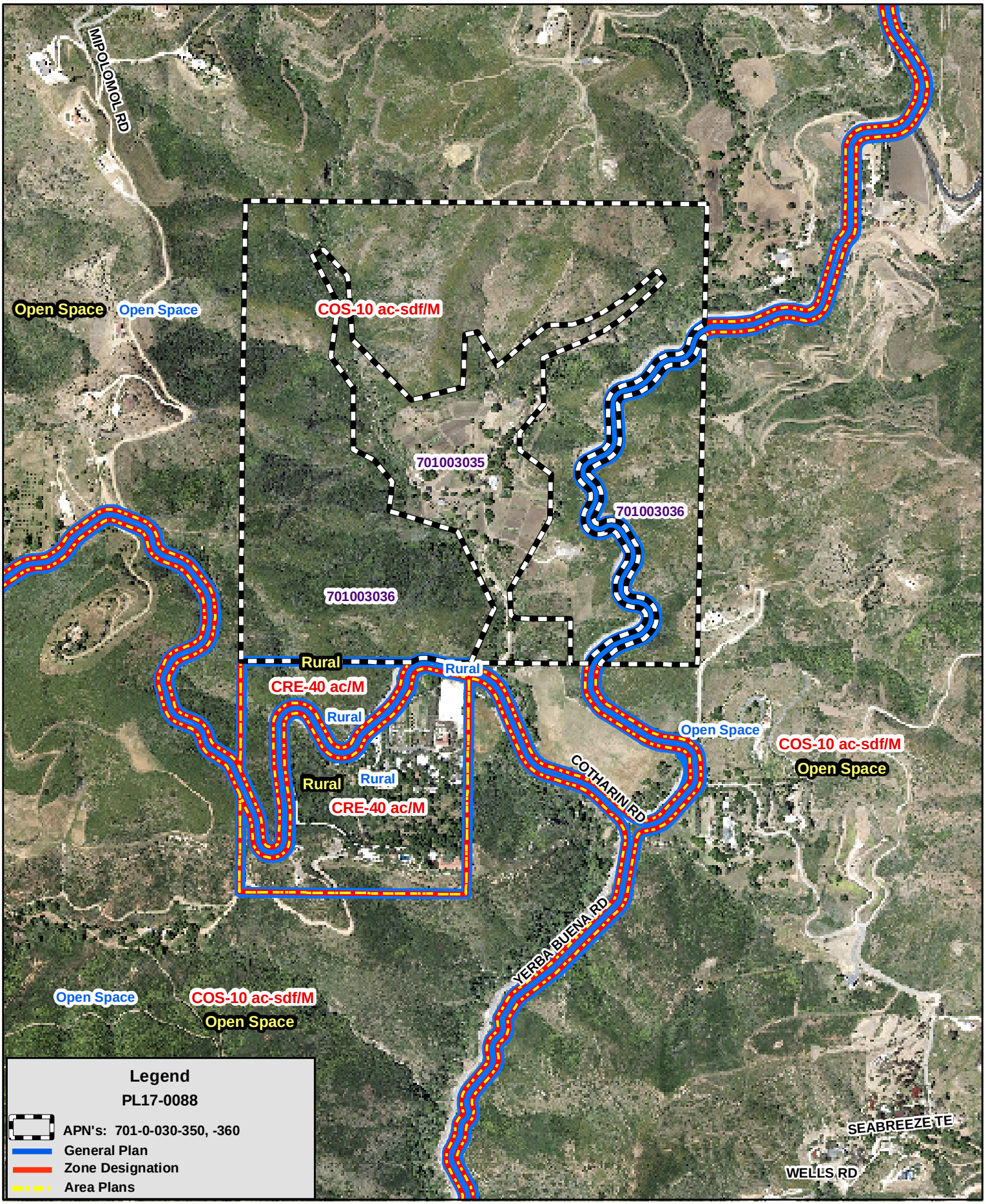
Topo Map

0 250 500 Feet

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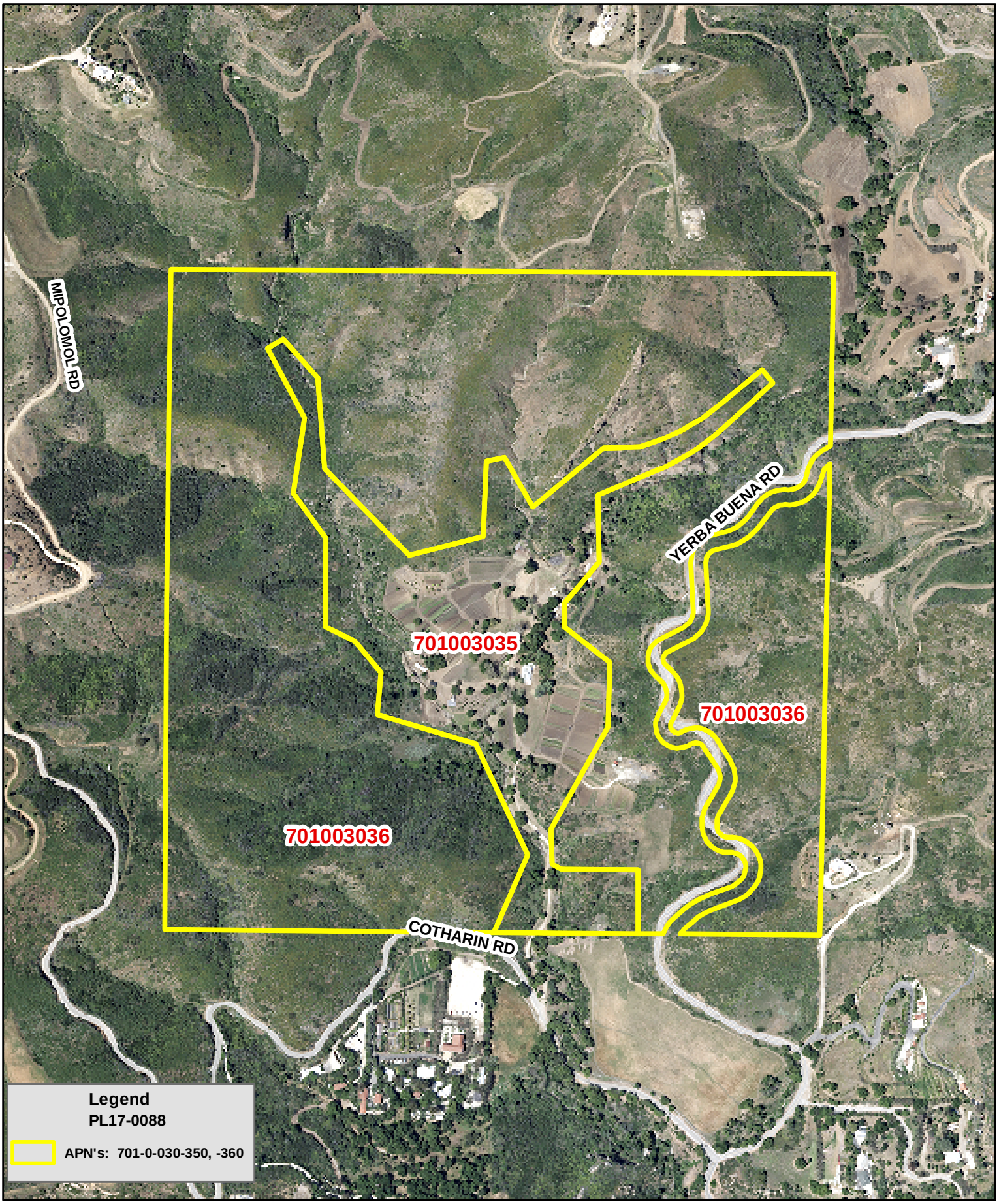
Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
Yerba Buena Rd.
Malibu CA 90265
General Plan and Zoning Map

0 250 500 Feet

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 no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH



COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 11-03-2025
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RMAgis

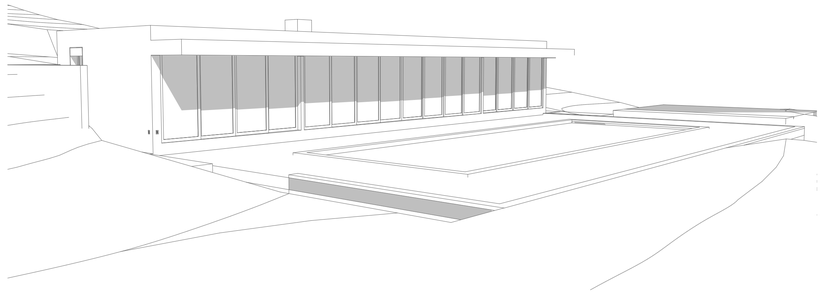
County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
Yerba Buena Rd.
Malibu CA 90265
Aerial Photography

0 150 300 Feet

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TASCHEN RANCH POOL



MALIBU

November,2024

ABBREVIATIONS

ADDITIONAL	ADD'L.	MANUFACTURE	MFR.
ADJUSTABLE	ADJ.	MANUFACTURER'S	MFR'S.
ABOVE FINISHED FLOOR	A.F.F.	MATERIAL	MATL.
ABOVE RAISED FLOOR	A.R.F.	MAXIMUM	MAX.
AIR CONDITIONING	A/C	MECHANICAL	MECH.
ALTERNATE	ALT.	METAL	MTL.
ARCHITECT (URAL)	ARCH.	MINIMUM	MIN.
AREA DRAIN	A.D.	MISCELLANEOUS	MISC.
BLOCKING	BLKG.		
BOARD	BD.	NORTH	N
BUILDING	BLDG.	NOT IN CONTRACT	N.I.C.
		NOT TO SCALE	N.T.S.
CABINET	CAB.	NUMBER	NO. OR #
CEILING	CLG.		
CENTER	CTR.	ON CENTER	O.C.
CENTER LINE	C.L.	OUTSIDE DIAMETER	O.D.
CERAMIC TILE	C.T.	OPENING	OPG.
CLEAR	CLR.		
CONCRETE	CONC.	PAIR	PR.
CONCRETE MASONRY UNIT	C.M.U.	PERFORATED(ED)	PERF.
CONSTRUCTION	CONST.	PIECE/PIECES	PC./PCS.
CONTINUOUS	CONT.	PLANTER AREA	P.A.
CONTROL JOINT	C.J.		
		QUANTITY	QTY.
DIAMETER	D.I.A.,		
DIMENSION	DIM.	RADIUS	RAD.
DOUBLE	DBL.	REFERENCE	REF.
DOUBLE HUNG	D.H.	REFRIGERATOR	REFRIG.
DOWN	DN.	REINFORCE/REINFORCING	REINF.
DRAWING	DWG.	REQUIRED	REQ.
		RETURN AIR	R.A.
ELECTRIC	ELECT.	ROUGH OPENING	R.O.
ELECTRIC PANEL	ELECT. PNL.		
ELEVATOR	ELEV.	SHEET	
ENCLOSURE	ENCL.	SIMILAR	
ENGINEER	ENGR.	SOUTH	
EQUAL	EQ.	SMOKE DETECTOR	
EQUIPMENT	EQUIP.	SPEAKER	
EXISTING	EXIST.	SPECIFICATIONS	
EXTRUDE OR EXTRUSION	EXTR.	SPRINKLER HEAD	
		SQUARE	SHT.
FABRICATE(ED)	FAB.	STAINLESS STEEL	SIM.
FINISH	FIN.	STANDARD	S
FIXTURE	FIXT.	STEEL	S.D.
FLOOR	FL.	STRUCTURAL	SPKR.
FLUORESCENT	FLUOR.		SPECS.
FOOT	FT.	TELEPHONE	S.H.
FRESH AIR INTAKE (OR INLET)	F.A.I.	TELEVISION	SQ.
FURNISH(ED)	FURN.	TEMPORARY	S.S.
FURRING	FUR.	TONGUE AND GROOVE	STD.
		TYPICAL	STL.
GALVANIZED	GALV.		STRUCT.
GAUGE	GA.		
GROUND	GRND.	UNLESS OTHERWISE NOTED	TEL.
GYPSUM BOARD	GYP. BD.		TV
		VERTICAL	TEMP.
HEIGHT	HT.	VINYL COMPOSITION TILE	T. & G.
HOLLOW METAL	H.M.		TYP.
HORIZONTAL	HORIZ.	WITH	
HOT WATER	H.W.	WITHOUT	U.O.N.
		WOOD	
INSIDE DIAMETER	I.D.		VERT.
			V.C.T.
JOINT	JT.		
			W/
			W/O
			WD.

APPLICABLE CODES

- 2019 County of Ventura Building Code
- 2019 County of Ventura Mechanical Code
- 2019 County of Ventura Plumbing Code
- 2019 County of Ventura Electrical Code
- 2019 California Energy Code
- 2019 California Residential Code
- 2019 Residential Building Energy Efficiency Standards

•APPLICABLE CODES:

- Project shall comply with Title 24 and 2019 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code (CEnC) [§ R106.1.1 CRC]

SYMBOL LEGEND

TRUE NORTH ARROW

PLAN NORTH

NORTH ARROW

ELEVATION DATUM

BUILDING ELEVATION/ SECTION

WALL SECTION

DETAIL 1 SHEET A-1

TYP. ELEVATION VIEW DETAIL CALL OUT

1 A-5.1

TYP. PLAN VIEW DETAIL CALL OUT

1

GRID LINE SYMB.

101

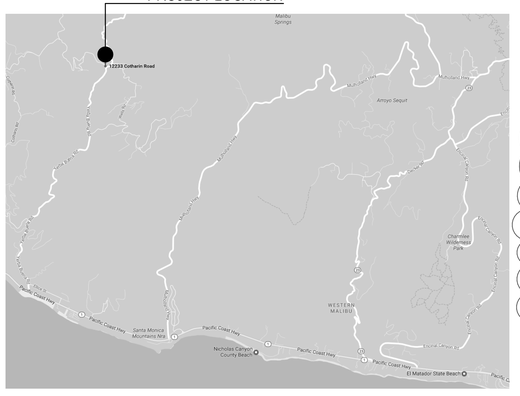
TYP. DOOR SCHEDULE SYMB.

A

TYP. WINDOW SCHEDULE SYMB.

VICINITY MAP

PROJECT LOCATION



PROJECT TEAM

•Architect:
Douglas W. Burdge, A.I.A.
Burdge & Associates Architects, Inc.
24911 Pacific Coast Hwy.
Malibu, CA 90265
Tel. (310) 456-5905

•Geology / Soils Engineer:
M3 Civil
5251 Verdugo Way
Suite L
Camarillo, CA 93012
Tel (805) 445-4404

•Biologist:
Santec Consulting
290 Conejo Ridge Ave.
Thousand Oaks, CA 91361
Tel (805) 230-1266

•Owner:
Taschen, LLC
6671 Sunset Boulevard
Suite 1508
Hollywood, CA 90028
Tel (323) 463-4349

•Surveyor:
Chris Nelson & Associates
31238 Via Colinas
Suite H
Westlake Village, CA 91362
Tel (818) 991-1040

•Archaeologist:
Brandon Lewis, Ph.D.
1232 18th Street
Unit C
Santa Monica, CA 90404
Tel (310) 453-0678

•Structural:
Joe Padilla. P.E.
Pacific Structures
P.O. BOX 21112
Oxnard, CA 93034
Tel. (805) 746 1033
Fax (805) 487 2580

County of Ventura
Planning Director Hearing
12/04/2025
PL17-0088
Exhibit 3: Plans

PROJECT DATA

PROJECT INFORMATION:

•ADDRESS:	12233 COTHARIN ROAD, MALIBU, CA 90265
•OWNER:	TASCHEN, LLC
•LEGAL DESCR.:	PER SURVEY
•A.P.N:	701-0-030-340 701-0-030-350 701-0-030-360
•OCC. GROUP:	U
•TYPE OF CONST:	VB
•NUMBER OF STORIES:	1
•BUILDING HEIGHT:	13'
•FIRE ZONE:	HFHSZ / EXPANSION INDEX = 61
•SPRINKLERED:	YES
•SEISMIC COEFFICIENTS:	S_{ds}: 1.25 , S_{d1} : 0.84 , C_s : 0.192 (PER STRUCTURAL PLANS)
•WIND EXPOSURE CATEGORY:	D
•ZONING:	COS - 10ac-sdf/M
*LAND USE:	GENEARL PLAN DESIGNATION: OPEN SPACE

•LOT AREA:

701-0-030-340:	37.27 acres
701-0-030-350:	30.43 acres
701-0-030-360:	124.35 acr es
TOTAL:	192.05 acres

•SCOPE OF WORK: NEW POOL, POOL DECK, AND POOL CABANA WITH FIREPLACE. MINIMAL GRADING / SITEWORK REQUIRED. UTILITY PAD FOR POOL EQUIPMENT AND CONCRETE PAD FOR OUTDOOR SEATING. CORRECTION OF EXISTING SITE VIOLATIONS AS NOTED BELOW

•CORRECTION OF EXISTING SITE VIOLATIONS:
-SHADE AND COOLER STRUCTURES TO BE REMOVED
-PRE-1940'S GOAT AND CHICKEN COUP STRUCTURES TO REMAIN

•AREA OF PROPOSED DEVELOPMENT:

POOL & DECK:	79' x 42' =	3,318 SQ. FT. FOOTPRINT
CABANA:	79' x 21' =	1,683 SQ. FT. FOOTPRINT
SEATNG PAD:	25' x 30' =	750 SQ. FT
EQUIP. PAD:	10' x 12.5' =	125 SQ. FT. FOOTPRINT
TOTAL:		**5,876 SQ. FT. FOOTPRINT**

SHEET INDEX

GENERAL

T-1.1	COVER SHEET/ PROJECT INDEX
T-2.1	SURVEY
T-2.2	PARTIAL SURVEY
T-3.1	STANDARD NOTES FOR R-3 CONSTRUCTION
T-3.2	CAL GREEN BUILDING STANDARDS CODE
T-3.3	TYPE V NOTES
T-3.4	TYPE V NOTES CONT'D
T-4.1	T24 ENERGY REPORT CALCULATION
T-4.2	T24 ENERGY REPORT CALCULATION CONT'D
T-4.3	T24 ENERGY REPORT CALCULATION CONT'D

CIVIL

1 OF 1	FIRE DEPARTMENT HYDRANT AND ACCESS PLAN
EC 1	EROSION AND SEDIMENT CONTROL PLAN
EC 2	EROSION AND SEDIMENT CONTROL DETAILS
C-1	GRADING AND DRAINAGE PLAN

ARCHITECTURAL

A-0.1	SITE PLAN
A-0.2	PARTIAL SITE PLAN A
A-0.3	PARTIAL SITE PLAN B
A-0.4	PARTIAL SITE PLAN C
A-1.1	PROPOSED POOL LEVEL PLAN
A-1.2	PROPOSED ROOF PLAN
A-1.3	PROPOSED POOL PLAN
A-2.1	PROPOSED ELEVATIONS
A-2.2	PROPOSED ELEVATIONS
A-3.1	PROPOSED SECTIONS
A-4.1	PROPOSED WALL SECTION
A-5.1	ARCHITECTURAL DETAILS
A-5.2	ARCHITECTURAL DETAILS
A-5.3	ARCHITECTURAL DETAILS
A-6.1	DOOR AND WINDOW SCHEDULE

STRUCTURAL

S-1	GENERAL NOTES
S-2	GENERAL NOTES
S-3	FOUNDATION PLAN
S-4	ROOF FRAMING PLAN
S-5	STRUCTURAL DETAILS
S-6	STRUCTURAL DETAILS

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW. BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

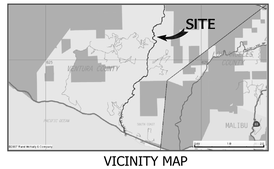
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

COVER SHEET/
PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	
DRAWN BY	D.W.B., J.J.H.



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE COUNTY OF VENTURA BY DEED RECORDED AUGUST 22, 1929 IN BOOK 281, PAGE 99 OF OFFICIAL RECORDS, AND RE-RECORDED SEPTEMBER 7, 1929 IN BOOK 285, PAGE 3 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 1, PARCEL MAP WAIVER NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-0013861JOP OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE THEREOF,

1ST: SOUTH 89DEGREE 52' 03" WEST 75.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 270.56 FEET, TO WHICH A RADIAL BEARS SOUTH 59DEGREE 59' 45" EAST; THENCE ALONG SAID CURVE,

2ND: NORTHERLY 106.36 FEET THROUGH A CENTRAL ANGLE OF 22DEGREE 31' 28" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 128.73 FEET; THENCE ALONG SAID CURVE,

3RD: NORTHERLY 123.88 FEET THROUGH A CENTRAL ANGLE OF 55DEGREE 08' 19"; THENCE ALONG A RADIAL TO SAID CURVE,

4TH: NORTH 42DEGREE 20' 28" EAST 126.03 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG SAID WESTERLY LINE,

5TH: SOUTH 00DEGREE 32' 53" WEST 304.98 FEET TO THE POINT OF BEGINNING. SAID LAND IS DESCRIBED ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 09-07-743, RECORDED AUGUST 17, 2009 AS INSTRUMENT NO. 20090817-0013824-0 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-340

PARCEL 2:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE ALSO BEING A PORTION OF PARCEL 2 OF PMW NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-0013861JOP OFFICIAL RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND SHOWN ON THE MAP FILED IN BOOK 20 , AT PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER SHOWN ON SAID RECORD OF SURVEY AS NORTH 89DEGREE 49' 11" EAST 1306.94 FEET, FROM WHICH A STAKE IN A ROCK MOUND SET AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 BEARS SOUTH 89DEGREE 59' 00" WEST 1306.94 FEET; THENCE ALONG SAID SOUTH LINE,

1ST: NORTH 89DEGREE 59' 00" EAST, A DISTANCE OF 580.87 FEET; THENCE LEAVING SAID SOUTH LINE,

2ND: NORTH 00DEGREE 01' 00" WEST, A DISTANCE OF 255.18 FEET; THENCE,

3RD: NORTH 89DEGREE 50' 11" WEST, A DISTANCE OF 304.30 FEET; THENCE,

4TH: NORTH 63DEGREE 37' 38" WEST, A DISTANCE 42.19 FEET; THENCE,

5TH: NORTH 02DEGREE 15' 26" WEST, A DISTANCE OF 141.37 FEET; THENCE,

6TH: NORTH 29DEGREE 40' 34" EAST, A DISTANCE OF 467.46 FEET; THENCE,

7TH: NORTH 01DEGREE 24' 09" EAST, A DISTANCE OF 257.96 FEET; THENCE,

8TH: NORTH 52DEGREE 14' 58" WEST, A DISTANCE OF 229.18 FEET; THENCE,

9TH: NORTH 01DEGREE 09' 12" EAST, A DISTANCE OF 96.23 FEET; THENCE,

10TH: NORTH 40DEGREE 14' 14" EAST, A DISTANCE OF 212.97 FEET; THENCE,

11TH: NORTH 01DEGREE 03' 04" WEST, A DISTANCE OF 267.38 FEET; THENCE,

12: NORTH 67DEGREE 50' 20" EAST, A DISTANCE OF 244.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 945.00 FEET; THENCE ALONG SAID CURVE,

13TH: NORTHEASTERLY AN ARC DISTANCE OF 330.95 FEET, THROUGH A CENTRAL ANGLE OF 20DEGREE 03' 57"; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 47DEGREE 46' 23" EAST, A DISTANCE OF 262.57 FEET; THENCE,

15TH: NORTH 38DEGREE 40' 24" WEST, A DISTANCE OF 66.76 FEET; THENCE,

16TH: SOUTH 50DEGREE 10' 36" WEST, A DISTANCE OF 220.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHWESTERLY AN ARC DISTANCE OF 366.13 FEET, THROUGH A CENTRAL ANGLE OF 24DEGREE 49' 34" TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH 14DEGREE 59' 50" EAST; THENCE NON-TANGENT TO SAID CURVE,

18TH: SOUTH 88DEGREE 06' 29" WEST, A DISTANCE OF 145.04 FEET; THENCE,

19TH: SOUTH 50DEGREE 45' 07" WEST, A DISTANCE OF 369.37 FEET; THENCE,

20TH: NORTH 29DEGREE 58' 32" WEST, A DISTANCE OF 226.89 FEET; THENCE,

21ST: SOUTH 77DEGREE 07' 48" WEST, A DISTANCE OF 73.69 FEET; THENCE,

22ND: SOUTH 02DEGREE 46' 35" WEST, A DISTANCE OF 298.92 FEET; THENCE,

23RD: SOUTH 75DEGREE 45' 13" WEST, A DISTANCE OF 304.32 FEET; THENCE,

24TH: NORTH 44DEGREE 25' 44" WEST, A DISTANCE OF 483.98 FEET; THENCE,

25TH: NORTH 04DEGREE 28' 33" WEST, A DISTANCE OF 364.34 FEET; THENCE,

26TH: NORTH 42DEGREE 22' 27" WEST, A DISTANCE OF 206.38 FEET; THENCE,

27TH: SOUTH 59DEGREE 03' 08" WEST, A DISTANCE OF 72.44 FEET; THENCE,

28TH: SOUTH 28DEGREE 04' 26" EAST, A DISTANCE OF 312.52 FEET; THENCE,

29TH: SOUTH 08DEGREE 06' 04" WEST, A DISTANCE OF 303.71 FEET; THENCE,

30TH: SOUTH 35DEGREE 18' 03" EAST, A DISTANCE OF 221.33 FEET; THENCE,

31ST: SOUTH 00DEGREE 09' 49" WEST, A DISTANCE OF 351.51 FEET; THENCE,

32ND: SOUTH 64DEGREE 33' 49" EAST, A DISTANCE OF 130.79 FEET; THENCE,

33RD: SOUTH 40DEGREE 07' 44" EAST, A DISTANCE OF 163.40 FEET; THENCE,

34TH: SOUTH 05DEGREE 06' 09" WEST, A DISTANCE OF 170.12 FEET; THENCE,

35TH: SOUTH 73DEGREE 24' 31" EAST, A DISTANCE OF 407.54 FEET; THENCE,

36TH: SOUTH 25DEGREE 34' 04" EAST, A DISTANCE OF 339.66 FEET; THENCE,

37TH: SOUTH 23DEGREE 49' 22" WEST, A DISTANCE OF 339.66 FEET TO THE POINT OF BEGINNING. SAID LAND IS SHOWN AS PARCEL 1 OF THAT CERTAIN PARCEL MAP WAIVER (LOT LINE ADJUSTMENT) NO. SD10-0014, RECORDED JUNE 17, 2010 AS INSTRUMENT NO. 20100617-0008929-0OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-350

PARCEL 3:

ALL OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE ALSO BEING A PORTION OF PARCEL 2 OF PMW NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-0013861JOP OFFICIAL RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND SHOWN ON THE MAP FILED IN BOOK 20, AT PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER SHOWN ON SAID RECORD OF SURVEY AS NORTH 89°39'00" E 1306.94 FEET, FROM WHICH A STAKE IN A ROCK MOUND SET AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 BEARS SOUTH 89°39'00" W 1306.94 FEET; THENCE ALONG SAID SOUTH LINE,

1ST: SOUTH 89°39'00" W, A DISTANCE OF 580.87 FEET; THENCE LEAVING SAID SOUTH LINE,

2ND: NORTH 00°21'00" W, A DISTANCE OF 255.18 FEET; THENCE,

3RD: N 89°39'00" E, A DISTANCE OF 304.30 FEET; THENCE,

4TH: N 63°37'38" E, A DISTANCE OF 42.19 FEET; THENCE,

5TH: N 02°15'26" W, A DISTANCE OF 141.37 FEET; THENCE,

6TH: N 29°40'34" E, A DISTANCE OF 467.46 FEET; THENCE,

7TH: N 01°24'09" E, A DISTANCE OF 257.96 FEET; THENCE,

8TH: N 52°14'58" W, A DISTANCE OF 229.18 FEET; THENCE,

9TH: N 01°09'12" E, A DISTANCE OF 96.23 FEET; THENCE,

10TH: N 40°14'14" E, A DISTANCE OF 212.97 FEET; THENCE,

11TH: N 01°03'04" E, A DISTANCE OF 267.38 FEET; THENCE,

12TH: N 67°50'20" E, A DISTANCE OF 244.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 945.00 FEET; THENCE ALONG SAID CURVE,

13TH: NORTHEASTERLY AN ARC DISTANCE OF 330.95 FEET, THROUGH A CENTRAL ANGLE OF 20°03'57"; THENCE TANGENT TO SAID CURVE,

14TH: N 47°46'23" E, A DISTANCE OF 262.57 FEET; THENCE,

15TH: N 38°38'40" W, A DISTANCE OF 66.76 FEET; THENCE,

16TH: S 50°49'36" W, A DISTANCE OF 220.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHWESTERLY AN ARC DISTANCE OF 366.13 FEET, THROUGH A CENTRAL ANGLE OF 24°49'34" TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH14°09'36" EAST; THENCE NON-TANGENT TO SAID CURVE,

18TH: SOUTH 88°29'56" W, A DISTANCE OF 145.04 FEET; THENCE,

19TH: SOUTH 50°49'36" W, A DISTANCE OF 369.37 FEET; THENCE,

20TH: N 29°39'36" W, A DISTANCE OF 226.89 FEET; THENCE,

21ST: SOUTH 77°07'48" WEST, A DISTANCE OF 73.69 FEET; THENCE,

22ND: SOUTH 02°07'48" W, A DISTANCE OF 298.92 FEET; THENCE,

23RD: SOUTH 75°49'36" W, A DISTANCE OF 304.32 FEET; THENCE,

24TH: NORTH 44°49'36" W, A DISTANCE OF 483.98 FEET; THENCE,

25TH: NORTH 04°49'36" W, A DISTANCE OF 364.34 FEET; THENCE,

26TH: NORTH 42°49'36" W, A DISTANCE OF 206.38 FEET; THENCE,

27TH: SOUTH 59°49'36" W, A DISTANCE OF 72.44 FEET; THENCE,

28TH: SOUTH 28°49'36" E, A DISTANCE OF 312.52 FEET; THENCE,

29TH: SOUTH 08°49'36" W, A DISTANCE OF 303.71 FEET; THENCE,

30TH: SOUTH 35°49'36" E, A DISTANCE OF 221.33 FEET; THENCE,

31ST: SOUTH 00°49'36" W, A DISTANCE OF 351.51 FEET; THENCE,

32ND: SOUTH 64°49'36" E, A DISTANCE OF 130.79 FEET; THENCE,

33RD: SOUTH 40°49'36" E, A DISTANCE OF 163.40 FEET; THENCE,

34TH: SOUTH 05°49'36" W, A DISTANCE OF 170.12 FEET; THENCE,

35TH: SOUTH 73°49'36" E, A DISTANCE OF 407.54 FEET; THENCE,

36TH: SOUTH 25°49'36" E, A DISTANCE OF 488.40 FEET; THENCE,

37TH: SOUTH 23°49'36" W, A DISTANCE OF 339.66 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A STRIP OF LAND 60 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, BY DEED RECORDED AUGUST 22, 1929, IN BOOK 281, PAGE 99 OF OFFICIAL RECORDS, AND RERECORDED SEPTEMBER 7, 1929 IN BOOK 285, PAGE 3 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID LAND IS SHOWN AS PARCEL 2 ON THAT CERTAIN PARCEL MAP WAIVER (LOT LINE ADJUSTMENT) NO. SD10-0014, RECORDED JUNE 17, 2010 AS INSTRUMENT NO. 20100617-0008929O-0OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-360

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 89°39'00" E ON THE NORTH LINE OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, S.B.M. AND SHOWN AS N 89°40'34" E PER R2.

ABBREVIATIONS:

M INDICATES MEASURED/CALC DISTANCE
R1 RECORD OF SURVEY, 20 RS 47
R2 PARCEL MAP NO 4775, 53 PM 47
R3 PARCEL MAP NO 5529, 64 PM 8
R4 PARCEL MAP WAIVER NO SD 10-0014
PTR PRELIMINARY TITLE REPORT

NOTE:

1. BOUNDARIES SHOWN HEREON ARE PER FOUND MONUMENTS AND PER RECORD OF SURVEY, FILED IN BOOK 20 PAGE 47.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIPLINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. THIS ALTA SURVEY SHOWN HEREON REFLECTS EXISTING IMPROVEMENTS AND THE BUILDING AS SHOWN ON GROUND LEVEL AND DOES NOT REFLECT ANY BELOW SURFACE.
6. THE CENTERLINE LOCATION OF YERBA BUENA ROAD HAS BEEN ESTABLISHED FROM THE DESCRIPTION CONTAINED IN THE GRANT DEED RECORDED IN BOOK 115, PAGE 318 OF THE OFFICIAL RECORDS AS REFERENCED AND RELATED TO THE BOUNDARY LINES OF SECTION 11, T. 1 S., R. 20 W., S.B.M., BY PARCEL MAP 4775 (53PM46). THE LOCATION OF THE CENTERLINE OF COTHARIN ROAD DESCRIBED IN PARCELS A AND B PER DEED RECORDED IN BOOK 281, PAGE 99 OF SAID OFFICIAL RECORDS CONTAINS A MATHEMATICAL ERROR OF CLOSURE BETWEEN THE POINT OF BEGINNING ON THE CENTERLINE OF YERBA BUENA ROAD AND THE POINT OF TERMINUS REFERENCED TO THE N.W. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 11 AND IS SHOWN IN ITS APPROXIMATE LOCATION BASED ON THE MATHEMATICAL POSITION OF SAID N.W. CORNER.

LEGEND

PARCEL 1 PER PTR

PARCEL 2 PER PTR

PARCEL 3 PER PTR

N

200' 100' 0' 100' 200' 400'

GRAPHIC SCALE

LINE DATA:

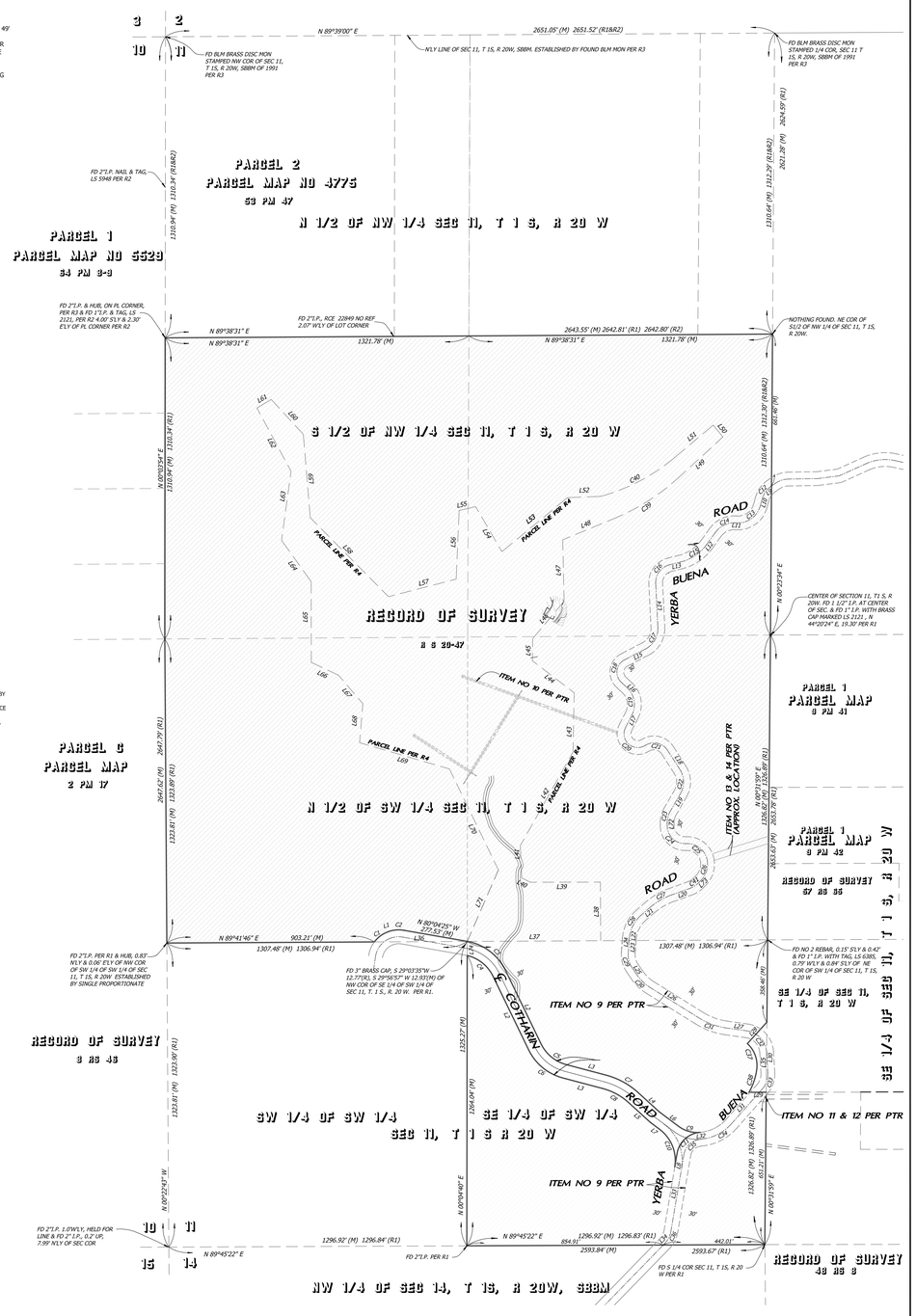
LINE	BEARING	DISTANCE
L1	N 69°52'07" E	1.89'
L2	N 25°47'25" W	354.97'
L3	N 77°08'25" W	181.06'
L4	N 47°37'25" W	124.55'
L5	N 47°37'25" W	127.43'
L6	N 53°07'25" W	105.49'
L7	N 53°07'25" W	50.61'
L8	N 09°34'58" E	60.75'
L9	N 55°18'28" E	1.16'
L10	N 03°22'32" W	32.52'
L11	N 87°39'32" W	8.97'
L12	N 36°05'58" E	66.31'
L13	N 76°12'34" E	48.38'
L14	N 02°52'02" W	191.33'
L15	N 62°29'28" E	104.31'
L16	N 46°58'32" W	34.96'
L17	N 26°58'28" E	60.73'
L18	N 32°44'32" W	99.34'
L19	N 29°59'28" E	89.54'
L20	N 70°15'28" E	85.24'
L21	N 48°50'28" E	48.75'
L22	N 04°12'28" E	8.19'
L23	N 04°12'28" E	54.82'
L24	N 04°12'28" E	63.01'

LINE	BEARING	DISTANCE
L25	N 33°52'32" W	35.13'
L26	N 58°06'02" W	251.03'
L27	N 81°58'32" W	91.09'
L28	N 42°19'34" E	126.04'
L29	N 89°51'09" E	70.77'
L30	N 00°31'59" E	304.98'
L31	N 41°36'58" E	184.63'
L32	N 84°18'28" E	5.62'
L33	N 09°34'58" E	339.04'
L34	N 44°11'58" E	9.29'
L35	N 03°22'32" W	88.50'
L36	N 89°41'46" E	404.25'
L37	N 89°41'46" E	580.83'
L38	N 00°18'14" W	255.18'
L39	N 89°52'35" E	304.30'
L40	N 63°54'52" W	42.19'
L41	N 02°32'40" W	141.37'
L42	N 29°23'20" E	467.46'
L43	N 01°06'55" E	257.96'
L44	N 52°32'12" W	229.18'
L45	N 00°51'58" E	96.23'
L46	N 39°57'00" E	212.97'
L47	N 01°20'18" W	267.38'
L48	N 67°33'06" E	244.34'
L49	N 47°29'09" E	262.57'

LINE	BEARING	DISTANCE
L50	N 38°57'38" W	66.76'
L51	N 49°53'22" E	220.02'
L52	N 87°49'15" E	145.04'
L53	N 50°27'53" E	369.37'
L54	N 30°15'46" W	226.89'
L55	N 76°43'34" E	73.69'
L56	N 02°29'21" E	298.92'
L57	N 75°27'59" E	304.32'
L58	N 44°42'58" W	483.98'
L59	N 04°45'47" W	364.34'
L60	N 42°39'41" W	206.38'
L61	N 58°45'54" E	72.44'
L62	N 28°21'40" W	312.52'
L63	N 07°48'50" E	303.71'
L64	N 35°35'17" W	221.33'
L65	N 00°07'25" W	351.51'
L66	N 64°50'03" W	130.79'
L67	N 40°24'58" W	163.40'
L68	N 04°48'55" E	170.12'
L69	N 73°41'45" W	407.56'
L70	N 25°51'18" W	488.39'
L71	N 23°32'08" E	339.66'
L72	N 00°26'02" W	12.63'
L73	N 44°01'28" E	15.18'
L74	N 00°03'29" E	61.01'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	33°00'58"	130.00'	74.91'	38.53'
C2	30°56'30"	130.00'	70.20'	35.98'
C3	54°17'04"	230.00'	217.91'	117.91'
C4	50°30'24"	170.00'	149.86'	80.19'
C5	49°21'00"	170.00'	146.42'	78.10'
C6	49°21'00"	230.00'	198.10'	105.67'
C7	27°31'00"	330.00'	158.48'	80.80'
C8	27°31'00"	270.00'	129.67'	66.11'
C9	42°34'08"	134.52'	99.94'	52.40'
C10	62°42'22"	170.00'	186.05'	103.58'
C11	74°44'30"	110.00'	143.49'	84.01'
C12	39°46'30"	100.00'	69.42'	36.17'
C13	76°48'30"	100.00'	134.06'	79.27'
C14	56°14'30"	100.00'	98.16'	53.44'
C15	40°04'30"	200.00'	139.89'	72.94'
C16	79°02'30"	80.00'	110.36'	66.00'
C17	65°21'30"	100.00'	114.07'	64.15'
C18	109°28'00"	60.00'	114.63'	84.85'
C19	73°57'00"	100.00'	129.07'	75.29'
C20	150°30'00"	60.00'	157.60'	227.90'
C21	90°47'00"	70.00'	110.91'	70.96'
C22	62°44'00"	100.00'	109.49'	60.96'
C23	30°25'30"	100.00'	53.10'	27.19'
C24	92°52'00"	78.00'	126.42'	82.00'
C25	84°50'30"	88.09'	130.44'	80.50'
C26	52°29'00"	100.00'	91.60'	49.30'
C27	21°25'00"	300.00'	112.14'	56.73'
C28	44°38'00"	150.00'	116.85'	61.57'
C29	38°05'00"	100.00'	66.47'	34.51'
C30	24°13'30"	200.00'	84.56'	42.92'
C31	23°52'30"	300.00'	125.01'	63.43'
C32	78°36'00"	100.00'	137.18'	81.85'
C33	44°59'30"	100.00'	78.53'	41.41'
C34	42°41'30"	200.00'	149.02'	78.16'
C35	74°44'30"	80.00'	104.36'	61.10'
C36	34°37'00"	100.00'	60.42'	31.16'
C37	55°08'18"	128.73'	123.88'	67.21'
C38	22°31'28"	270.56'	106.36'	53.88'
C39	20°03'57"	945.00'	330.95'	167.19'
C40	24°49'34"	845.00'	366.14'	185.99'
C41	26°14'00"	100.00'	45.79'	23.30'



NOTE: SEE SHEETS 2 & 3 OF 3 SHEETS FOR IMPROVEMENTS ON SITE

PRELIMINARY TITLE REPORT PREPARED BY:

FIDELITY NATIONAL TITLE COMPANY

6060 SEPULVEDA BLVD., SUITE 100, VAN NUYS, CA 91411

TITLE OFFICER; SHEILA ISHAM PHONE NO. (818)758-5718

ITEMS PER SCHEDULE B OF P.T.R. NO.19689490, DATED 02-12-2012

NOTE: THIS CONDENSATION OF ITEMS IN THE P.T.R. IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

ITEM NO.	FOR	PURPOSE	IN FAVOR OF	RECORDED DATA
1-4.	PROPERTY TAXES			
5.	LIEN OF SUPPLEMENTAL TAXES			
6.	ASSESSMENTS, IF ANY FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND			
7.	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS			
8.	ANY RIGHTS OF THE PARTIES IN POSSESSION			
△9.	EASEMENT	ROAD	COUNTY OF VENTURA	BOOK 115, PAGE 318, O.R.
△10.	EASEMENT	PUBLIC UTILITIES	SO. CA. EDISON CO.	BOOK 1499, PAGE 384, O.R.
△11.	EASEMENT	ROAD		BOOK 4342, PAGE 987, O.R.
△12.	EASEMENT	ROAD		02-11-1988, INST. NO. 88-17778, O.R.
△13.	EASEMENT	PUBLIC UTILITIES	SO. CA. EDISON CO.	11-20-1990, INST. NO. 90-173602, O.R.
△14.	EASEMENT	POLE LINES		05-15-1991, INST. NO. 91-66614, O.R.
15.	NOTICE OF GRADING NON-COMPLIANCE			01-21-1999, INST. NO. 99-012442, O.R.
16-19.	TITLE COMPANY MATTERS			

△= INDICATES PLOTTED ITEMS

SURVEYOR'S NOTE:

CHRIS NELSON & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE-MENTIONED TITLE REPORT NO 19689490, DATED FEBRUARY 12, 2012 PREPARED BY FIDELITY TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. CHRIS NELSON & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLED REPORT.

FURTHER ALL INTERESTED PARTIES ARE ADVISED THAT LIENS, TAXES, C.C. & RS, TRUST DEEDS, COUNTY CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS OR POLICIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY OTHER THAN AS NOTED HEREON, AND THEN ONLY TO THE EXTENT ADDRESSED HEREON.

NOTES OF SPECIFIC INTEREST

1) MINOR IRRIGATION DEVICES, I.E. SPRINKLERS, PIPING, CONTROLLERS, LANDSCAPE, LOCAL AREA DRAINS AND TIMERS, VALVE BOXES, ETC. EXIST ABOUT THE PROPERTY. SUCH ITEMS MAY OR MAY NOT HAVE BEEN SURVEYED AND NO REPRESENTATIONS IS MADE TO THEIR LOCATION OR RELATION TO PROPERTY LINES.

SURVEYOR'S STATEMENT:

TO FIDELITY NATIONAL TITLE COMPANY AND TASCHEN AMERICA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 5, 8, 13, 14, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2012.

CHRIS NELSON & ASSOCIATES

CHRIS D. NELSON
NO. 6385
EXP. 12-31-2012
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CHRIS NELSON
PLS 6385, LICENSE EXPIRES 12-31-12

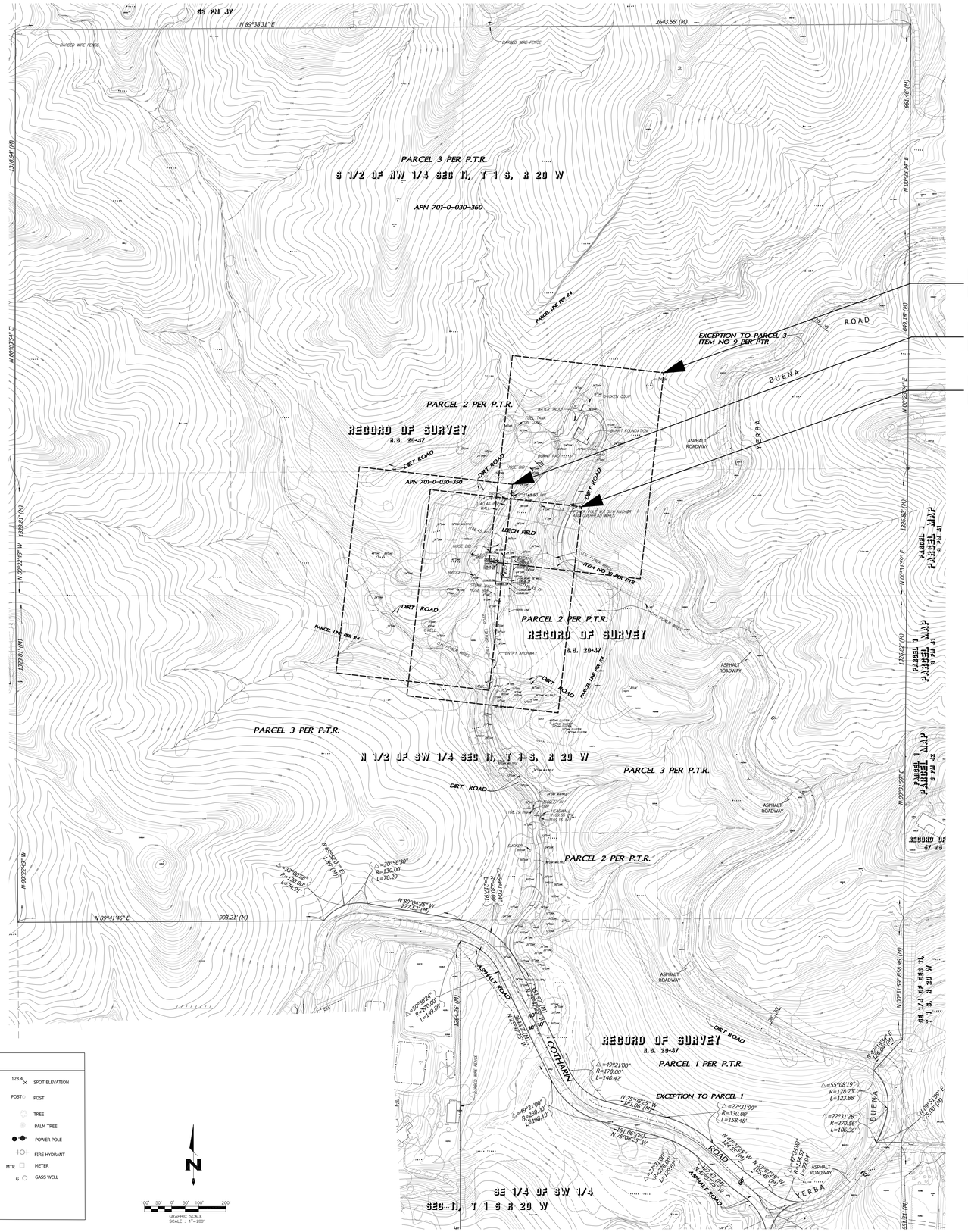
TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON

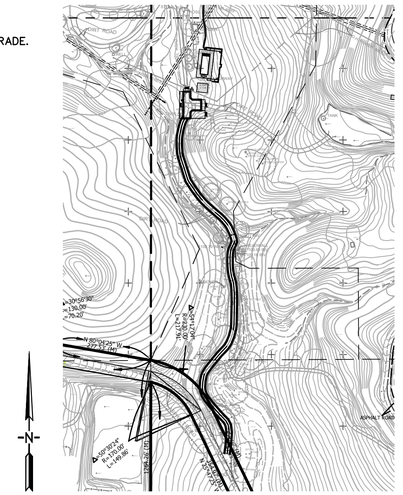

PARCEL 3 PER P.T.R.
S 1/2 OF NW 1/4 SEC 11, T 1 S, R 20 W
APN 701-0-030-360
PARCEL 2 PER P.T.R.
RECORD OF SURVEY
R.S. 29-37
APN 701-0-030-350
PARCEL 3 PER P.T.R.
N 1/2 OF SW 1/4 SEC 11, T 1 S, R 20 W
PARCEL 2 PER P.T.R.
RECORD OF SURVEY
R.S. 29-37
PARCEL 2 PER P.T.R.
PARCEL 3 PER P.T.R.
PARCEL 1 PER P.T.R.
RECORD OF SURVEY
R.S. 29-37
EXCEPTION TO PARCEL 1
SE 1/4 OF SW 1/4
SEC 11, T 1 S R 20 W
EXCEPTION TO PARCEL 3 ITEM NO 9 PER PTR
ITEM NO 10 PER PTR
PARCEL LINE PER R4
PARCEL 1 PARCEL MAP 9 PM 47
RECORD OF 57 OS
N 89°38'31" E
2643.55' (M)
N 89°41'46" E
903.23' (M)
N 00°03'54" E
1316.94' (N)
N 00°21'39" E
1326.82' (M)
N 00°23'54" W
1323.81' (N)
N 89°04'25" W
377.53' (M)
N 75°08'25" W
181.06' (M)
N 75°08'25" W
N 52°37'25" W
N 52°37'25" W
1264.26' (M)
N 89°52'19" E
25.08' (M)
N 00°21'39" E
1326.82' (M)
N 00°21'39" E 659.46' (M)
661.48' (M)
N 00°23'54" E
659.18' (M)
N 89°52'19" E
25.08' (M)
N 00°21'39" E
1326.82' (M)
N 00°21'39" E
1326.82' (M)
N 00°23'54" W
1323.81' (N)
N 89°41'46" E
903.23' (M)
N 89°38'31" E
2643.55' (M)
BARBED WIRE FENCE
HARVARD WIRE FENCE
ASPHALT ROADWAY
DIRT ROAD
ASPHALT ROAD
BUENA VERBA
COTHARIN
LEACH FIELD
SEPTIC TANK
CHICKEN COOP
WATER TANK
FUEL TANK
WATER WELL
CONCRETE FOUNDATION
WOOD SHED
WOOD SHED
WOOD SHED

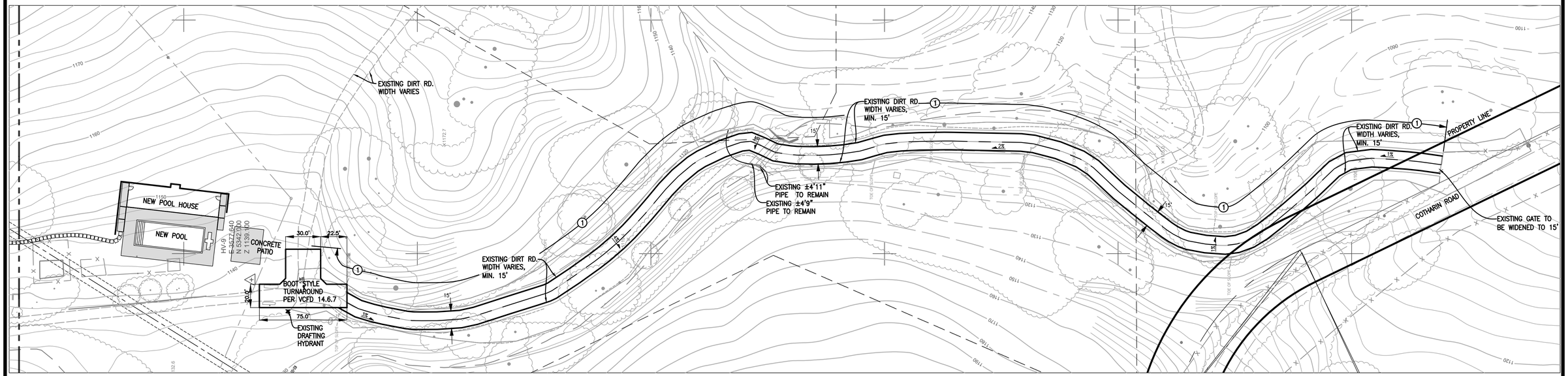
CONSTRUCTION NOTES

① CONSTRUCT ACCESS ROAD: 6" CEMENT TREATED SOIL, 5% CEMENT CONTENT, TO 95% RELATIVE COMPACTION. INSTALLED PER SOILS ENGINEER'S RECOMMENDATIONS. MAX. 10% GRADE.

NOTES

1. 13'–6" VERTICAL CLEARANCE REQUIRED.
2. 50' INSIDE TURNING RADIUS REQUIRED.
3. CERTIFICATION OF ALL WEATHER SURFACE ACCESS REQUIRED.
4. ROAD WIDTHS; 15' AS NOTED PER PLAN.
4. ROAD WIDTHS; 15' AS NOTED PER PLAN.





DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JACOB G. LUKIEWSKI
C 71534
EXP.12-31-23
CIVIL
STATE OF CALIFORNIA

A.P. NO.: 701–0–030–350 & 701–0–030–360

△	REVISION	DESCRIPTION	RCE	APP.	DATE
6					
5					
4					
3					
2					
1					

M³ CIVIL
Consulting Civil Engineers
4000 CALLE TECATE, SUITE 108
CAMARILLO, CA 93012
(805) 445–4404
FAX (805) 445–4401
JACOB G. LUKIEWSKI, RCE 71534 EXP 12–31–23 DATE

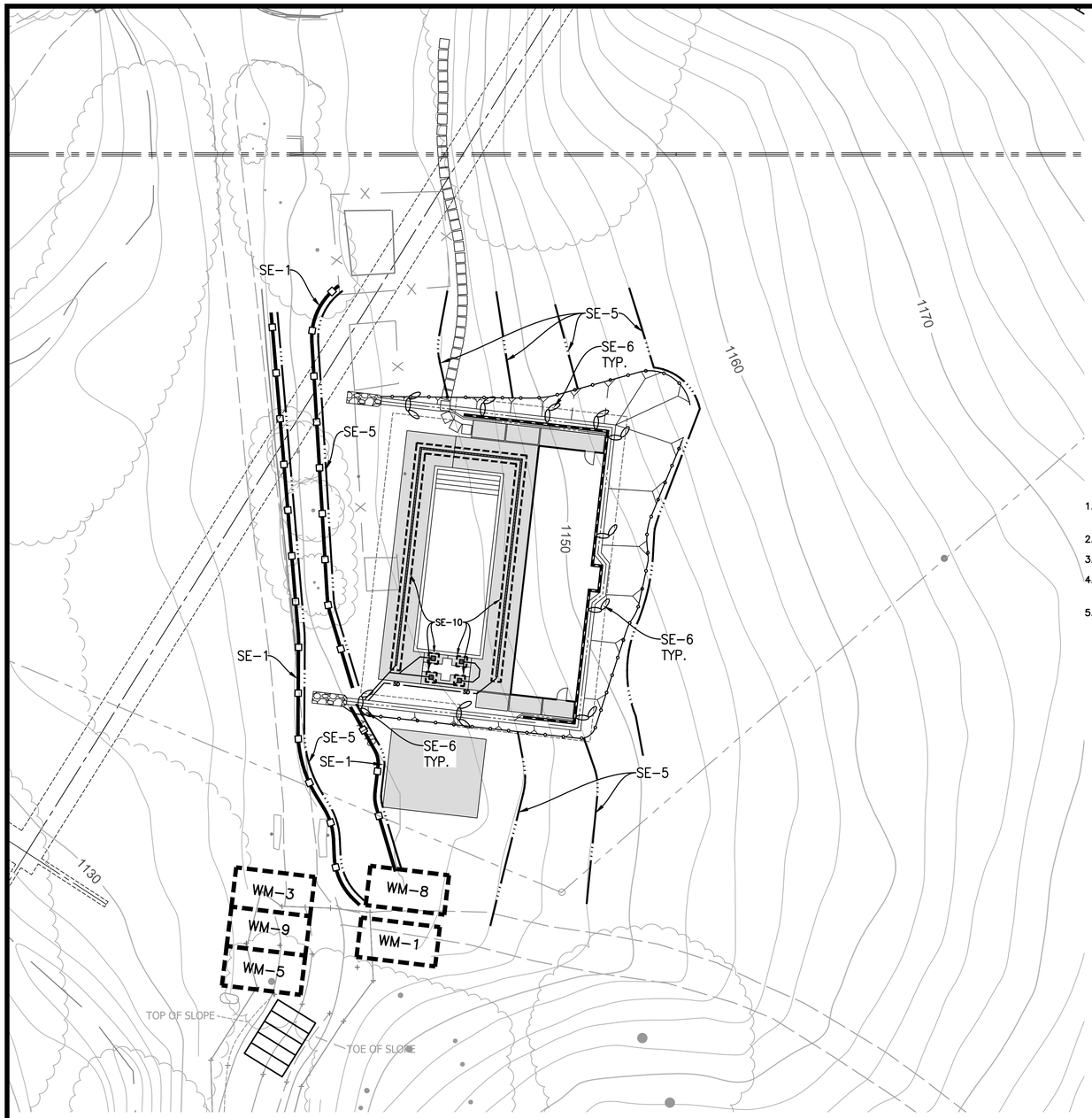
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05/31/2023

DESIGNED	03/09/2022
DRAWN	03/09/2022
CHECKED	
APPROVED	

FIRE DEPARTMENT HYDRANT AND ACCESS PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 1
OF 1
DRAWING No.



EROSION CONTROL BMP LIST AND LEGEND

TC-1	STABILIZED CONSTRUCTION ENTRANCE	
EC-1	SCHEDULING	
EC-2	PRESERVATION OF EXISTING VEGETATION	
SE-1	SILT FENCE	
SE-5	FIBER ROLL	
SE-6	BURLAP, GRAVEL BAG BERM	
SE-10	STORM DRAIN INLET PROTECTION	
WM-1	MATERIAL DELIVERY AND STORAGE	WM-1
WM-3	STOCKPILE MANGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	

NOTES

1. THESE ARE MINIMUM ON-SITE EROSION CONTROL MEASURES. OTHER MEASURES MAY BE BE REQUIRED TO PREVENT EROSION DURING INTENSE RAINFALL PERIOD.
2. BMP'S NOT TO SCALE.
3. ACTUAL BMP'S LOCATIONS MAY VARY BASED ON CONSTRUCTION PHASE.
4. ALL BMP'S ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST VERSION OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP HANDBOOK.
5. DESIGNATED AREAS FOR THE STORAGE OF CONSTRUCTION MATERIALS, SOLID WASTE MANAGEMENT, AND PORTABLE TOILETS MUST NOT DISRUPT DRAINAGE PATTERNS OR SUJECT THE MATERIAL TO EROSION BY SITE RUNOFF.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call Adam Stern at (310) 592-2912.
2. Total Disturbed Area 0.22 ac
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
11. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
14. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
20. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

_____ _____ _____
Civil Engineer/QSD Sign ature Date

21. As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

_____ _____
Owner or Authorized Representative (Permittee) Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.
23. The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

DIGALERT
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

-N-
0 20 40 60
SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
JACOB G. LUKIEWSKI
C 71534
EXP.12-31-23
CIVIL
STATE OF CALIFORNIA

A.P. NO.: 701-0-030-350 & 701-0-030-360

6					
5					
4					
3					
2					
1					
△	REVISION	DESCRIPTION	RCE	APP.	DATE

M³ CIVIL
Consulting Civil Engineers
JACOB G. LUKIEWSKI, RCE 71534 EXP 12-31-23 DATE 05/31/2023

J.N.: 13.06
FILE: Erosion_Working.dwg
4000 CALLE TECATE, SUITE 108
Camarillo, CA 93012
(805) 445-4404
FAX (805) 445-4401

DESIGNED 03/09/2022
DRAWN 03/09/2022
CHECKED
APPROVED

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____
MANAGER, DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

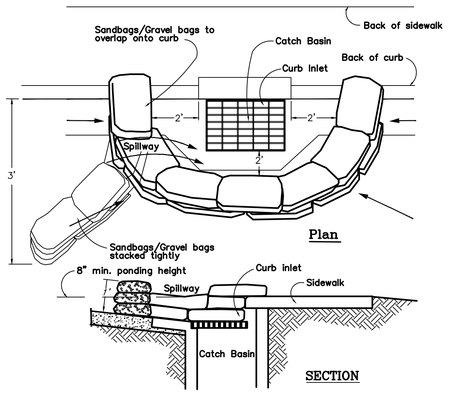
SPEC. NO.
PROJ. NO.

EROSION AND SEDIMENT CONTROL PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 1 OF 2
DRAWING No. EC1

SE-10

Catch Basin/Inlet Protection

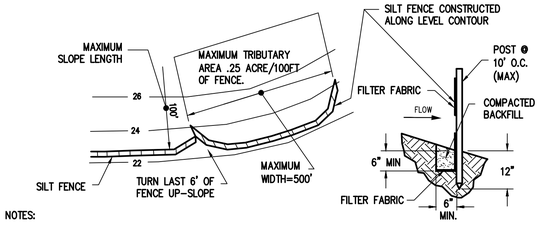


Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v-ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.
8. See CASQA SE-10 (Storm Drain Inlet Protection) for more information.

SE-1

Silt Fence

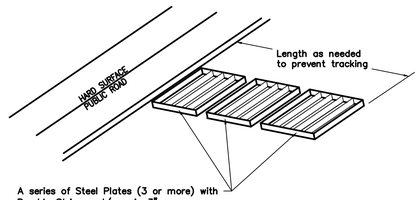


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2003 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

TC-1

Stabilized Construction Entrance



Notes:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
   Stabilized construction entrance shall be:
2. a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.
   b. A series of steel plates with "rumble strips", and/or min 4" coarse aggregate with length, Add with a width keeps with a restricted to be largely enough to collect dirt on vehicles and allow it to be placed as uniformly.
3. improve efficiency.
   All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.
4.
5. See CASQA TC-1 (Stabilized Construction Entrance and Exit) for more information.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.
4. See CASQA SE-7 (Street Sweeping) for more information.

WM-1

Material Storage

APPLY BMP WM-1 FROM THE 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.

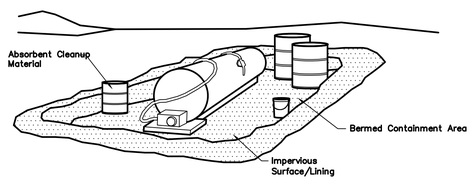
MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.

MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.

EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

NS-9

Vehicle/Equipment Fueling



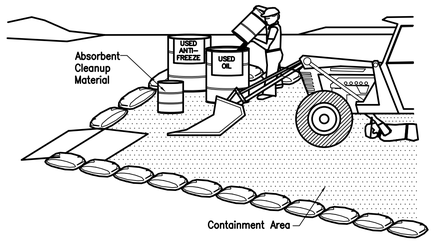
Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.
3. See CASQA NS-9 (Vehicle and Equipment Fueling) for more information.

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NS-14

Equipment Repair/Maintenance



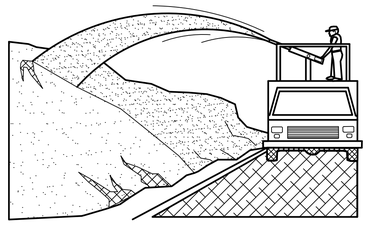
Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
   Vehicles and equipment shall be maintained, and repaired on-site only in designated areas.
3. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
4. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
5. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
6. Legally dispose of used oils, fluids, and lubricants.
7. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
8. Maintain an adequate supply of absorbent spill cleanup materials in designated area.
9. See CASQA NS-8, & NS-10 (Vehicle and Equipment Cleaning and Maintenance) for more information.



EC-2

Erosion Control

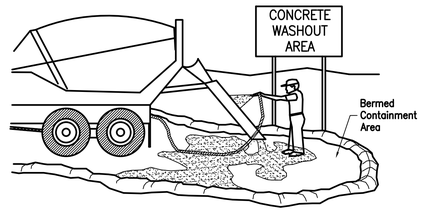


Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas (14 days or more) and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500
7. lbs/acre, that does not contain more than 50 percent newsprint.
   For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.
8. See CASQA EC-1 through EC-16 for more information.

WM-8

Concrete Waste Management



Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.
4. See CASQA WM-8 (Concrete Waste Management) for more information.
5. Concrete washout area shall either be in an approved, leak proof washout bin, or be lined with a minimum 10 mil Polyethylene sheeting.

A.P. NO.: 701-0-030-350 & 701-0-030-360

△	REVISION	DESCRIPTION	RCE	APP.	DATE
6					
5					
4					
3					
2					
1					

M³ CIVIL
Consulting Civil Engineers
JACOB G. LUKIEWSKI, RCE 71534 EXP 12-31-23 DATE
05/31/2023
J.N.: 13.06
FILE: Erosion_Working.dwg
4000 CALLE TECATE, SUITE 108
Camarillo, CA 93012
(805) 445-4404
FAX (805) 445-4401

DESIGNED	03/09/2022
DRAWN	03/09/2022
CHECKED	
APPROVED	

APPROVED: COUNTY OF VENTURA

DATE: _____

BY: _____
MANAGER, DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.

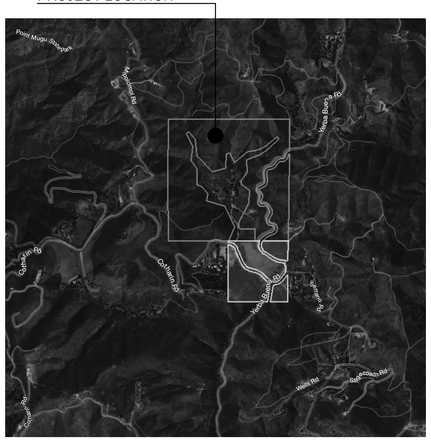
PROJ. NO.

EROSION AND SEDIMENT CONTROL DETAILS
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 2
OF 2

DRAWING No. EC2

PROJECT LOCATION



VICINITY MAP 3

NOT TO SCALE

•ADDRESS:	12233 COTHARIN ROAD, MALIBU, CA 90265
•LEGAL DESCR.:	PER SURVEY
•A.P.N:	701-0-030-340 701-0-030-350 701-0-030-360
•OCC. GROUP:	U
•TYPE OF CONST:	VB
•NUMBER OF STORIES:	1
•FIRE ZONE:	HFHSZ / EXPANSION INDEX = 61
•SPRINKLERED:	YES (PER 610B)
•SEISMIC COEFFICIENTS:	S_{ds}, S_{d1}, S_s
•WIND EXPOSURE CATEGORY:	C
•ZONING:	COS - 10ac-sdf/M
*LAND USE:	GENEARL PLAN DESIGNATION: OPEN SPACE
•LOT AREA:	701-0-030-340: 37.27 acres 701-0-030-350: 30.43 acres 701-0-030-360: 124.35 acres TOTAL: 192.05 acres
•SCOPE OF WORK:	NEW POOL, POOL DECK, AND POOL CABANA WITH FIREPLACE. MINIMAL GRADING / SITEWORK REQUIRED. UTILITY PAD FOR POOL EQUIPMENT AND CONCRETE PAD FOR OUTDOOR SEATING. CORRECTION OF EXISTING SITE VIOLATIONS AS NOTED BELOW

PLAN NORTH



SITE PLAN 1

SCALE: 1" =500'

SITE PLAN 2

SCALE: 1" = 50'

NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

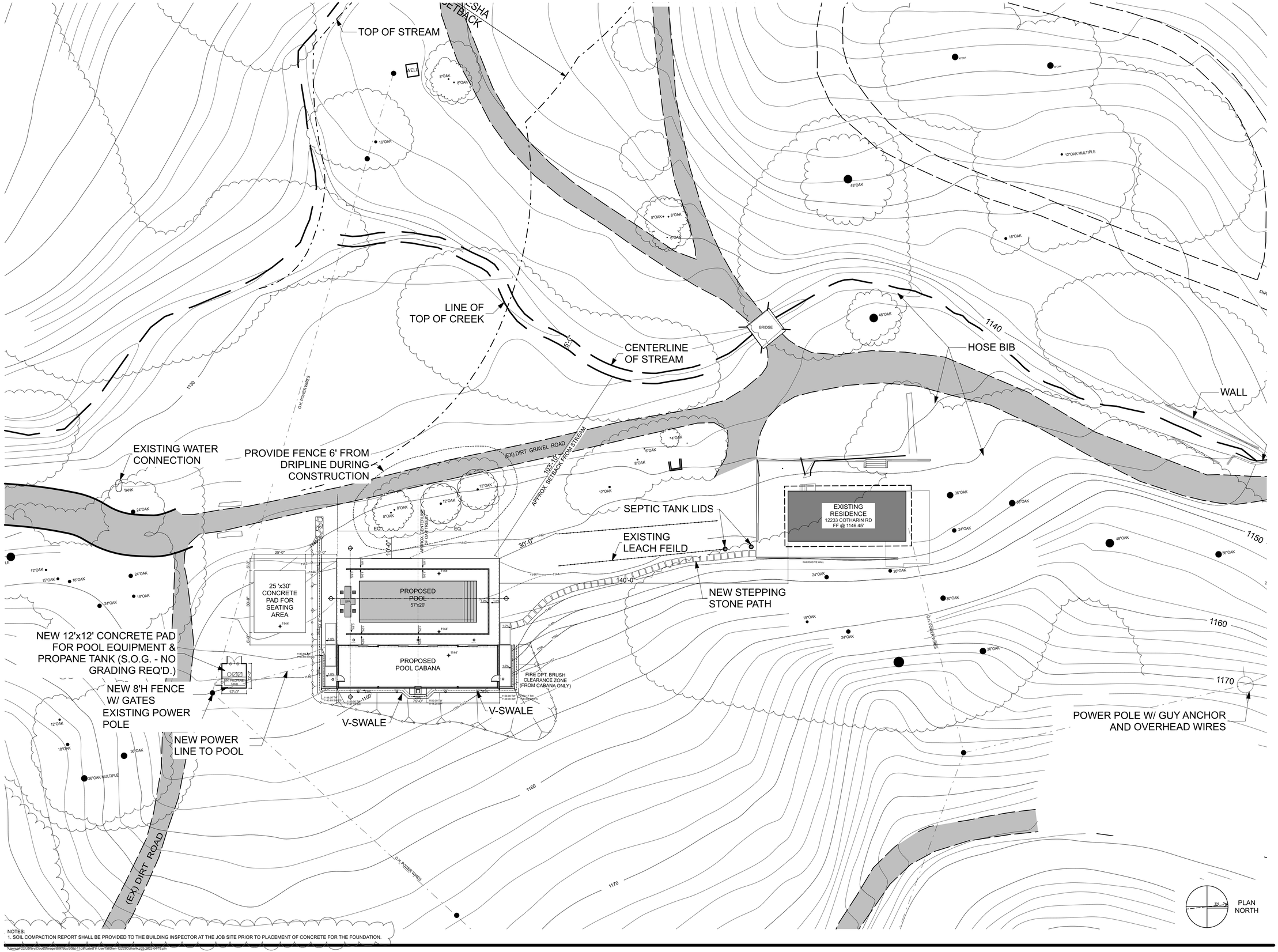
SHEET TITLE

SITE PLAN

DRAWING NO.

A-0.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.



NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates
ARCHITECTS
MALIBU
SUN VALLEY
WWW.
BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PARTIAL SITE PLAN A

DRAWING NO.
A-0.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.

PLASTIC SHEET SHADE HOUSE WOOD FRAMED 16' X 50' 800 SQ. FT. TO BE REMOVED

PLASTIC FABRIC SHADE HOUSE WOOD FRAMED 20' X 30' 600 SQ. FT. TO BE REMOVED

PLASTIC SHEET SHADE HOUSE WOOD FRAMED 16' X 50' 800 SQ.FT. TO BE REMOVED

3-COOLER SHEDS WOOD FRAMED 10' x 12' 120 SQ. FT. TO BE REMOVED

100' ESHA SETBACK

CENTERLINE OF STREAM

TOP OF STREAM

LINE OF TOP OF CREEK

CENTERLINE OF STREAM

DIRT ROAD

BRIDGE

HOSE BIB

WALL

PIPE

EXISTING WATER CONNECTION

PROVIDE FENCE 6' FROM DRIPLINE DURING CONSTRUCTION

(EX) DIRT GRAVEL ROAD

100'-10" APROX. SETBACK FROM STREAM

OH POWER WIRES

WELL

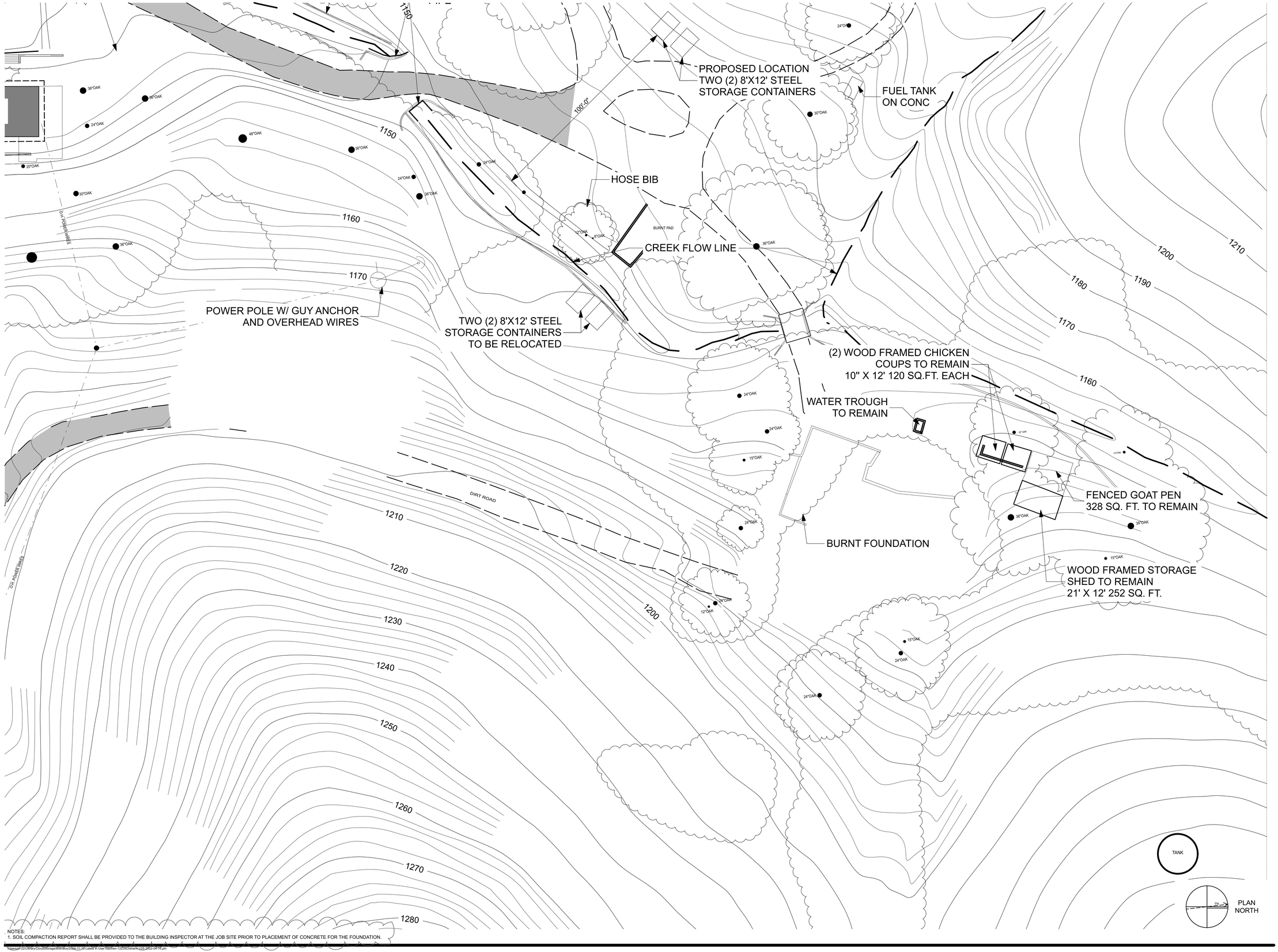
TANK

PLAN NORTH

1170 1160 1150 1140 1130

NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

Xrefs:M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Site Plan.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Contours.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Spot Elevations.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text Multiple.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text Oak.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text Oak Multiple.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text Sycamore.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text Walnut.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text Willow.dwg, M:\2017\Projects\Taschen, Jeffrey\Drawings\Elements\Topo Trees Text Willow Multiple.dwg, 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NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

Xrefs\all 22\Shiny Cloud\Storage\Site\Exv-XrStd_t1.3d Latest Fr User:\\Archen 122\oCloud\x_y22_a422-04-TE.pln

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
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	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

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TEL: 208-495-3228

SHEET TITLE

PARTIAL SITE PLAN C

DRAWING NO.
A-0.4

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.

LIGHTING AND ELECTRICAL LEGEND

- **LED POOL LIGHT:** PENTAIR INTELLIBRITE 5G UNDERWATER COLOR-CHANGING LED POOL & SPA LIGHTS
- **RECESSED LED DOWNLIGHT:** WAC LIGHTING - SUMMIT 2.0 3.5" SQUARE AC-LED HR3S-IC
- **DECORATIVE PENDANT FIXTURE:** EXTERIOR RATED STYLE AND MANUFACTURER TBD
- EXHAUST FAN ONLY (INSTALL W/ REGGIO REGISTER COVER PLATE)
- DUPLEX RECEPTACLE (110V)
- WP/GFI — DUPLEX GROUND FAULT INTERRUPTER RECEPTACLE (W/ WATER PROOF COVER)
- GFI — DUPLEX GROUND FAULT INTERRUPTER RECEPTACLE
- AFCI — ARC-FAULT CIRCUIT INTERRUPTER
- SMOKE DETECTOR/ CARBON MONOXIDE ALARM
- DUPLEX RECEPTACLE (110V)

PROVIDE FENCE 6' FROM DRIPLINE DURING CONSTRUCTION

1142

1144

1146

1148

1150

1152

1 A-3.1

WEST A-2.1

10'-0"

79'-0"

57'-0"

11'-0"

2'-0" 7'-0" 2'-0"

SEATING PATIO
20'x20'
(CONCRETE SLAB ON GRADE)

1,144.00'

15'-0"

2'-6"

42'-0"

63'-0"

21'-0"

19'-0"

1'-0"

APPLIED EQUIPOTENTIAL BONDING AROUND PERIMETER OF POOL SHALL MEET SPECIFICATIONS PER 680.26 CEC

POOL DECK
79'x11'

POOL ALARM SOUND UPON DETECTION TO MEET ASTM STANDARD F2208

2'-0" 3'-0" 2'-0"

7' DEEP

3.5' DEEP

1144.25' WL

POOL COVER TO MEET ASTM SPECS F1346-91

1143.50 TW
1143.50 BW

SPA
3'x6'

POOL
57'x20'

DN

6'-0"

3'-0"

6'-0"

UNDERWATER POOL LIGHTS (TYP)

DRAIN

U/W BENCH (-18")

UNDERWATER POOL LIGHTS (TYP)

WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS LOCATED WITHIN 10 FEET OF THE BUILDING SHALL BE IGNITION-RESISTANT MATERIAL COMPLYING WITH BOTH SFM 12-7A-4 AND SFM 12-7A-5, EXTERIOR FIRE RETARDANT-TREATED WOOD, NONCOMBUSTIBLE MATERIAL OR MEET THE REQUIREMENTS OF SFM 12-7A-4A WHEN THE EXTERIOR WALL COVERING IS EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT. [§R337.9.2, R337.9.3 CRC]

POOL DECK
79'x11'
1,143.75'

EXTERIOR PORCH CEILINGS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7A-3 OR ASTM E2957. [§R337.7.6 CRC]

SLOT DRAIN

SLOT DRAIN

4 PANEL SLIDER 101 9'-6" x 10'

STEEL COL REF TO STRUCTURAL

102 19' x 10'

BI-PARTING DOORS - 8 PANELS TOTAL

103 9'-6" x 10'

4 PANEL SLIDER

SOUTH A-2.1

NORTH A-2.1

WP/GFI

RECESSED LED DOWNLIGHTS (TYP)

1,144.00'

STEEL COL REF TO STRUCTURAL

RECESSED LED DOWNLIGHTS (TYP)

1143.69 TW
1143.69 BW/FS

R-21

WOOD FRAMED WALL

POOL CABANA
79'x21'

DECORATIVE PENDANT FIXTURE

BOARD-FORMED CONCRETE WALL BELOW WINDOWS

HEAT&GLO GAS FIREPLACE MEZO 72, ANSI Z21.88-2017

3 A-5.3

R-15

STEEL COL REF TO STRUCTURAL

105 3'x10' GLASS DOOR

104 3'x10' GLASS DOOR

19' x 3'-10" 1D 2.0%

17'-6" x 3'-10" 1C

17'-6" x 3'-10" 1B

19' x 3'-10" 1A 2.0%

3'-0"

REINFORCED COLORED CONCRETE V-SWALE (TYP.)

V-DITCH

REINFORCED COLORED CONCRETE V-SWALE (TYP.)

1148.00 TW
1143.69 BW/FS

1150.00 TW
1147.37 BW

1150.00 TW
1148.28 BW

1150.00 TW
1149.00 BW

1150.17 TW
1143.69 BW/FS

EAST A-2.1

1'-0" 19'-0" 0'-6" 17'-6" 3'-0" 17'-6" 0'-6" 19'-0" 1'-0"

79'-0"

PLAN NORTH

NOTES:
1. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.
2. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED FOR RECEPTACLES THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES DENS, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT. CEC 406 12, 210.52
3. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION. EVIDENCE OF SUCH INSPECTION SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
4. WHOLE BUILDING VENTILATION TO BE PROVIDED VIA EXHAUST DUCT LOCATED IN CEILING, DUCTED TO EXTERIOR WITH MINIMUM AIR FLOW RATE OF 64 CFM. MAX SOUND RATING TO BE 1 SONE AND SWITCH LABELING TO BE PROVIDED WITH INSTALLATION.
5. DUCTS INSIDE CONDITIONED SPACE SHALL BE INSULATED WITH R-4.2 AND WHEN IN UNCONDITIONED SPACE SHALL BE INSULATED WITH R-6.

Autodesk Docs://Taschen Ranch Pool 2020-01-18 Latest.rvt 3d View: 12345 Cotharin, 2022-04-14.dwg

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

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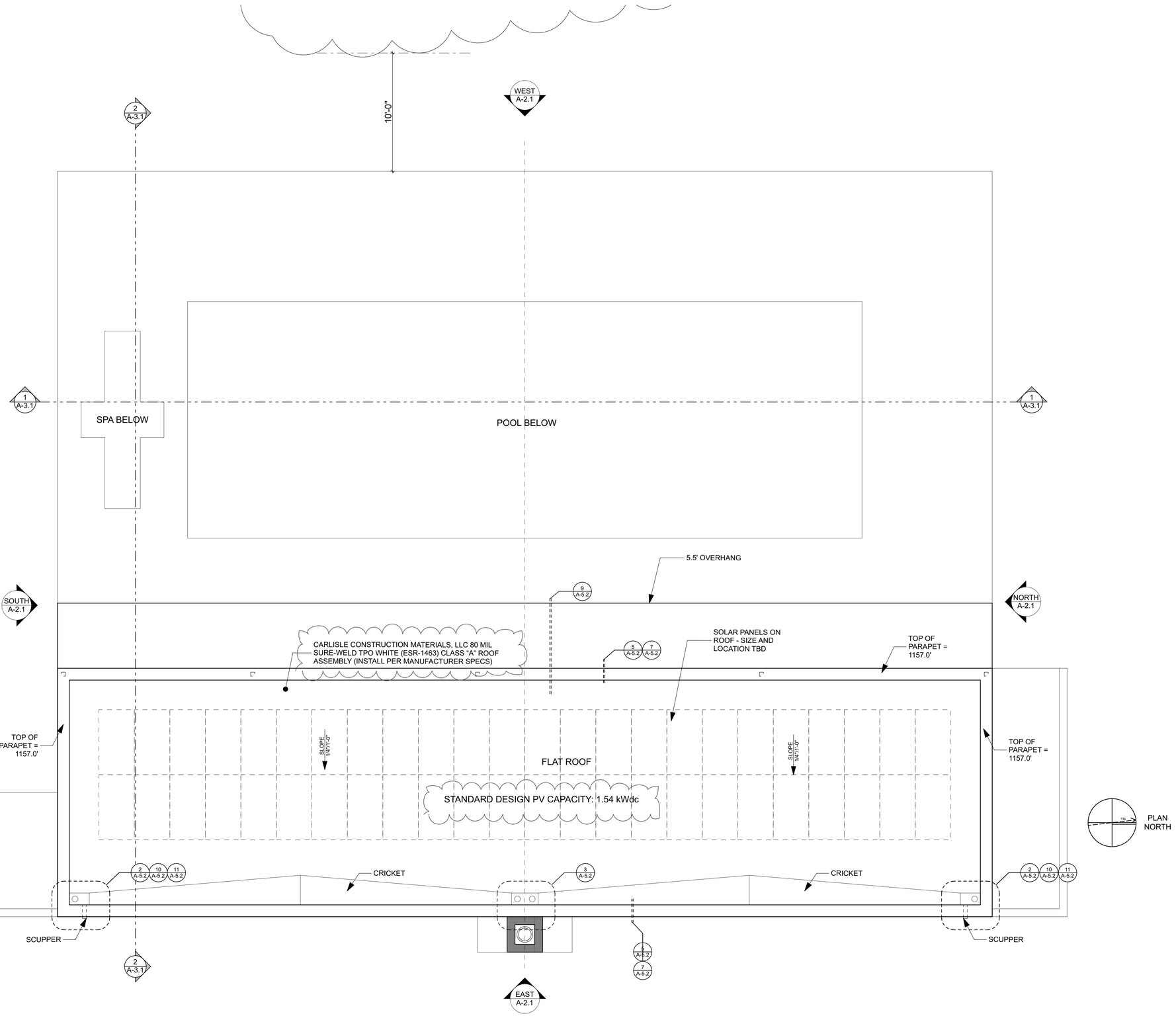
480 WASHINGTON AVE.
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KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED POOL LEVEL PLAN

DRAWING NO.
A-1.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.



NOTES:
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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

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SHEET TITLE

PROPOSED ROOF PLAN

DRAWING NO.
A-1.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.

Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3 Of the CA B.C.

A)-Barrier height and clearances.
The top of the barrier shall be not less than 60inches above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm). [CA BC 3109.4.4.3.2]

B)- Openings.
Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
[CA BC 3109.4.1.1]

C)-Solid barrier surfaces.
Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints. [CA BC 3109.4.1.2]

D)- Closely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall be not greater than 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width.[CA BC 3109.4.1.3]

E)- Widely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width. [CA BC 3109.4.1.4]

F)- Chain link dimensions.
Mesh size for chain link fences shall be not greater than a 2 1/4 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches (44 mm).[CA BC 3109.4.1.5]

G)- Diagonal members.
Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). [CA BC 3109.4.1.6]

H)-Gates.
Access doors or gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1008.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the door or gate, the release mechanism shall be located on the pool side of the door or gate 3 inches (76 mm) or more, below the top of the door or gate, and the door or gate and barrier shall be without openings greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. [CA BC 3109.4.4.3.1]

Mechanical, Electrical and Plumbing notes:

1.The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011

2.Potable water supply to swimming pools or spas shall be protected by an air gap or a reduced pressure principle backflow preventer if the unit is equipped with a submerged fill line. [§603.5.21 CPC]

3. Specify gas line material, size and length for pool equipment. [§107.2 CBC] If plastic piping is used, note on plans that it will be installed according to CPC 1210.1.7,including tracer wire. Gas piping shall under any building be encased in an approved conduit designed to withstand imposed loads or piping/encasement system listed for installations beneath buildings per §1210.16 CPC

Gas line to be used is 2 inch poly pipe (SDR-11 gas) with tracer wire #14 length of run 80 ft.

4. Provide at least one GFCI receptacle located a minimum of 6 ft and not more than 20 ft from the inside of pool. [§680.22 CEC]

5. Equipotential bonding is required to reduce voltage gradients in the pool area. Specify on the plans bond wire system specifications per 680.26 CEC

Ground wire to be # 8 copper wire attached with brass clamps to pool steel bond beam and connect to area deck steel at the corners of pool and mid-distance center of pool with another brass clamp. 12 ft copper ground rod pounded into ground for equipment grounding at equipment deck, also with a brass clamp connector to a #8 copper ground wire to equipment panel, pumps, and htr/filter

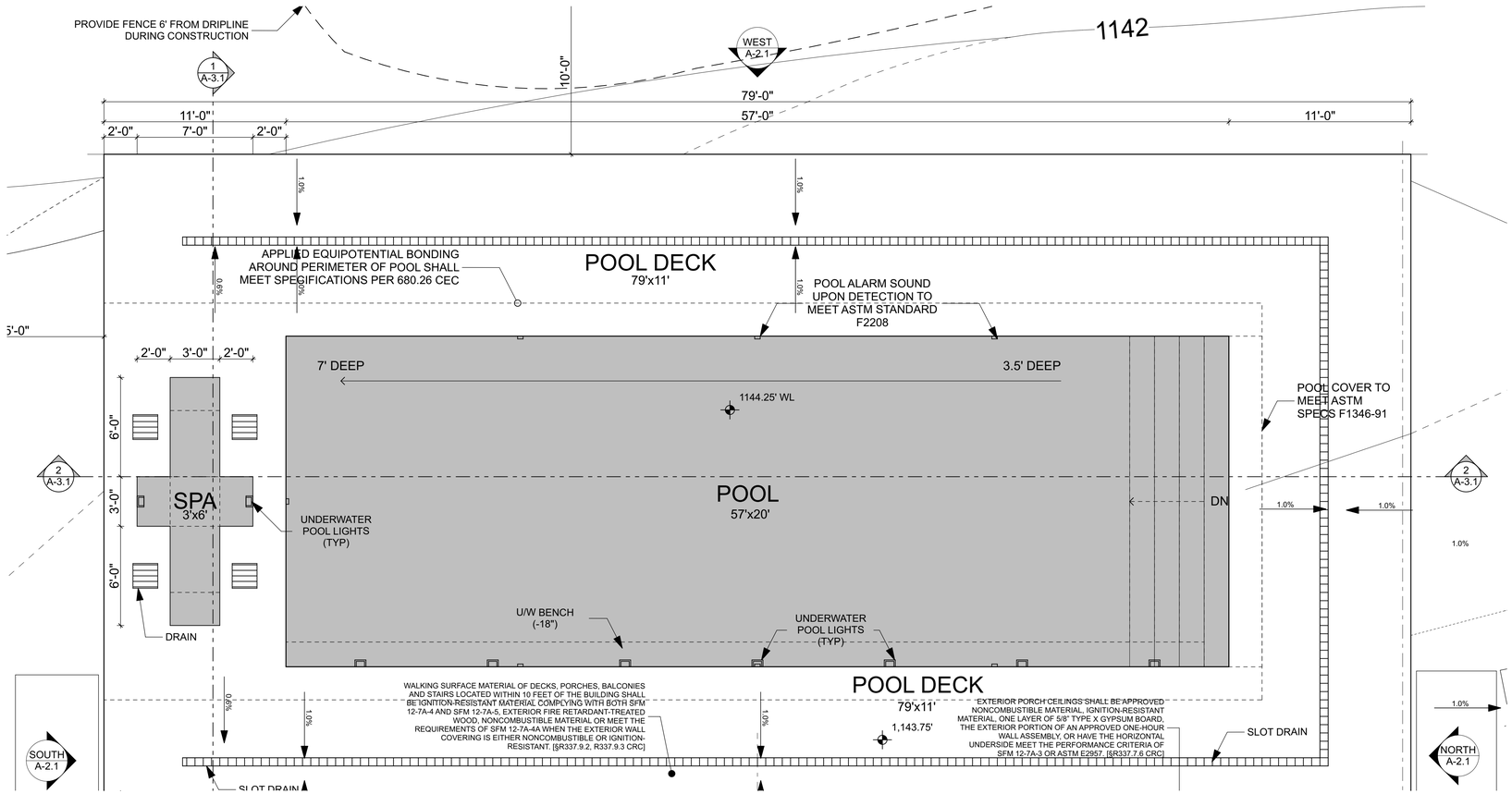
6. Outdoor pools or spas that have a heat pump or gas heater shall have a cover [§110.4(b)2 CEnC]

7. Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating [§110.4(b)1 CEnC]

8.All elbows shall be sweep elbows [§150(p)2.C CEnC]

9.Pool shall have directional inlets that adequately mix the pool water, and time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand period [§110.4(b)3 CEnC]

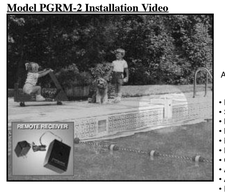
10. The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three
feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011



INGROUND POOL ALARM - MODEL PGRM-2

"NSF Certified to ASTM F 2208-08"

Model PGRM-2 Installation Video





As Well As the states of CA, CT, FL, and TN

- Detects Intruders
- Sits on Deck
- Battery Powered
- Low Battery Indicator
- New Sensing Technology
- Easy to Use
- Completely Portable
- Automatic Reset
- Affordable Price
- Important Safety Feature
- In House Remote Receiver
- Horns are 85 dB at 10 feet



POOLGUARD/PBM INDUSTRIES, INC. has been manufacturing pool alarms, door alarms, and gate alarms since 1982. All Poolguard products are proudly Made in the USA. Poolguard Pool Alarms were tested and "Top Rated" by Good Housekeeping Magazine. Poolguard Pool Alarms have been Tested and Certified by NSF International to the ASTM Standard Safety Specification for Residential Pool Alarms, ASTM F 2208-08.

POOLGUARD IN GROUND POOL ALARM
NSF CERTIFIED TO ASTM F 2208-08
NEW Weatherproof Design
NEW Sensing Technology
NEW Microprocessor Technology
3 Year Warranty

- The Poolguard POOL ALARM, once installed in the pool, cannot be de-activated; it is always in the alarm ready mode.
- Tamper Proof: Poolguard POOL ALARM will sound an alarm when removed from the pool.
- Sleep mode: when you would like to use your pool, simply remove the alarm from the pool and put it into sleep mode.
- Automatic Wake-up: The Poolguard Pool Alarm will automatically wake up and run a system test when installed into the pool.
- The Poolguard Pool Alarm comes with an in-house remote receiver that has a range up to 200 ft., and comes with a 12 volt power supply.
- The Poolguard poolside alarm works on a 9-volt battery (not included); with a battery life of approximately one year.
- Audible low battery indicator at the poolside alarm is also indicated by the in house remote receiver.
- New sensing technology provides less chance of false alarms due to wind, rain or small objects such as sticks or toys entering the water.
- Poolguard Pool Alarms have been tested and comply to the ASTM Standard Specification for Pool Alarms ASTM F2208, in a 16' x 32' pool. Poolguard Alarms can be used in pools up to 20' x 40' or 800 square feet.
- The Poolguard Pool Alarm can be used with a solar blanket.
- Most reliable, advanced, and affordable alarm available.
- Poolguard PGRM-2 is designed to detect intrusions similar to a one year old child

EQUIPOTENTIAL BONDING NOTES:
Comply with section 680.26 (7) of the 2014CoLAEC
Provide connection with minimum #8 AWG solid conductor for bonding all metallic parts in and around the pool area prevents differences of potential from developing in the event of an electrical equipment fault and reduces the possibility of electrical shock. (Provide an equipotential plane created by bonding the metallic parts together)

The NEC requires bonding all of the following metallic parts in permanently installed swimming pool with a #8 AWG solid or larger conductor.

Concrete reinforcing steel & all metallic structural components. Uncoated reinforcing steel and all other metallic structures.

Underwater lighting. All metallic parts (housing & mounting brackets).
Metal fitting. Metal fitting for pipes, drains & water inlets.
Electrical equipment. All metal parts of any electrical equipment associated with pool including pumps & recirculating equipment, heaters and blowers and automatic covers.

Metallic tubing and conduit, metal-sheathed cable, metal piping and all fixed metal parts.
In addition to metal wiring methods and equipment, any component within 5' horizontally and 12 ft vertically from the water must be bonded.

NOTE :

1. FINISH GRADE ARUOND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [§ R401.3 CRC]

2. THE DISCHARGE OF SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN WATER AND FILTER BACKWASH, INCLUDING WATER CONTAINING BACTERIA, DETERGENTS, WASTES, ALAGECIDES OR OTHER CHEMICALS IS PROHIBITED. SWIMMING POOL , SPA, AND DECORATIVE FOUNTAIN WATER MAYBE USED AS LANDSCAPE IRRIGATION ONLY IF THE FOLLOWING ITEMS ARE MET:
   A.-THE DISCHARGE WATER IS DECHLORINATED, DEBROMINATED OR IF THE WATER IS DISINFECTED USING OZONATION;
   B.- THERE ARE SUFFICIENT BMPs IN PLACE TO PREVENT EROSION
   C.- THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)

3. A NEW SIGN STATING "IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060 (D) (5)" MUST BE INSTALLED BY THE FILTRATION OR PUMPING EQUIPMENT.

4. RESIDENTIAL POOL SYSTEM OR EQUIPMENT MEET THE PUMP SIZING, FLOR RATE, PIPING, FILTERS, AND VALVE REQUIREMENTS OF 150(p) CEnC- AND TO BE INSTALLED PER MANUFACTURER.

5. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.



TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
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24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

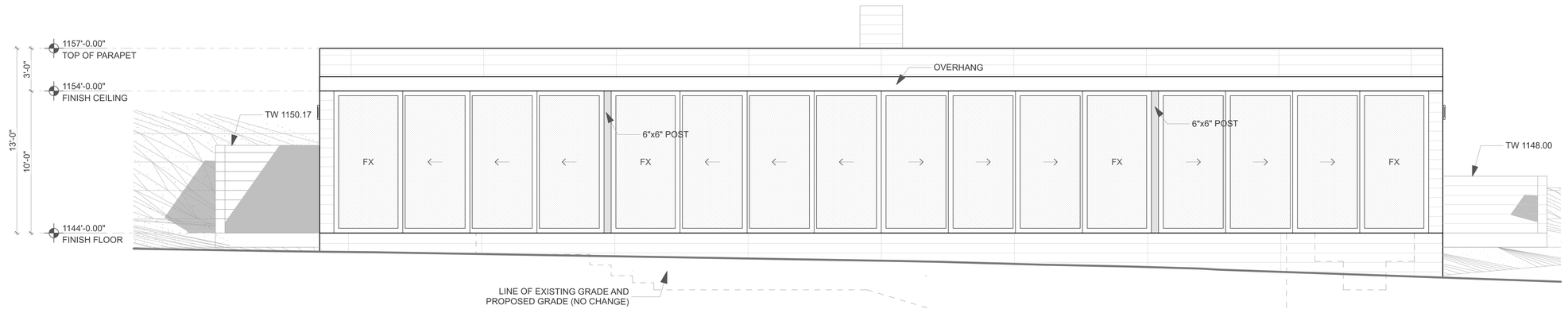
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED POOL PLAN

DRAWING NO.
A-1.3

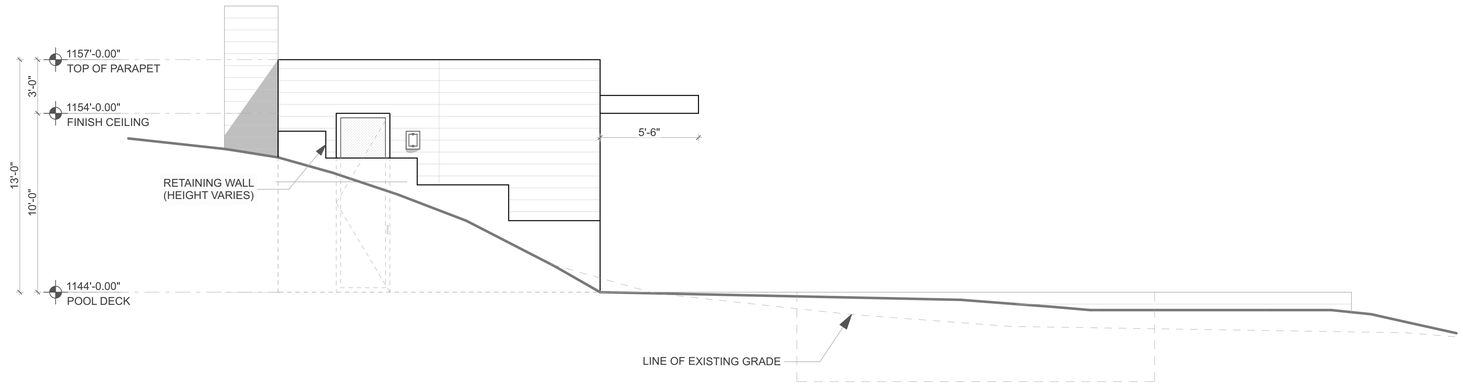
PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

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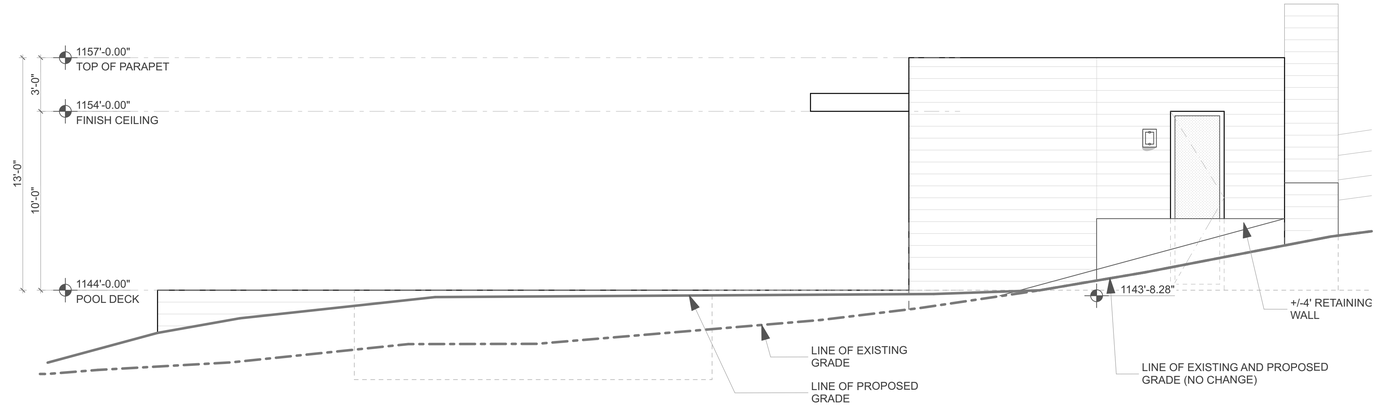
SHEET TITLE

PROPOSED ELEVATIONS

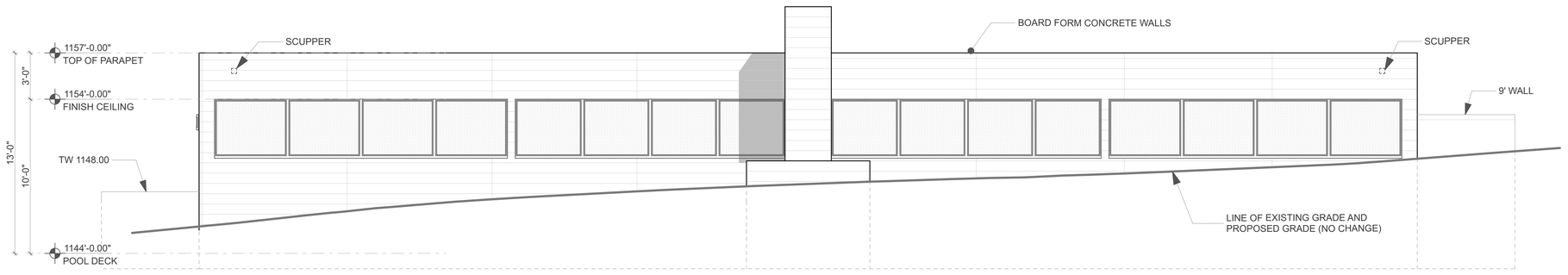
DRAWING NO.

A-2.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.



SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"



EAST ELEVATION 2
SCALE: 1/4" = 1'-0"

TASCHEN RANCH POOL

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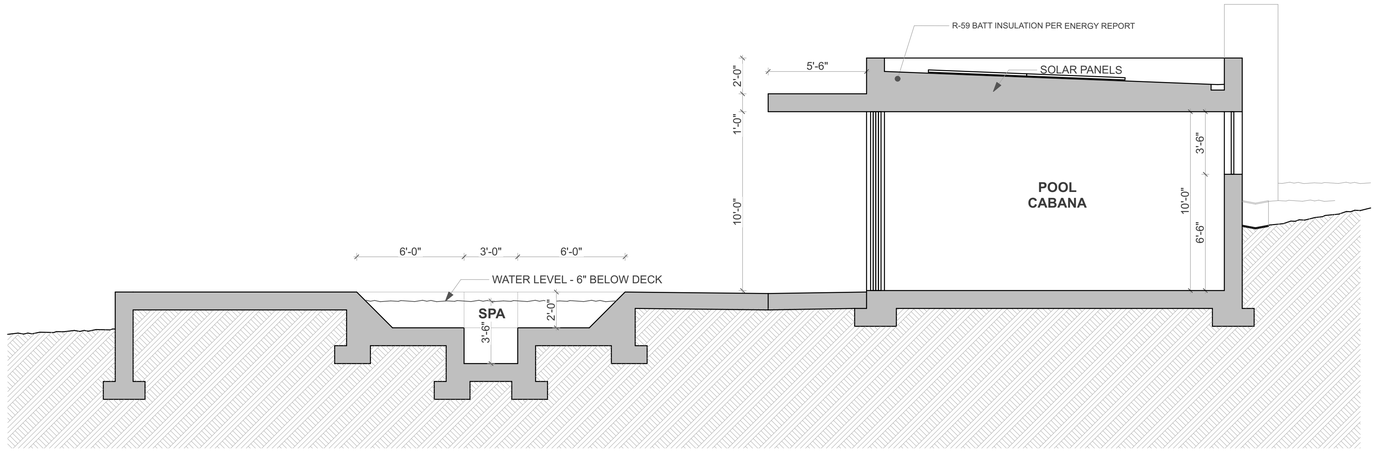
480 WASHINGTON AVE.
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PROPOSED ELEVATIONS

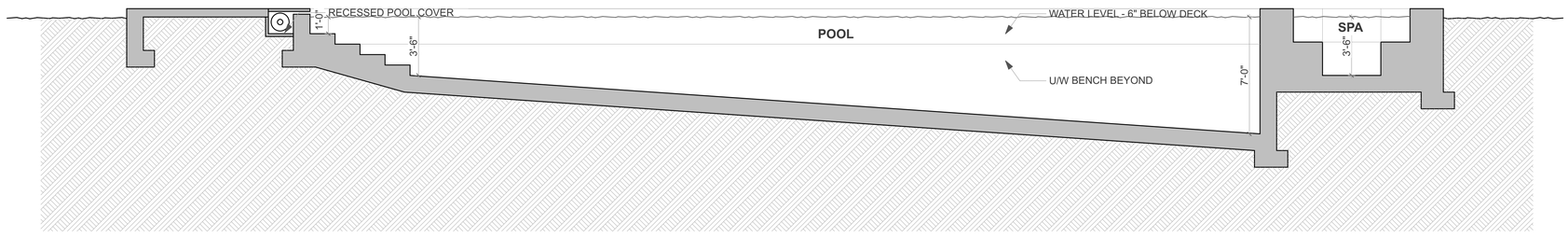
DRAWING NO.
A-2.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.



EAST-WEST SECTION 1

SCALE: 1/4" = 1'-0"



NORTH-SOUTH POOL SECTION 2

SCALE: 1/4" = 1'-0"

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
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SHEET TITLE

PROPOSED SECTIONS

DRAWING NO.
A-3.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.

JOB ADDRESS: 12233 COTHARIN ROAD
MALIBU, CA 90265

APN: 701-0-030-350 & 701-0-030-360

OWNER: THE TASCHEN RANCH

SOILS REPORT PREPARED BY: M3 CIVIL
DATED: 05/21/2017 & 12/01/2021
PROJECT NUMBER: 13.06

SITE PREPARATIONS PER THE SOILS ENGINEERING REPORT

DIMENSIONS: 103' X 73' DEPTH: 5.67' AVG.

BUILDING OFFSETS: 5'

EARTHWORK QUANTITIES (ESTIMATED C.Y.)

EXCAVATED: ~ 1,600 FILL: ~ 1,600

IMPORT: 0 EXPORT: 0

SOURCE/DISPOSAL SITE LOCATION: N/A

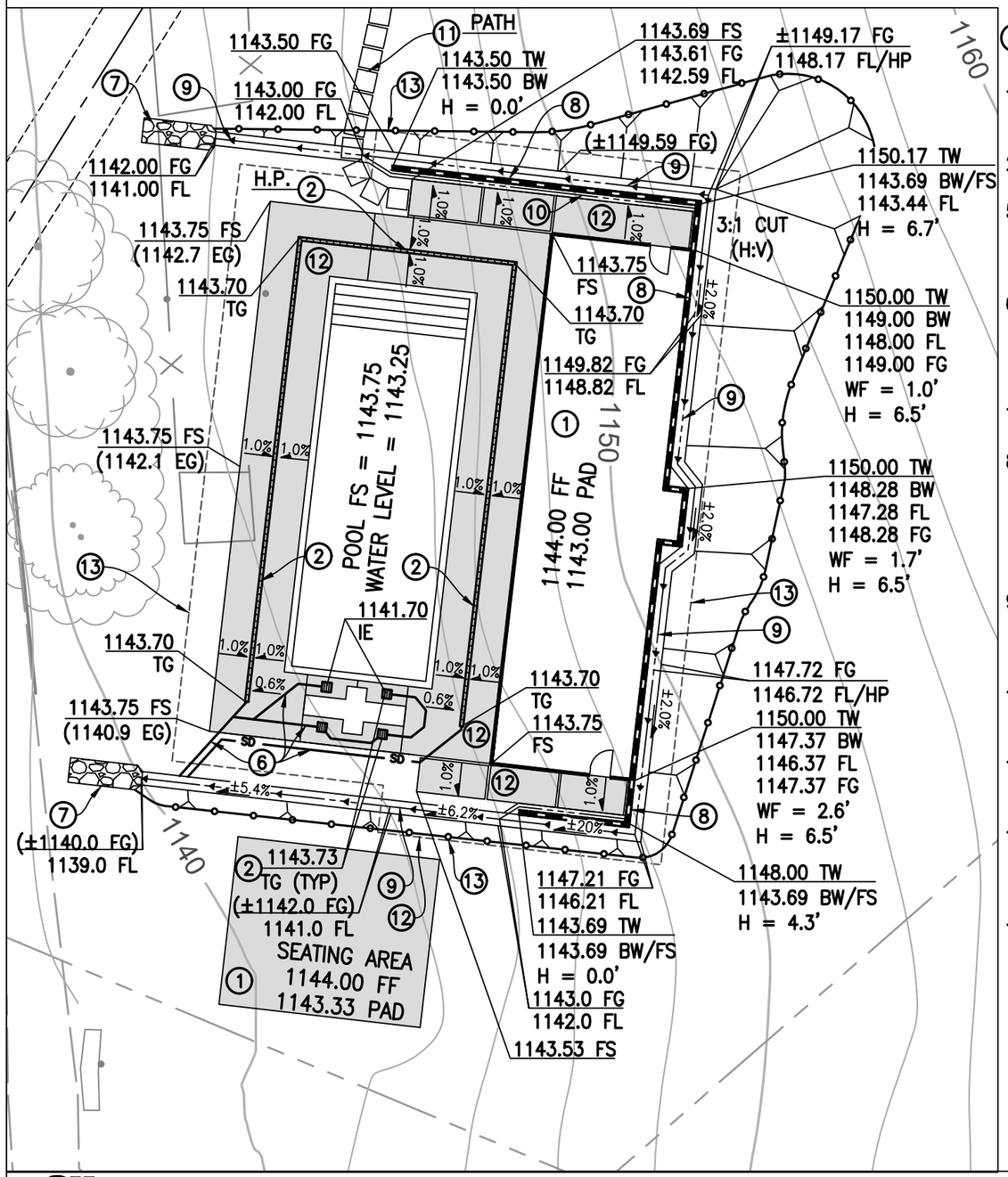
NOTE: ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGIC PROFESSIONAL, WHERE EMPLOYED) CONTAINED IN THE REPORTS AS APPROVED OR CONDITIONED BY THE COUNTY OF VENTURA SHALL BE A PART OF THIS GRADING PLAN.

CONSTRUCTION NOTES

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO ANY GRADING ACTIVITY OR LAND DISTURBANCES WITH THE FOLLOWING PARTIES PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, GEOTECHNICAL ENGINEERING PROFESSIONAL, GEOLOGICAL PROFESSIONAL, VCPWA INSPECTOR(S), AND OTHER JURISDICTIONAL AGENCIES WHEN REQUIRED.
2. HEAVY EQUIPMENT NOISE SHALL NOT BEGIN UNTIL AFTER 7:00 A.M AND SHALL END BY 7:00 P.M. NO WORK BEYOND 4:30 PM UNLESS APPROVED BY VCPWA.
3. TOTAL TRUCK ROUND TRIPS FOR THE GRADING OPERATIONS CARRYING EARTH MATERIALS SHALL NOT EXCEED 5 TRUCKS PER HOUR OR OCCUR DURING PEAK TRAFFIC HOURS - UNLESS AUTHORIZED TO DO SO UNDER AN APPROVED DISCRETIONARY GRADING PERMIT AND APPROVAL BY VCPWA GRADING INSPECTOR. TRUCK TRAFFIC SHALL NOT CREATE A SAFETY HAZARD FOR INGRESS OR EGRESS ROUTES SUCH AS TRUCK STAGING, CLOGGING TURN POCKETS, OR LINE OF SIGHT.
4. NO GRADING ACTIVITY SHALL OCCUR IN ANY WETLAND, BLUE-LINE STREAM, RED-LINE CHANNEL, DRAINAGE COURSE, OR FLOODPLAIN WITHOUT THE PROPER PERMITS & PERMISSION FROM THE VCPWA & RESOURCE MANAGEMENT AGENCY (RMA), OR OTHER AUTHORITIES HAVING JURISDICTION.
5. RETAINING WALLS, BRIDGES, AND OTHER STRUCTURES REQUIRE A SEPARATE PERMIT FROM BUILDING AND SAFETY.
6. ENCROACHMENT PERMITS MAY BE REQUIRED. PLEASE CONTACT VCPWA ROADS & TRANSPORTATION TO OBTAIN ANY NECESSARY PERMITS.
7. ALL AREAS TO RECEIVE FILL SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGICAL PROFESSIONAL, WHERE EMPLOYED) AND VCPWA INSPECTOR AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR FILL.
8. THE GEOTECHNICAL ENGINEERING PROFESSIONAL SHALL DIRECT THE REMOVAL OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS SEPTIC TANKS, IRRIGATION LINES, ETC.
9. THE USE OF CORRUGATED STEEL PIPE IS NOT ALLOWED IN ANY COUNTY RIGHTS OF WAY. THE USE OF CORRUGATED STEEL PIPE ON PRIVATE PROPERTY SHOULD BE MINIMIZED. HOWEVER, IF USED SHOULD BE COATED TO MINIMIZE CORROSION AND TO EXTEND USEFUL SERVICE LIFE.
10. THE TRUNK LOCATION OF ALL TREES WITHIN THE AREA OF GRADING (INCLUDING ACCESS ROADS AND STORAGE AREAS) SHALL BE SHOWN. SHOW THE APPROXIMATE OUTLINE OF ALL TREE CANOPIES WITH TRUNKS OUTSIDE THE GRADING AREA THAT ARE WITHIN 50' OF THE LIMITS OF GRADING, INCLUDING CANOPIES OF TREES GROWING ON ADJACENT PARCEL(S). CONTACT PLANNING DIVISION FOR TREE PERMIT INFORMATION INCLUDING A LIST OF PROTECTED TREES & REQUIRED SETBACKS.

REV. Dec 2020

REMOVE & RECOMPACT



CONSTRUCTION NOTES

1. CONSTRUCT BUILDING PAD PER SOILS REPORT.
2. INSTALL PRE-SLOPED SLOT DRAIN.
5. INSTALL NDS 4" SQUARE AREA DRAIN, INSTALL RISERS AS REQUIRED TO MEET INVERT ELEVATIONS SHOWN.
6. INSTALL 4" PVC (SDR 35) STORM DRAIN PIPE, 2% MINIMUM SLOPE. CONNECT DOWN SPOUTS TO STORM DRAIN.
7. CONSTRUCT RIP-RAP DISSIPATER.
8. CONSTRUCT RETAINING WALL, APPROX. "H" AS NOTED ABOVE FF, WF = WALL FACE EXTERIOR EXPOSURE ABOVE FINISH GRADE, UNDER SEPARATE PERMIT.
9. CONSTRUCT V-SWALE, MINIMUM 2' WIDE, 12" DEEP, CONSTRUCT SPLASH WALL WHERE SHOWN PER PLAN.
10. CONSTRUCT V-SWALE, MINIMUM 1' WIDE, MINIMUM 4" DEEP.
11. CONSTRUCTED NOTED ARCHITECTURAL FEATURE PER ARCHITECTURAL PLANS.
12. CONSTRUCT PCC CONCRETE FLATWORK, 4" THICK, REINFORCED #3 BARS AT 18" ON-CENTER, OR PER SOILS REPORT.
13. ESTIMATED REMOVAL AND RECOMPACTION LIMITS, PER SOILS REPORT.

811 Know what's before you dig.

GRADING / SITE PLAN

GP _____

COUNTY of VENTURA

RESOURCE MANAGEMENT AGENCY
DAVE WARD
Planning Director

SUSAN CURTIS
Assistant Planning Director

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development Permit

Applicant: Mark Lloyd

Location: 12233 Cotharin Road, Malibu, CA 90265

Assessor's Parcel Nos.: 701-0-030-350 and 701-0-030-360

Parcel Size: 154 acres

General Plan Designation: Open Space

Zoning Designation: COS-10 ac-sdf/M

Responsible and/or Trustee Agencies: California Department of Fish and Wildlife

Project Description: The Applicant requests a Coastal Planned Development (PD) Permit to construct a 1,140 square foot (sq. ft.) pool, a 2,178 sq. ft. deck, a 1,683 sq. ft. accessory structure (cabana), a 750 sq. ft. seating pad, and a 125 sq. ft. equipment pad with a 6-foot fence. No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Utility upgrades include installation of one subsurface water line, one subsurface propane line, and one overhead electric line, which will tie-in to an existing electric pole. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled. Proposed water well no. 1 will be located approximately 1,000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling.

The following accessory structures that were placed on the property without a permit will be removed:

- 800 sq. ft. plastic shade house wood framed structure
- 600 sq. ft. plastic shade house wood framed structure
- 800 sq. ft. plastic shade house wood framed structure
- Three (3) 120 sq. ft. wood framed cooler sheds

County of Ventura
Planning Director Hearing
12/04/2025
PL17-0088
Exhibit 4: Mitigated Negative Declaration and Response to Comments

Proposed accessory structures will be used for the existing farming operation:

- 160 sq. ft. Agricultural cargo container (AG container #1)
- 160 sq. ft. Agricultural cargo container (AG container # 2)

In 2016 approximately 0.17 acres of Bigpod Ceanothus-Chamise Shrubland was cleared without a permit. The vegetation was removed to construct one of the plastic shade wood frame structures. After the 2018 Woosley fire, the agricultural land use was expanded in various locations. Approximately 0.30 acres of Bigpod Ceanothus-Chamise Shrubland, 0.13 acres of Bigpod Ceanothus Chaparral, and 0.18 acres of California Sagebrush-Ashy Buckwhet Shrubland was removed without a permit. The Permittee will be required to mitigate 0.78 acres of Environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total).

Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S and sewage disposal for the existing single-family dwelling is provided by an existing septic system. Access to the site is provided by an existing unpaved driveway that extends north from Cotharin Road.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED: Ventura County Initial Study Assessment Guidelines Item 4A. Biological Resources -Species, Item 4D. Ecological Communities - ESHA, Item 4E. Habitat Connectivity, Item 8A. Cultural Resources-Archaeological.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: January 31, 2025, through March 3, 2025.

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at https://vcrma.org/divisions/planning/ceqa-environmental-

review/ (select "Mitigated Negative Declarations") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Noe Torres, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at noe.torres@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

Noe Torres, Case Planner
(805) 654-3635

Reviewed for Release to the Public by:

Jennifer Trunk, Manager
Permits Administration Section

Initial Study for Taschen Ranch Coastal Planned Development Permit

Section A – Project Description

1. **Project Case Number:** Coastal Planned Development (PD) Permit Case No. PL17-0088

2. **Name of Applicant:** Mark Lloyd, 3 West Carrillo Street, Suite 205, Santa Barbara, CA 93101

3. **Property Owner:** Taschen Ranch LLC, 16030 Ventur Blvd #380, Encino, CA 91436

4. **Project Location and Assessor's Parcel Numbers:** The project site is located at 12233 Cotharin Road, approximately 0.35 miles north of the intersection of Cotharin Road and Yerba Buena Road, in the Santa Monica Mountains in the unincorporated area of Ventura County (Attachment 1, Location Map). The project is on Assessor's Parcel Numbers (APN) 701-0-030-350 and 701-0-030-360.

5. **General Plan Land Use Designation and Zoning Designation of the Project Site:**

   a. **General Plan Land Use Designation:** Open Space

   b. **Coastal 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)

6. **Description of the Environmental Setting:** Taschen Ranch is located within the Santa Monica Mountains, approximately 3 miles north of the Pacific Ocean. Developed portions of the ranch are centrally located on APN 701-0-030-350 and extending on the southeast portion of APN 701-0-030-360. Taschen Ranch is surrounded by a mosaic of scrub, chaparral, woodlands, and native and non-native grasslands. The topography is highly variable with multiple steep northeast and southwest facing slopes. Yerba Buena Creek flows north to south and several ephemeral drainages within Taschen Ranch terminate at the creek. The vegetation along the creek appears to be predominantly native riparian with coast live oaks and California sycamores. An existing unpaved private road runs adjacent to the creek and connects to Cotharin Road to the south, the existing

private road crosses the creek several times via existing bridges. (Attachment 2, Initial Study Biological Assessment).

The property was developed with a residence and accessory structures in 1930. Improvements have been made to the residence and accessory structures since 1930, some accessory structures have been added and others removed. The proposed pool and pool cabana, water wells and existing agricultural use are located within areas of the property that historically have been denuded of native vegetation prior to 1960 and periodically used for agriculture.

7. Project Description: The Applicant requests a Coastal Planned Development (PD) Permit to construct a 1,140 square foot (sq. ft.) pool, a 2,178 sq. ft. deck, a 1,683 sq. ft. accessory structure (cabana), a 750 sq. ft. seating pad, and a 125 sq. ft. equipment pad with a 6-foot fence. No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Utility upgrades include installation of one subsurface water line, one subsurface propane line, and one overhead electric line, which will tie-in to an existing electric pole. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled. Proposed water well no. 1 will be located approximately 1,000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling.

The following accessory structures that were placed on the property without a permit will be removed:

- 800 sq. ft. plastic shade house wood framed structure
- 600 sq. ft. plastic shade house wood framed structure
- 800 sq. ft. plastic shade house wood framed structure
- Three (3) 120 sq. ft. wood framed cooler sheds

Proposed accessory structures will be used for the existing farming operation:

- 160 sq. ft. Agricultural cargo container (AG container #1)
- 160 sq. ft. Agricultural cargo container (AG container # 2)

In 2016 approximately 0.17 acres of Bigpod Ceanothus-Chamise Shrubland was cleared without a permit. The vegetation was removed to construct one of the plastic shade wood frame structures. After the 2018 Woosley fire, the agricultural land use was expanded in various locations. Approximately 0.30 acres of Bigpod Ceanothus-Chamise Shrubland, 0.13 acres of Bigpod Ceanothus Chaparral, and 0.18 acres of California Sagebrush-Ashy Buckwhet Shrubland was removed without a permit. The Permittee will be required to mitigate 0.78 acres of Environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total).

Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S and sewage disposal for the existing single-family

dwelling is provided by an existing septic system. Access to the site is provided by an existing unpaved driveway that extends north from Cotharin Road. (Attachment 3 – Project Plans)

8. **List of Responsible and Trustee Agencies:** California Department of Fish and Wildlife (CDFW)

9. **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

Unincorporated Ventura County Pending and Recently Approved Projects Within 5-Mile Radius

Case No.	Status	Description
PL16-0006	Pending	Coastal Planned Development Permit that includes the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment for Assessor's Parcel Numbers (APN) 700-0-030-065 (Parcel A) and 700-0-170-300 (Parcel B).

PL18-0027	Pending	Planned Development Permit to retroactively address a grading violation issued in August 1989 (UN-0013) that was related to the Falconridge Estates development in the La Cam Road area.
PL19-0045	Approved	Conditional Use Permit for temporary outdoor events (60 per calendar year).
PL20-0091	Approved	Minor Modification to CUP 3790 for the continued use (10 years) of an existing animal compound referred to as Exotic Animals.
PL21-0048	Pending	The applicant requests a Coastal Planned Development (PD) Permit to authorize the development of a vacant parcel with a 2,107 SF single-family residence and detached 960 SF garage.
PL21-0051	Pending	Major Modification to CUP LU10-0069 for the redevelopment of Camp Hess Kramer.
PL22-0004	Pending	Coastal Planned Development Permit to abate CV18-0439 and CV18-0416. The project is to retroactively permit a 995 sq. ft. accessory dwelling unit and a 690 sq. ft. covered patio.
PL22-0112	Pending	Minor Modification request to construct a new 1,237 sq. ft. garage, an 844 sq. ft. storage building and a completion of an access road at the site of an existing residence.
PL22-0151	Approved	Major Modification to Planned Development Permit 1576 to add a new 2000 sq. ft. storage structure between the existing main residence and existing guest house.
PL22-0182	Pending	Conditional Use Permit for Outdoor Events for up to 60 events per calendar year, with events occurring between 10:00 am and 11:00 pm. The applicant is proposing to limit attendance to a maximum of 325 guests per event (300 guests and 25 staff).
PL23-0066	Pending	Site Plan Adjustment to Coastal PD PL16-0004 to permit an existing structure as an accessory dwelling unit (700 sq. ft.) and a 589 sq. ft. utility building and garage.
PL23-0085	Pending	Minor modification to extends CUP No. 4484 for the ongoing use of the existing 3,577 sq. ft. animal caretaker dwelling and agricultural accessory structures over 20,000 sq. ft.

PL23-0125	Approved	Planned Development permit to construct an 8,410 sq. ft. single family dwelling and a 1,200 sq. ft. detached accessory dwelling unit.
PL23-0126	Approved	Planned Development permit to construct an 6,955 sq. ft. single family dwelling and a 1,200 sq. ft. detached accessory dwelling unit.
PL23-0129	Pending	Planned Development permit for restoration of approximately 50,000 sq. ft. of native vegetation to abate violation CV23-0250.
PL23-0141	Approved	Planned Development permit to construct a 7,953 sq. ft. single-family dwelling.
PL23-0142	Approved	Planned Development permit to construct a 7,149 sq. ft. single-family dwelling.
PL23-0143	Approved	Planned Development permit to construct a 6,578 sq. ft. single-family dwelling.
PL23-0146	Approved	Site Plan Adjustment to Coastal Planned Development Permit No. PL18-0113 to delete condition no. 17 (restoration of ESHA) and modify condition nos. 1(Project Description) and 18 (Compensatory Mitigation of ESHA).
PL24-0008	Pending	Tentative Parcel Map to subdivide 410.87 acres into two separate lots.
PL24-0013	Approved	Coastal Planned Development permit to construct a 12,728 sq. ft. single-family dwelling.
PL24-0016	Approved	Voluntary Merger to combine to legal lots located within the Rural Exclusive 1-acre min. Zone and the Urban Residential Lake Sherwood Area Plan.
PL24-0040	Approved	Permit adjustment to CUP Case Nos. 4375/LU11-0133 for an interior remodel and an enclosed covered patio.
PL24-0045	Approved	Site Plan Adjustment to change the type of roof material for the existing single-family dwelling and the accessory storage structure.
PL24-0048	Pending	Coastal Planned Development permit for the demolition of an existing single-family dwelling, construction of a new single-family dwelling, new driveway, new fire truck turn-around, new water tank, new septic system and grading remediation.
PL24-0082	Pending	Discretionary Tree Permit to allow the

		removal of a heritage size oak tree, pave a driveway, remove a portion of existing boulders and install 4 three-foot-tall retaining walls.

Section B – Initial Study Checklist and Discussion of Responses[1]

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
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 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 1.2, Air Quality (Sections 1.2.1, 1.2.2 and 1.2.3). 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
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								

[1] 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
1) 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 site does not overlie and is not hydrogeologically continuous with an over-drafted basin.

2A-3 and 2A-4. There is an existing residence on the parcel and domestic water is supplied by one groundwater well (SWN 01S20W11M01S). The proposed swimming pool construction will require an initial fill volume of approximately 43,000 gallons. Uncovered swimming pools lose between 800 to 3,000 gallons to evaporation every month, while covered pools lose between 80 to 350 gallons per month (Mays 2011). The increased water demand will be from the initial filling of the pool and replacement of evaporated water. This represents an approximate groundwater extraction increase of 0.24-acre feet per year (AFY) for the first year and 0.11-acre feet per year for each subsequent year.

Site plans for the existing dwelling show a 1,912 square foot, 3-bedroom, 2-bathroom dwelling. A Pump and Recovery Test, dated September 20, 2016, was submitted with the application and approved for the existing 3-bedroom dwelling. Total water level drawdown after 16 hours was 206.5 feet below ground surface, with a total of 5,985 gallons of water pumped. This exceeds the minimum water requirement of 4,500 gallons per day for a 3-bedroom dwelling. The well recovered to its initial static water level of 202.5 feet below ground surface after 16 hours.

Two new agricultural water wells have been proposed for irrigation of produce crops. Well no. 1 will be approximately 1000 ft south of the existing dwelling and well no. 2 will be sited 110 feet southeast of the existing dwelling on APN 701-0-030-350.

The applicant submitted a geologic evaluation of water well usage for organic farming, dated December 10, 2021, prepared by Gold Coast Geoservices, Inc (Attachment 5). The purpose of the report was to ascertain if additional groundwater extraction from the proposed wells would impact local groundwater resources. The report presents a description of the area hydrogeological conditions and if there could be potential effects from pumping local groundwater resources (quantity). Based upon the evaluation performed by a licensed professional geologist, it was concluded that groundwater to be extracted by the new wells and from the surrounding area are from potentially unique and structurally differing geologic sources. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south-southeast side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. The applicant reported that based on the groundwater yield all three wells may not be necessary and that extraction, irrigation and crops can be adjusted accordingly. Based upon the additional water needed for both the proposed construction and agricultural irrigation and supplemented by the professional analysis of local hydrogeological impacts from extracting groundwater, the proposed project is considered to have a less than significant impact to ground water.

The proposed project will result in more than 1.0-acre feet of net annual increase in groundwater extraction. However, the professional analysis of local hydrogeological impacts from the additionally extracted groundwater shows that the proposed project is considered to have a less than significant impact to groundwater quantity.

2A-5. The proposed project is consistent with the applicable *Ventura County 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
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
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 existing single-family dwelling uses a septic system for wastewater disposal. A Septic Tank Pumping Inspection Report dated August 11, 2016, was submitted and indicates the septic tank structure is not damaged. Connection to the existing septic system is not required and not requested as part of the project.

The proposed project will not cause the quality of groundwater to fail to meet the groundwater 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 and is considered to have no impact.

2B-4. The proposed project is consistent with the applicable *Ventura County 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
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
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. Little Sycamore Canyon Creek and Yerba Buena Canyon Creek run through APNs 701-0-030-340,350 and 360. Surface water is not proposed to be used for this project.

2C-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 2C of the *Ventura County Initial Study Assessment Guidelines* and is considered less than significant to 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
2D. Water Resources - Surface Water Quality (WPD)								
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 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 contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Impacts to Surface Water Quality will be less than significant 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 location of proposed development is within an environmentally sensitive high risk 200 ft. buffer zone and outside of the Ventura County Unincorporated Urban Area. The existing slopes to be graded are less than 10% and the total disturbed area is approximately 2,993 sq. ft. The total amount of proposed new impervious surface area is approximately 1188 sq. ft.

The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, where the applicant will be required to include Best Management Practices (BMP’s) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site less than 1 acre determined as High Risk to protect surface water quality during construction (Tables 6 & 9 in Subpart 4.F, and SW HR Form). As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits.

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

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
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
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 on or immediately adjacent to land identified with the Mineral Resources (MRP) overlay zone (RMA GIS Viewer 2024) and is not adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP). Therefore, there will not be any project-specific or cumulative impacts related to aggerate resources.

3A-3. The proposed project is consistent with *Ventura County General 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
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
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 project site is not 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. Therefore, there would not be any project-specific or cumulative impacts related to petroleum resources.

3B-2. The proposed project is consistent with *Ventura County General Plan* 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
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								

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

Literature Review and Existing Conditions

Stantec conducted a search of California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) within a 10-mile radius of the Project to identify previously recorded occurrences of special-status species near the 2.512-acre survey area (grading footprint plus an approximate 300-foot buffer). Stantec also conducted a literature search of California Native Plant Society's *Inventory of Rare and Endangered Plants of California* (CNPS 2022), the Locally Important Plant and Animal Lists (VCPD 2012a, 2012b) to identify previously recorded occurrences of special-status species near the survey area.

Biological assessment surveys were conducted at the survey area by Stantec on January 8, 2016; January 15, 2016; March 15, 2016; May 18, 2016; December 6, 2016; June 9, 2017, November 5, 2020; and March 22, 2022 (Stantec 2022). Based on the biological surveys, natural vegetation communities within the survey area included coast live oak (*Quercus agrifolia*) woodland (0.34 acre), coast live oak-California sycamore (*Platanus racemosa*) woodland (0.32 acre), and wild oats (*Bromus* spp.) grassland (1.32 acre). Additional land cover types included undifferentiated exotic vegetation (0.085 acre), cleared land (0.391 acre), and urban/disturbed (0.056 acre). Yerba Buena Creek runs along the western extent of the survey area, flowing from north to south adjacent to an existing unpaved access road. This ephemeral drainage is vegetated by coast live oak-California sycamore woodland and is considered Environmentally Sensitive Habitat Area (ESHA).

Development of the Project footprint, vegetation clearance within the 100-foot fuel modification zone, and well installation will avoid temporary and permanent impacts to native plant communities. Project impacts will be limited to wild oats grassland (0.116 acre) and cleared land (0.063 acre). Within the subject property, but northwest of the survey area, 0.170 acre of bigpod ceanothus (*Ceanothus megacarpus*) - chamise (*Adenostoma fasciculata*) chaparral ESHA was cleared without a permit in 2016 and approximately 0.30 acres of bigpod ceanothus-chamise shrubland, 0.13 acres of bigpod

ceanothus chaparral and 0.18 acres of California sagebrush-ashy buckwheat shrubland was removed after the 2018 Woosley Fire.

4A. Species Impact Discussion

4A-1. No special status plant species were detected during botanical surveys. Grading and construction activities will be limited to wild oats grassland and cleared land, which provide little ecological value. Suitable habitat for special status plant species is not present within the Project development footprint. Accordingly, the Project would not have a project-specific or cumulative impact on special status plant species.

Project development would encroach into the protected zone of four coast live oak trees. This impact would be potentially significant. Implementation of Mitigation Measures BIO-1 (Tree Protection Plan) and BIO-2 (Tree Health Monitoring and Reporting) will reduce potential impacts to protected trees to a less-than-significant level.

4A-2. No special-status wildlife species were detected during the biological surveys. One avian species, Cooper's hawk (*Accipiter cooperii*), a CDFW Special Animal and Watch List species, has a moderate potential to nest and forage within the coast live oak-California sycamore woodlands in the survey area. Western pond turtle (*Emys marmorata*) and two-striped garter snake (*Thamnophis hammondii*), both CDFW Species of Special Concern, have a moderate potential to occur within Yerba Buena Creek in the survey area, when water is present. While not observed during the field surveys, monarch butterfly (*Danaus plexippus;* Federal Candidate, CDFW Special Animal) has a high potential to occur. The coast-live oak-California sycamore woodland within the survey area, approximately 75 feet west and north of the development footprint, provides suitable overwintering roost habitat for the species (Stantec 2022).

The Project would not permanently or temporarily remove habitat suitable for Cooper's hawk, western pond turtle, two-striped garter snake, or monarch butterfly. However, if these species occur within development footprint during construction, construction activities may result in direct mortality to individuals. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these special status species if they occur in natural areas adjacent to the footprint of the building envelope. Direct or indirect impacts to these species would be potentially significant. The Project will be subject to standard conditions of approval requiring pre-construction surveys for special status wildlife species, as well as avoidance of special status species and the habitats of such species during critical life stages (e.g., breeding, nesting, denning, roosting). Implementation of these conditions of approval would reduce this impact to a less-than-significant level.

Suitable nesting habitat for passerines (perching birds) and raptors occurs within the areas proposed for construction and, avian species could 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 Fish and Game Code Section 3503, the proposed Project will be subject to a condition of approval requiring the Permittee 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. Adherence to this condition of approval will also help assure avoidance of direct and indirect impacts to Cooper's hawk.

Mitigation:

Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8178-7 et seq. of the Ventura County Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows preservation in place of protected trees in vicinity of site development. The Permittee shall retain a Qualified Arborist to monitor all subsurface grading, trenching, or construction activities within the tree protection zone of Trees 1-6. If protected trees are felled/damaged and require offsets/mitigation pursuant to § 8178-7.6 (Mitigation Requirements), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified arborist who will monitor ground disturbance activities within the tree protection zone. The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans", currently available on-line at:

http://docs.vcrma.org/images/pdf/planning/tree-permits/Tree-Protection-Plan.pdf

The TPP must include (but is not limited to):

a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;
b. the offset or mitigation that will be provided for any trees approved for felling; and
c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist[2] shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

[2] A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction. If a financial assurance is required, the Permittee shall submit the Required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction/within 30 days of the Planning Division's approval of the TPP damaged tree addendum. The Planning Division may release the financial assurance after receiving the report from the Project arborist that verifies that the replacement trees met their final 5 or 7-year performance targets set forth in the TPP.

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP and all supporting

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determined by the Planning Director. The Project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8178-7.4 of the Ventura County Coastal Zoning Ordinance.

Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8178-7 of the Ventura County Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until seven years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until seven years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of the Ventura County Coastal Zoning Ordinance.

Condition of Approval BIO-3: Pre-Construction Surveys and Impact Avoidance

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 when water is present, a County-approved qualified biologist shall conduct surveys for special-status wildlife, including western pond turtle and two-striped garter snake, to ensure that these species are not harmed. 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, as determined by a County-approved biologist. The County-approved biologist, with a CDFW Scientific Collecting Permit, 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 any ground disturbance activities. The Permittee shall submit a report 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 construction, the Permittee shall provide the signed contract with the County-approved biologist. Within 14 days of the wildlife surveys and relocation activities, the Permittee shall provide a report describing 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.

Condition of Approval BIO-4: Monarch Butterfly Surveys and Avoidance

Purpose: To prevent impacts to monarch butterfly overwintering roosts and comply with the County's monarch butterfly protection regulations in § 8178-7.7.4 of the Ventura County Coastal Zoning Ordinance.

Requirement: When suitable western monarch butterfly overwintering habitat is within 1,000 feet of the development envelope, two targeted monarch butterfly overwintering surveys each conducted by a different qualified biologist shall be required for all habitat that has the characteristics of a suitable roost site (see § AE-1.3.2(g)(4)(iv) of the Ventura County Coastal Zoning Ordinance). Suitable habitat includes trees that provide shelter from storms or prevailing winds, with nearby water and nectar sources in fall/winter. If development is within 125 feet of an overwintering roost, the Permittee shall provide, for the County's review and approval, a management plan for the preservation of the existing roost site and/or the restoration or enhancement of an historical roost site that is prepared by a qualified biologist.

Documentation: The Permittee shall provide to the Planning Division a Monarch Butterfly Survey Report from a County-approved biologist documenting the results of

the monarch butterfly overwintering roost surveys and a management plan for avoidance of overwintering roosts 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 (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any overwintering roosts discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid monarch butterfly overwintering roosts and results.

Timing: If an initial assessment identifies potential monarch overwintering habitat within 1,000 feet of the proposed development, two surveys shall be conducted by two different qualified biologists to account for seasonal or annual differences in environmental conditions at the microsite level (e.g., wind, temperature, humidity). The first survey shall be conducted during the first half of the overwintering season (e.g., November), and the second survey shall be conducted during the second half of the season (e.g., January). The Permittee shall submit the Monarch Butterfly Survey Report that conforms to the requirements of § 8178-2.7.8, 8178-2.10.7(d) and Appendix E1, § AE-1.3.2(g) of the Ventura County Coastal Zoning Ordinance and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Monarch Butterfly Survey Report and Management Plan to the Planning Director for review and approval prior to issuance of Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

Condition of Approval BIO-5: Avoidance of Nesting Birds

Purpose: To prevent impacts to birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Section 3503, 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) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. 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.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of 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 (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between January 1 – September 15, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

Residual Impact:

Potential impacts to special status animal species or their habitat would be adequately mitigated by the requirements discussed above. Therefore, project-specific impacts would be less than significant and would not result in a cumulatively considerable impact to special status or animal species or their habitat. Residual impacts would 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
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
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		

A. Sensitive Plant Communities Impact Discussion

4B-1. Plant communities are considered special status if they are designated as sensitive by CDFW or if they are identified as Locally Important Communities by the County of Ventura. The CDFW Natural Communities List assigns rarity ranks to natural plant communities 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. Communities with a State Rank of 3 or lower are considered "rare" plant communities. The sensitive vegetation community coast live oak-California sycamore woodland (G3S3) is present to the west of the proposed development footprint. Coast live oak woodland (G5S4) is protected by the California Oak Woodlands Act and is considered a Locally Important Community by the County of Ventura. The coast live oak woodland within the survey area is relatively fragmented from adjacent woodlands and disturbed due to ongoing agricultural uses within the subject property; these factors reduce its ecological value. These communities would not be temporarily or permanently removed through construction, clearing, or other activities. Because the Project would not result in removal of sensitive plant communities, the Project would not have a project-specific or cumulative impact.

4B-2. A geologic evaluation of water well usage for organic farming (Attachment 5) described the area hydrogeological conditions and analyzed if there could be potential

drawdown of local groundwater resources due to well extraction. The evaluation concluded that groundwater to be extracted by the new proposed wells is from potentially unique and structurally differing geologic sources than the groundwater utilized by vegetation. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south/southeast side of the Project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. Based upon the limited additional water needed for both the proposed construction and agricultural irrigation and supplemented by the professional analysis of local hydrogeological impacts from extracting groundwater, the Project would have a less than significant impact to groundwater; therefore, indirect impacts to sensitive vegetation communities adjacent to proposed well locations due to groundwater extraction would be less than significant, and the Project would not result in a cumulatively considerable impact.

Mitigation/Residual Impact: None

Issue (Responsible Department) *	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) 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		

Issue (Responsible Department) *	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X				X		

B. Ecological Communities – Waters and Wetlands Impact Discussion

Yerba Buena Creek traverses the western extent of the survey area, flowing from north to south adjacent to an existing unpaved access road. This ephemeral drainage is likely jurisdictional, subject to the regulatory oversight of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), CDFW, and California Coastal Commission (CCC). The proposed pool and cabana would be located approximately 30 feet to the east of Yerba Buena Creek, within the 100-foot buffer of the drainage. Additionally, Well 1 would be located directly adjacent to Yerba Buena Creek, within a developed road shoulder. The Project would avoid direct impacts to Yerba Buena Creek.

4C-1. Because the Project would not result in 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 within Yerba Buena Creek, the Project would not have a project-specific or cumulative impact.

4C-2. Because the Project would not result in disruptions to wetland or riparian plant communities, the Project would not have a project-specific or cumulative impact.

4C-3. As discussed in 4B-2, the proposed Project is considered to have a less than significant impact to groundwater; therefore, any indirect impacts to sensitive vegetation communities adjacent to proposed well locations due to groundwater extraction would be less than significant. Because the Project would not interfere with hydrological conditions in waters and/or wetlands as defined in Ventura County's Initial Study Assessment Guidelines, the Project would not have a project-specific or cumulative impact.

4C-4. While a portion of the proposed cabana is situated within the 100-foot buffer of Yerba Buena Creek, the area to be impacted consists of annual brome grasslands and cleared land, areas that provide poor habitat value and limited buffering capacity. Well 1 is also located within the 100-foot buffer of Yerba Buena Creek, within a developed road shoulder. To comply with CZO § 8178-2.6, the proposed Project will be subject to conditions of approval requiring the Permittee to adhere to erosion control best management practices to prevent adverse effects to water quality. Due to the existing level of disturbance in the proposed development footprint, construction and operation

of the cabana and well within the 100-foot buffer of Yerba Buena Creek would not degrade the functions or values of Yerba Buena Creek. Because the Project would provide an adequate buffer for waters and/or wetlands through adherence to conditions of approval, project-specific and cumulative impacts to Yerba Buena Creek would be less than significant.

Residual Impact(s):

Potential impacts to waters and wetlands would be adequately mitigated by the requirements discussed above and in Section 4A. Therefore, Project-specific impacts would be less than significant and would not result in a cumulatively considerable impact to waters and wetlands. Residual impacts would 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
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
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	

Ecological Communities – ESHA (Applies to Coastal Zone Impact Discussion):

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. ESHA are primarily riparian and wetland habitats and closed-canopy oak woodlands; however, within the Coastal Zone the California Coastal Commission (CCC) has also recognized coastal sage scrub, chaparral, and California's native perennial grasslands as meeting the definition of ESHA. Within the survey area, Yerba Buena Creek as well as the natural vegetation communities coast live oak woodland and coast live oak-sycamore woodland are considered ESHA. 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. Additional natural vegetation communities within the parcel, outside the survey area are considered ESHA, including 0.17 acre of bigpod ceanothus-chamise chaparral that was cleared without a permit in 2016 and approximately 0.30 acres of bigpod ceanothus-

chamise shrubland, 0.13 acres of bigpod ceanothus chaparral and 0.18 acres of California sagebrush-ashy buckwheat shrubland after the 2018 Woosley Fire.

4D-1 and 4D-2. Project components and structures are designed to minimize impacts to ESHA in conformance with Coastal Area Plan ESHA Goal 1.2, which requires that development in areas adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade ESHA and shall be compatible with the continuance of the habitat. Nonetheless, grading and other construction activities associated with the Project would occur within 100 feet of ESHA and could result in inadvertent removal of ESHA, or degradation of the edges of these communities, creating edge effects. These direct and indirect impacts to ESHA would result in significant impacts; however, with the implementation of Mitigation Measure BIO-6 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.

ESHA adjacent to the development footprint also has 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-7, prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix. With the implementation of Mitigation Measures BIO-6 and BIO-7, potential indirect impacts to ESHA would be mitigated to a less than significant level.

Permanent impacts to chaparral ESHA habitat due to unpermitted vegetation removal total 0.78 acre and are a potentially significant impact. Therefore, to compensate for the loss of ESHA, Mitigation Measure BIO-8 will require the Permittee submit an ESHA Mitigation Plan to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (1.56 acre of mitigation to offset 0.78 acre of ESHA) prior to zoning clearance for construction. The ESHA Mitigation Plan must include any required Habitat Mitigation Plan, Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan, pursuant to Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1.

The Applicant will be required to comply with the Ventura County Fire Protection District Fire Hazard Reduction Program (FHRP)[3]. Initial compliance with the FHRP will require vegetation be removed, thinned, and sufficiently spaced within a minimum 100-foot fuel modification zone that is designated around combustible structures (and 10 feet from access roads). ESHA adjacent to the fuel modification zone also has the potential to be indirectly impacted by the introduction and proliferation of invasive plants; however, with the implementation of Mitigation Measure BIO-9, impacts would be mitigated to a less-than-significant level and cumulative impacts would be less than significant.

[3]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.

Mitigation

Mitigation Measure BIO-6: 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 ESHA Goal 1 Ventura County General Plan Goal Policies and Programs (updated 2022), ground disturbance and vegetation removal in ESHA outside of the construction footprint 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 cabana.

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-7: Invasive Species Seeding and Landscaping

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

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 2023] 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*.

Mitigation Measure BIO-8: Compensatory Mitigation for Loss of ESHA

Purpose: The purpose of this condition is to require an ESHA Mitigation Plan in compliance with Ventura County Coastal Zoning Ordinance § 8178-2.10.9 and Appendix E2, Section AE-2.1.

Requirement: The Permittee shall prepare an ESHA Mitigation Plan pursuant to the requirements of Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1 and information contained in the ISBA prepared by Stantec Consulting Services dated March 27, 2023, and ISBA addendum memo dated September 5, 2023. The Permittee will be responsible for mitigation 0.78 acres of ESHA at a 2:1 mitigation-to-impact ratio (1.56 total acres).

Documentation: The ESHA Mitigation Plan must include any required Habitat Mitigation Plan, Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan, pursuant to Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall (1) submit the ESHA Mitigation Plan to the Planning Division, and (2) implement the final ESHA Mitigation Plan pursuant to the timing requirements of the Habitat Mitigation Plan, the Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan (as applicable).

Monitoring and Reporting: The Planning Division reviews the draft and final ESHA Mitigation Plan to determine compliance with the requirements of this condition. 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.

Mitigation Measure BIO-9: Fuel Modification Plan

Purpose: To mitigate potentially significant impacts to ESHA from fuel modification activities.

Requirement: The Permittee shall use a County-approved qualified biologist or licensed landscape architect to prepare a Fuel Modification Plan for County Planning 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 the methods of modifying vegetation surrounding structures that will avoid impacts to ESHA (e.g., use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding rare plants, avoiding nesting birds).

Documentation: A Fuel Modification Plan prepared by a County-approved qualified biologist or licensed landscape architect.

Timing: The Permittee shall submit a Fuel Modification Plan prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall submit the Fuel Modification Plan to Planning Division and the Ventura County Fire Protection District for review and approval to assure compliance with the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the Fuel Modification Plan provided by the Permittee in the Project file.

Residual Impact(s):

With the implementation of Mitigation Measures BIO-6 through BIO-9, the proposed Project would reduce potential impacts to ESHA to a less-than-significant level, and the proposed Project would 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
4E. Habitat Connectivity								
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) 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	

Habitat Connectivity Impact Discussion

4E-1 – 4E-4. The Project site is located approximately 3.5 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. The proposed Project does not involve the removal of habitat within a wildlife movement corridor, nor is the Project located near a wildlife movement corridor or linkage. As a result, no direct impacts to a mapped wildlife corridor would occur. Because the Project would not result in removal of habitat within a wildlife movement corridor, the Project would not have a project-specific or cumulative impact on habitat within wildlife movement corridors.

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. The existing organic farm has perimeter fencing at the edge of areas that have been historically cleared of vegetation prior to 1947, the existing fencing does not form any enclosure. To avoid future barriers to wildlife movement, Mitigation Measure BIO-10 shall be implemented, which will require fencing outside the development footprint to be permeable to wildlife.

In addition, the future occupation of the cabana will likely increase levels of noise and human presence above existing levels; however, the increased noise levels are not

potentially significant impacts, as the noise levels are consistent with those typical of a residential development.

Two wall-mounted outdoor lights are proposed 9 ft in height from the proposed grade as part the of the Project, which could have a significant impact on wildlife movement, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-11 shall be implemented, which requires the Permittee to submit a lighting plan.

Mitigation Measure BIO-10: Fencing Adjacent to Wildlife Corridors

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

Requirement: Except for existing fencing associated with agricultural practices and fences within 100 feet of structures and retaining walls, the Permittee shall ensure that all new fences or walls are permeable to wildlife, and conform to the following standards:

a. A split-rail, pole, or wire fences 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.

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-11: 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-10 and BIO-11, 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	

Impact Discussion

4F. The proposed Project is consistent with the Ventura County General Plan Goals and Policies of the Ventura County Initial Study Assessment Guidelines. The Project is consistent with General Plan Conservation and Open Space Policy COS-1.1, which requires discretionary development that 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. An Initial Study Biological Assessment (ISBA) (Stantec 2022) was prepared for the proposed Project. With the implementation of Mitigation Measures BIO-1 through BIO-8 to protect the biological resources identified in the ISBA, the proposed Project will be consistent with General Plan Policies.

General Plan Conservation and Open Space Policy 1.11 requires discretionary development to be sited a minimum of 100 feet from wetland habitats to mitigate the potential impacts on those habitats. The proposed Project has been designed to avoid impacts to ESHA. However, as indicated in Section 4D, portions of the proposed Project footprint encroach within the 100-foot ESHA buffer. With the implementation of Mitigation Measures BIO-6 (ESHA Exclusion Fencing), BIO-7 (Invasive Species Prevention), and standard erosion control best management practices, the Project would not result in a degradation of water quality or ecosystem function, and Project-specific impacts to jurisdictional areas would be less than significant.

The proposed Project will be consistent with Coastal Area Plan ESHA Goal 10 with the implementation of Mitigation Measure BIO-8. The Permittee will be responsible for submitting an ESHA Mitigation Plan for review and approval by the Planning Division. The ESHA Mitigation Plan that must include any required Habitat Mitigation Plan, Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan, pursuant to Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1. The permittee will be required to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (1.56 acre of mitigation to offset 0.78 acre of ESHA) through on- or off-site compensatory mitigation (or a combination thereof), and all on and offsite ESHA be permanently protected in perpetuity through a conservation easement or deed restriction. As a result, the proposed Project is consistent with Ventura County 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-11, 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
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
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 (RMA GIS Viewer 2024). 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 Important Farmland Inventory. 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 *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
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								
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 is an accessory structure to a residential use and is not defined as Agricultural Operations in the Coastal Zoning Ordinance. However, there is no classified farmland within the threshold distance of 300 feet set forth in 5b.C. The proposed project site is not adjacent to off-site classified farmland or agricultural areas.

5B-2. The proposed project is consistent with the *Ventura County General Plan Policy* AG-2.1, 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
6. Scenic Resources (Plng.)								
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 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.

Two outdoor lighting fixtures are proposed as part of the project, lighting is also proposed inside the cabana and the pool will include underwater pool lights. The proposed lighting could be visible from public views if it is excessive or shines into adjacent areas with native vegetation.

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 and determined that the proposed project site is visible from limited areas of Yerba Buena Road, a public viewing location, which is directly adjacent to and east of the project site however the project site was not noticeably visible from other nearby public roadways.

The Grotto Trail is located approximately 1.2 miles northeast of the project site. The Point Mugu State Park Trail System is located approximately 1.3 miles west of the

project site. The Yellow Hill Trail is located approximately 2 miles southeast of the 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 8177-4.1.6, 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 0.75 miles east 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. Due to the steep terrain, public views of the proposed project are 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 accessory structure be painted with earth tone colors and non-reflective paints. Therefore, 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.

Condition of Approval – Scenic Resources: Materials and Colors in the Santa Monica Mountains Overlay Zone

Purpose: In order to ensure that buildings and structures comply with Public Resources Code §§ 30240(b) and 30251 and Ventura County CZO Section 8177- 4.1.6.

Requirement: The Permittee shall utilize natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures, including but not limited to the dwelling, trash area, water tanks, walls, pilasters, and fences.

Documentation: A copy of the approved plans denoting the colors and materials. The Permittee shall provide photos of the constructed principal structure/use and landscaping to the Planning Division, or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the principal structure/use and installed landscaping and irrigation according to the approved plans and materials sample/color board.

Timing: Prior to the issuance of a Zoning Clearance for construction of the project, the Permittee shall submit the building plans with the colors and materials noted on all structures for review and approval by the Planning Division. Prior to final inspection, the Permittee shall paint the structures according to the approved plans. Prior to Certificate of Occupancy, the Permittee shall provide photographs demonstrating that the Permittee constructed the principal structure or use in compliance with the approved plans and materials sample/color board and all landscaping and irrigation has been

installed in accordance with the approved plans or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the principal structure/use and installed landscaping and irrigation according to the approved plans and materials sample/color board.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project files. Prior to occupancy, the Planning Division has the authority to inspect the sites to ensure that the exterior of the structures were treated as approved. The Permittee shall maintain these materials and colors throughout the life of the PD Permit. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

6c. The proposed project is consistent with the applicable 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.

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
7. Paleontological Resources								
Will the proposed project:								
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. and 7b. The project site contains native soils predominately characterized as Colluvium soils with a thin veneer of overlying uncertified artificial fill. The subject site is underlain by volcanic basalt of the Tertiary Age Conejo Volcanics Formation (Tcvb), as

discussed in Geotechnical Report from M3 Civil dated March 21, 2017 (Attachment 6). According to CZO Section 8178-3.2, Tertiary Age Conejo Volcanics is classified by the Bureau of Land Management as a geological formation type with no potential for geologic units to contain vertebrate fossils because the formation of Conejo volcanics, granite or basalt, or the area that will be disturbed is imported or artificial fill.

7c. The proposed project is consistent with the applicable 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
8A. Cultural Resources - Archaeological								
Will the proposed project:								
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 Resource Survey and Impact Evaluation was prepared by Brandon S. Lewis (Ph. D., ROPA certified), dated April 1, 2012, to investigate the existence of historical and cultural resources on the subject property. The records and literature review conducted at the Southern California Central Coast Information Center, California State University, Fullerton, identified the existence of two previously recorded archaeological sites within the property. In addition, the Phase I

Assessment survey identified a previously unrecorded archaeological site within the 192-acre parcel.

On December 14, 2022, in accordance with Assembly Bill (AB) 52, Planning Division mailed a notification of consultation opportunity for comment and review of the proposed project to the Barbereno/Ventureno Band of Mission Indians and Fernando Tataviam Band of Mission Indians. As of the date of this initial study, no comments were received.

The proposed project would involve approximately 1,600 C.Y. excavated and recompacted related the construction of the pool and cabana. The removal of the six unpermitted accessory structure will require approximately 2,560 sq. ft. of ground disturbance. Because presence is presumed, cultural resources could be encountered during ground disturbance activities. As such, there is a potential for this project to result in archaeological resource impacts. The applicant has agreed to incorporate a mitigation measure into the project which would require archaeological monitoring during all ground disturbance activities (Mitigation Measure (MM) CR-1).

With the incorporation of MM CR-1, project-specific and cumulative impacts to cultural resources would be less than significant.

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

Mitigation/Residual Impact(s)

Mitigation Measure CR-1

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain an archaeological monitor and Native American monitor to monitor all ground disturbance related to construction of the project (i.e., subsurface grading or trenching).

Documentation: The archaeological and Native American monitors shall provide a weekly monitoring report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Native American monitor shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The archaeological and Native American monitors shall monitor the Project site during all subsurface grading, trenching, or construction activities. The archaeological and Native American monitors shall provide the monitoring reports weekly during all ground disturbance (i.e., subsurface grading and trenching).

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The archaeological and Native American monitors shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

With the inclusion of the archaeological resources Mitigation Measure CR-1, the proposed project would not demolish or materially alter in an adverse manner the physical characteristics or an archaeological resource in a local register, pursuant to Section 5020.1(k) requirement of the 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.

Mitigation/Residual Impact(s): With the implementation of Mitigation Measures CR-1, impacts Cultural Resources – Archaeological will be 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
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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-2, 8B-3, and 8B-4. The proposed project does not involve the demolition or modification of any permitted structures. The property is currently developed with a Single-Family Dwelling and accessory structures. As stated in the Historic Resources Report prepared by San Buenaventura Research Associated dated August 26, 2013, no buildings on the property were found to be potentially eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) Criteria of Evaluation or potentially eligible for designation as a County of Ventura Landmark.

Based on this analysis, existing development does not constitute an historical resource. Therefore, project-specific and cumulative impacts to historic resources will be 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
9. Coastal Beaches and Sand Dunes								
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) 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 3.1 miles north of the Pacific Ocean and the development is located approximately between 1,000 feet to approximately 1,300 feet above mean sea level. 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 and dunes.

9c. The proposed project is consistent with the applicable *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
10. Fault Rupture Hazard (PWA)								
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 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							

Impact Discussion:

The hazards from fault rupture will affect each project individually; and no cumulative fault rupture hazards will occur as a result of other approved, proposed, or probable projects.

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 – 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* Section 7.4, Geologic and Seismic Hazards, HAZ-4.1, HAZ-4.2, and HAZ-4.17. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. Therefore, there would not be any project-specific or cumulative impacts related to potential fault rupture hazards.

10c. The project is consistent with the applicable *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**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X			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:

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.

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 2019 California Building Code, requires structures be designed to withstand this ground shaking. The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Attachment 6), provides the structural seismic design criteria (Page 10) 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.

11b. The project is consistent with the applicable *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
12. Liquefaction Hazards (PWA)								
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) 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:

The hazards from liquefaction will affect each project individually, and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or pending projects.

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 property is located close or within a potential liquefaction zone (RMA GIS Viewer 2024). The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Attachment 6), indicates the site is not within the liquefaction zone and that the subject site does not meet the minimum conditions for liquefaction to occur.

12b. The project is consistent with the *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
13. Seiche and Tsunami Hazards (PWA)								
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				N			

Impact Discussion:

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.

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

13a. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (RMA GIS Viewer 2024) and is not subject to seiche hazard. There is no hazard from potential seiche and no impact to the proposed project.

13b. The project is not mapped within a tsunami inundation hazard zone. There is no impact from potential hazards from tsunami.

13c. The project is consistent with the applicable *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
14. Landslide/Mudflow Hazard (PWA)								
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) 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:

The hazards from landslides/mudslides will affect each project individually. No cumulative landslide/mudslide hazard would occur as a result of other projects.

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 is not located in a potential seismically induced landslide zone. The Preliminary Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Attachment 6), indicates the project site is not susceptible to earthquake induced landslides (page 11). The landslide hazard is considered to be less than significant.

14b. The project is consistent with the applicable *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
15. Expansive Soils Hazards (PWA)								
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) 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:

The hazards from expansive soils will affect each project individually. No cumulative expansive soils hazard would occur as a result of other approved, pending, or probable projects.

15a. The Expansion index test contained in the Geotechnical Engineering Study, prepared by M 3 Civil, dated March 21, 2017(Attachment 6), indicates the near surface soils for the site possess medium expansion. 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 hazard associated with adverse effects of expansive soils is considered to be less than significant.

15b. The project is consistent with the applicable *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
16. Subsidence Hazard (PWA)								
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) 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:

The hazards from subsidence will affect each project individually. No cumulative subsidence hazard would occur as a result of other approved, pending or probable projects.

16a. Three new water wells for agricultural use will be drilled. The subject property is not within the probable subsidence hazard zone (Ventura County General Plan Policies HAZ-4.14, 4.15 and 4.16). Therefore, there would not be any project-specific impacts related to subsidence hazard.

16b. The project is consistent with the applicable *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
17a. Hydraulic Hazards – Non-FEMA (PWA)								
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): • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)?	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. The net impervious area due to the project will be approximately 3,000 square feet of the total project area of 192 acres. The runoff will be by sheetflow and drainage system along the roads and the natural topography. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the new pool facility considering the size of the property relative to the project size.

17A-2. The project is consistent with the applicable *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
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
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. Given that the site is located outside FEMA determined 1% annual chance (100 year) floodplain, the proposed Project will not result in Project related impacts related to flooding or contribute to cumulative impacts related to flooding and therefore, is deemed to be Less than Significant in terms of environmental impact.

17B-2. The proposed project is compliant with the Flood Hazard policies set out in the *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
18. Fire Hazards (VCFPD)								
Will the proposed project:								
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 project is located in a High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area. The project will comply with all applicable Federal, State regulations and the requirements of the Ventura County Building Code and the Fire Code. To ensure that fire hazard impacts are maintained at a less than significant level, the project will be subject to hazardous fire area building code requirements, which must be met prior to building permit issuance. Examples of such requirements include fire resistant siding and roofing, baffled vents, and fire-retardant decking. Therefore, project-specific and cumulative impacts related to fire hazards will be less than significant.

18b. The project is consistent with the applicable *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
19. Aviation Hazards (Airports)								
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) 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 is not located within the sphere of influence of the 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 8.6 miles to the west 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 25 feet in height which is less than the 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 project is consistent with the applicable *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
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
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) 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 for the addition of a swimming pool, pool deck, and cabana to an existing single family and will not utilize hazardous materials which require permitting or inspection from the 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 the potential environmental impact.

20a-2. The proposed project is consistent with the *Ventura County General Plan* for Item 20a of the *Ventura County Initial Study Assessment Guidelines* through proper handling, storage, and disposal of hazardous materials during construction activities.

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
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
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 for the addition of a swimming pool, pool deck, and cabana to an existing single-family dwelling and will not generate hazardous wastes which require a Ventura County Environmental Health Division/Certified Unified Program Agency permit. No project specific or cumulative impact related to hazardous waste is expected.

20b-2. The proposed project is consistent with the *Ventura County General Plan* Goals and Policies for Item 20b of the *Ventura County Initial Study Assessment Guidelines* regarding hazardous waste.

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
21. Noise and Vibration								
Will the proposed project:								
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			

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

Impact Discussion:

The evaluation of noise and vibration impacts on future residential uses that may be established on the proposed project site is not required pursuant to CEQA and is provided in this Initial Study solely for the purposes of disclosure.

21a. 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 “noise generator”. Noise sensitive uses include, but are not limited to, dwellings, schools, hospitals, nursing, homes, church and libraries. The proposed project, consisting of detached cabana, pool and deck is considered a noise sensitive use.

The existing single-family residence and proposed pool and cabana is considered a noise-sensitive use. These noise-sensitive uses are not considered a long-term noise generator since these types of uses would not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, would not involve the creation of a new transit

use and would not involve the creation of a new commercial or industrial use that involves noise-generating activities. As the proposed project does not include a noise-generating use (except with regard to construction noise), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

With regard to construction noise, the proposed project will be subject to a construction noise condition requiring the applicant to limit construction activity 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 (see below). Construction equipment maintenance shall be limited to the same hours. These requirements are intended to ensure that the project complies with the *Ventura County General Plan* Policy HAZ-9.2(5), *Construction Noise Threshold Criteria and Control Plan* (2010a).

The proposed project is located approximately three miles north from State Route 1 (Pacific Coast Highway) and is outside the CNEL 60dB(A) noise contour (RMA GIS Viewer, Noise Contour Maps, 2024). 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 airport (both of which are approximately 9 miles away). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

Policy HAZ-9.2 of the Ventura County General Plan requires that new noise-sensitive uses be designed to ensure that noise levels would not exceed a Community Noise Equivalent Level (CNEL) of 60 dB(A) for outdoor areas and 45 db(A) for indoor areas. The project entails the construction of accessory uses (i.e., pool and cabana) to an existing single-family residence. As the residence has been existing prior to 1947, the project would not involve introduction of a new noise-sensitive use. Indoor noise levels within the newly proposed construction are not anticipated to exceed a CNEL of 45 dB(A) and outdoor levels in the newly proposed pool area are not anticipated to exceed a CNEL of 60 dB(A).

21b. and 21e. Construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels. Pursuant to the requirements of the *Ventura County Construction Noise Threshold Criteria and Control Plan* (2010a), the applicant will be subject to a standard condition of approval that will limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses (refer to Section 21a, above). Therefore, project-specific and cumulatively impacts related to construction noise will be less than significant.

21c. The proposed project does not involve the creation of vibration-generating transit use or creation of a transit use 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)*. Therefore, there would not be a project-specific or cumulative impact relating to transit-based noise.

21d. The project site has direct access to Cotharin Road, which is an existing paved road. The proposed project will not involve the use of heavy vehicles (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). Therefore, there would not be a project-specific or cumulative impact relating to vibration from rubber-tire heavy vehicle uses.

21f. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

Condition of Approval – Construction Noise:

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Hazards Policy HAZ-9.2 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.

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
22. Daytime Glare								
Will the proposed project:								
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 cabana, pool and deck can be seen from limited portions of Yerba Buena Road. To ensure that daytime glare does not impact motorists travelling along Yerba Buena Road, as discussed Section 6(above), the applicant will be subject to a standard condition of approval that will require the proposed development be constructed with non-reflective materials so as not to create any disability or discomfort from glare as seen from these public roads. In addition, Mitigation Measure Bio-8 will be required the applicant to submit a Lighting Plan showing all exterior lighting is shielded and directed downward. Further, as discussed in Section 6b(above), the Applicant will be required to submit a materials sample/color board at the time of construction of the new cabana, pool and deck that includes natural building materials and colors (earth tones and non-reflective paints) on exterior surfces of all structures. Therefore, project-specific and cumulatively impacts related to daytime glare will be less than significant.

22b. The project is consistent with the applicable *Ventura County General Plan* Goals and Policies for item 22 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
23. Public Health (EHD)								
Will the proposed project:								
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 will not adversely affect public health. No project-specific or cumulative impacts related to public health were identified during the review of the proposed project. Therefore, there would not be any project-specific or cumulative impacts related to public health.

23b. The project is consistent with the *Ventura County General Plan* for Item 23 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
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
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 Ventura County Air Pollution Control District (VCAPCD) evaluated the proposed project and determined that the greenhouse gas impact from the proposed project is less than significant. This determination was based on the proposed project description. Operational emissions will be negligible, well below the 10,000 metric tons

of carbon dioxide equivalent per year ($MTCO_2e/Yr$) threshold routinely applied by VCAPCD for discretionary projects. Therefore, the project-specific and cumulative impacts related 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
25. Community Character (Plng.)								
Will the proposed project:								
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 property has a General Plan land use designation of Open Space has and is zoned a COS-10ac-sdf/M (Coastal Open Space – 10 acre minimum lot area-slope density formula/Santa Monica Mountains Overlay Zone).

The applicant is proposing to construct a 1,140 sq. ft. pool, a 2178 sq. ft. deck, a 1,683 sq. ft. cabana, a 750 sq. ft. seating pad and a 125 sq. ft. equipment pad with a 6-foot fence. The proposed project conforms with the development standards of the Coastal Zoning Ordinance, including setbacks, building height, and maximum building coverage. The project has been conditioned to require the applicant provide material sample/color board to ensure proposed development blends in with the natural environmental 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 *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
26. Housing (Plng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households?	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., 25b, and 25c. According to the Ventura County Initial Assessment Guidelines, any project that results in the elimination of fewer than three dwelling units is considered to have less-than-significant effects. The proposed project does not include the demolition of an existing dwelling; thus, the proposed project will have less-than-significant impacts related to the elimination of housing.

In regard to housing demand, the project will not result in any new, full-time equivalent employees who would create a corresponding demand for new housing. Temporary construction jobs created by the project have the potential to create a temporary demand for additional housing. However, according to the Ventura County Initial Study Assessment Guidelines, since construction is short-term and there is sufficient pool of construction workers in the Ventura County and Los Angeles metropolitan regions,

construction worker demand for housing is considered to be less-than-significant impact.

Therefore, the project-specific housing impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant housing impacts.

26d. The proposed project is consistent with the applicable *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
27a(1). Transportation & Circulation - Roads and Highways ~~- Level of Service (LOS) (PWA)~~								
Will the proposed project:								
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. The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (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, which is measured by level of service (LOS). Ventura County will only require LOS analysis to determine consistency with policies in the County General Plan. LOS will not be assessed for CEQA purposes.

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
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
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) 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 proposed project is a residential addition, and it will not generate additional traffic on the County of Ventura Regional Road Network or on local public roads. Therefore, project-specific and cumulative impacts related to safety/design of county roads will be 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
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
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. The existing single-family residence takes access from Cotharin Road, a public road. The proposed addition will not alter access conditions. No new private roads or other forms of private access are proposed. Therefore, there will not be any project-specific or cumulative impacts related to safety and design of private access roads. There are public and/or private roads serving the project

27a(3)-b. The proposed project is consistent with the applicable *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**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
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. The proposed project includes the construction of a cabana and pool. No new traffic will be generated by the development, nor will the proposed project 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 Santa Monica Mountains, 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) that will require the Permittee to 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.

Condition of Approval- Notice of Substandard Access Roads:

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 Notice of Substandard Access Roads 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.

27a(4)-b. The project is consistent with the applicable *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
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
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		
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 27b-2. The project will not generate bicycle or pedestrian traffic on the County of Ventura Regional Road Network and local public roads. There is no pedestrian and/or bicycle crossings on State Route 1, Cotharin Road or Yerba Buena Road. Furthermore, the most appropriate County Road standard for roadway 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 project is consistent with the applicable *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
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
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. The proposed project site is not located within proximity to any bus transit facilities or routes with which it could interfere. The proposed project will not result in a net increase in demand for bus facilities and will not exceed the threshold requiring transit analysis. Therefore, the proposed project will not have a project specific impact on bus transit facilities/services and will not make cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities/services.

27c-2. The project is consistent with the applicable *Ventura County General Plan* Goals and Policies for item 27c of *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
27d. Transportation & Circulation - Railroads								
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 nine 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/operations.

27d-2. The project is consistent with the applicable *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
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								
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 not located within the sphere of influence of a County-operated airport. Camarillo Airport Ventura Naval Base airports are located approximately 8 and 15 miles northwest of the project site, respectively. Based on these distances, the proposed project does not have the potential to generate complaints and concerns regarding interference with airports. Therefore, there will not be any project-specific or cumulative impacts related to airports.

27e-3. The project is consistent with the applicable *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
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
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 proposed project is located approximately 16 miles southeast of the Channel Islands Harbor. 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 cumulatively considerable contribution to a significant cumulative impact, related to existing harbor facilities or operation.

27f-2. The project is consistent with the applicable *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
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
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 RMA GIS Viewer 2024 indicates that the project site is not located over or near any existing pipelines; the closest pipeline is located approximately 9 miles north of the project site. Therefore, there will; not be any project-specific or cumulative impacts related to pipelines.

27g-2. The 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
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
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 includes the addition of a swimming pool, pool deck, and pool cabana with no plumbing fixtures. An existing onsite water well (SWN 01S20W11M01S) and one 10,000-gallon water storage tank provide the water supply for the existing residence. The use of an on-site wastewater treatment system (OWTS) has the potential for contaminating groundwater supplies. Conformance with the Ventura County Building Code and proper maintenance of the OWTS will reduce any project specific and cumulative impacts to a level considered less than significant.

28a-2. The project is consistent with the *Ventura County General Plan* Goals and Policies for Item 28a 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
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								
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. Water for the existing dwelling is supplied by an existing onsite water well (SWN 01S20W11M01S). Site plans for the existing dwelling show the home to be a 1,912 square foot, 3-bedroom, 2-bathroom dwelling. The proposed construction of a swimming pool and cabana have a water requirement to be supplied by the existing well. The well is a category 1 well as described in the Ventura County Waterworks Manual Section 2.12. A Pump and Recovery Test, dated September 20, 2016, was submitted with the application, and found to meet all the criteria for demonstrating a long-term domestic groundwater supply for a category 1 well. Total water level

drawdown was 206.5 feet below ground surface, with a total of 5,985 gallons pumped over a 16-hour period. This exceeds the minimum water requirement of 4,500 gallons per day for a 3-bedroom dwelling and is sufficient to supply the proposed swimming pool. The well recovered to its initial static water level of 202.5 feet below ground surface after 16 hours.

Two new agricultural water wells have been proposed for irrigation of produce crops. Proposed water well no. 1 will be located approximately 1000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling. The applicant estimates that the wells will extract less than a combined 20-acre feet per year (AFY) but extractions, irrigation, and crops can be modified based upon groundwater yield.

The applicant submitted a geologic evaluation of water well usage for organic farming, dated December 10, 2021, prepared by Gold Coast Geoservices, Inc (Attachment 5). The purpose of the report was to ascertain if additional groundwater extraction from the proposed wells would impact local groundwater resources. The report presents a description of the area hydrogeological conditions and if there could be potential effects from pumping local groundwater resources (quantity). Based upon the evaluation performed by a licensed professional geologist, it was concluded that groundwater to be extracted by the new wells and from the surrounding area are from potentially unique and structurally differing geologic sources. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The southeast side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. The applicant reported that based on the groundwater yield, all three wells may not be necessary and that extraction, irrigation and crops can be adjusted accordingly.

28b-2. A professional analysis of local hydrogeological impacts from the additionally extracted groundwater shows that the proposed project will not, either 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.

28b-3. The project is consistent with the applicable *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
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
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 Ventura County Fire Protection District reviewed the project in accordance with the Ventura County Fire Code. Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S; a 10,000-gallon storage tank and fire hydrants currently exists on site. 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 project is consistent with the applicable *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
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
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 existing residence will continue to utilize an existing onsite wastewater treatment system (OWTS) consisting of a 1,500-gallon septic tank and leach field for domestic wastewater disposal. A Septic Tank Pumping Inspection Report dated August 9, 2016, did not indicate failure or disrepair of the OWTS at the time of inspection. The project description indicates no new plumbing fixtures are to be added to the cabana which would require connection to the existing OWTS for wastewater disposal. However, the new swimming pool, pool deck, and cabana described in the application shall all meet applicable setback requirements from the septic tank and disposal field.

An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater, including the groundwater supplying the residence and the proposed new swimming pool. Conformance with the Ventura County Building Code, the State OWTS Policy, and EHD guidelines, as well as proper routine maintenance of the OWTS, will reduce any project specific and cumulative impacts to a level considered less than significant.

29a-2. The project is consistent with the *Ventura County General Plan* Goals and Policies for Item 29a of the *Ventura County Initial Study Assessment Guidelines* provided the OWTS is 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
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
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 is a request for a Coastal PD Permit to construct a swimming pool, pool deck, and cabana. No new plumbing fixtures are proposed which

require connection to the existing OWTS. Therefore, the proposed project will not have any project-specific or cumulative impacts to a sewage collection/treatment facility.

29b-2. The project is consistent with the *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
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
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, indicated that 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 result in less-than-significant project-specific 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 PWA Integrated Waste Management Division's (IWMD) 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 PFS-5.7 Discretionary Development Siting and the County Wide Integrated Waste Management Plan Waste Treatment and Disposal Facility Goals 4.4.1-1 and 4.4.1-2 and Policies 4.4.2-1, 4.4.2-2, and 4.4.2-6. 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 *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
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
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 involve a solid waste operation or facility. Therefore, the project will not have any project-specific or make a cumulatively considerable contribution to a significant cumulative impact, related to solid waste facilities.

29d-2. The project is consistent with the *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
30. Utilities								
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) 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. The proposed project will involve the installation of new electrical lines to the pool cabana and a propane tank will be used to provide gas service for the pool/spa and the fireplace inside the cabana. The local area is currently served with existing electrical and communication facilities. 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 existing utility facilities.

30b. The proposed project will not increase demand on a utility, such that an expansion of 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 secondary environmental impacts associated with utility development.

30c. The project is consistent with the applicable *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
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
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		

Impact Discussion:

31a-1. The project site is located approximately 100 feet southeasterly of Little Sycamore Canyon which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No drainage connections to Little Sycamore Canyon or other District jurisdictional channel or facility are indicated on any of the submitted project materials. It is understood that impacts from increased impervious area and stormwater drainage design will be required to be mitigated to less than significant under the conditions imposed by the 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 site will be released at no greater than the undeveloped flow rate in all frequencies of storm and in such a manner as to not cause an adverse impact downstream in velocity or duration. District staff determined that the proposed land use entitlement, with conditions mentioned in section 2D-2 (above), mitigates the direct and indirect project specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will result in less-than-significant project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will result in less-than-significant project-specific and cumulative impacts, related to redline channels under the jurisdiction of the Watershed Protection District.

31a-2. The project is consistent with *Ventura County General Plan* Goals and Policies for Item 31a 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
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
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:

31b-1, 31b-2, 31b-3 and 31b-4. The proposed project preserves the existing trend of runoff and local drainage patterns. The project and subsequent runoff will be maintained in the present condition. This project will not create an obstruction of flow in the existing drainage as site runoff will be required to maintain the drainage conditions that existed prior to development. This project will not impact the capacity of the downstream channel or increase the potential for channel overflow during design storm conditions. The project will not result in an increase in flow from the existing conditions because 3,000 sq. ft. of impervious surfaces is relatively small compared to the natural areas of the property. The runoff will sheet flow towards existing drainage systems and natural areas. There will be no adverse effects to Areas of Special Flood Hazard, regulatory channels, and natural and man-made channels. The project will be completed according to current codes and standards. Therefore, the impacts of the project on drainage facilities, not under the jurisdiction of WPD, are less than significant.

31b-5. The project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 31b 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
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
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. Pursuant to the Initial Study Assessment Guidelines, the proposed project is not included within a project category that could increase the demand for law enforcement or emergency services. The nearest Ventura County Sheriff's Station is the Camarillo Airport Sheriff's Station, which is located 10 miles northwest from the project site. The Ventura County Sherriff's Office did not identify any adverse impacts related to increased demand for law enforcement or emergency services. 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, with regard to law enforcement services.

32b. The project is consistent with the applicable *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
33a. Fire Protection Services - Distance and Response (VCFPD)								
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) 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?								

Impact Discussion:

33a-1. and 33a-2. The nearest fire station is Ventura County Fire Station No. 56, located approximately 4 miles southeast from the project site. The distance from the property to Fire Station 56 is adequate and no additional fire station or personnel will be required. 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 project is consistent with the applicable *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
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
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 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, the construction of a pool and cabana, 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, which is located approximately four 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. Additionally, the Ventura County Fire Protection District reviewed the project and determined the 10,000-gallon water storage tank and fire hydrant will provide a sufficient onsite water supply that will meet the Ventura County Fire Code; a new facility or additional equipment will not be required.

33b-3. The project is consistent with the applicable *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
34a. Education - Schools								
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 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 § 65996 of the California Code (2014b). Therefore, the proposed project will have a less-than-significant project-specific impacts related to schools and will not make a cumulatively considerable contribution to a significant cumulative impact related to schools.

34a-2. The project is consistent with the applicable *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
34b. Education - Public Libraries (Lib. Agency)								
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 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, 34b-2, 34b-3 and 34b-4. The proposed project, the construction of a pool and cabana, will not have an impact on the operations an existing public library facility. The Planning Division staff analyzed *Ventura County General Plan* Public Facilities, Services, and Infrastructure Background Report, Figure 7-16 (Ventura County Libraries,) and determined that the project site is not located adjacent to or near any County library facilities. The nearest public library from the project site is the Ray D. Preuter Library located approximately 14 miles northwest of the project site. Therefore, the proposed accessory 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, there would be no increase in the demand for library services that would result from the proposed project that would 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 project is consistent with the applicable *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
35. Recreation Facilities (GSA)								
Will the proposed project:								
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: • Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; • Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, • Regional Trails/Corridors - 2.5 miles per 1,000 population?	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., 35b. and 35c. On June 11, 2019, the Planning Division mailed the proposed project materials (project description, project application, plans, etc.) to the office of the California State Parks, the National Park Service (Santa Monica Mountains National Recreation Area), the Santa Monica Mountains Conservancy, the Trust of Public Lands. As of the date of this Initial Study no comments have been received. The proposed project would not increase demand for or impede the future development of, recreation, parks, and/or trails and corridors.

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 recreation facilities.

35d. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 35 of 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
36. Tribal Cultural Resources								
Would the project:								
a) Cause a substantially adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is graphically defined in terms of size, scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.			X				X	
b) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)? or	X				X			
c) A resource determined by the Lead Agency, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.			X				X	

Impact Discussion:

36a. and 36c. On July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted, expanding CEQA by defining a new resource category: tribal cultural resources.

Pursuant to PRC Section 21074, tribal cultural resources are either of the following:

a. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

1. Included or determined to be eligible for inclusion in the California Register of Historical Resources or in a local register of historic resources.
2. Included in a local register of historical resources as defined in subdivision (k) of PRC Section 5020.1.
3. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

b. A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

c. A historical resource described in PRC Section 21084.1, a unique archaeological resource as defined in subdivision (g) of PRC Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of PRC Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Pursuant to AB52 it is the obligation of the lead agency to carry out tribal consultation. Required AB52 consultation is carried out with tribes that have recognized by the Native American Heritage Commission and who have requested to have such consultation with the lead agency. The confidential consultation recognizes that tribes have expertise in determining if tribal cultural resources are present within the project area, as well as proposing and determining the adequacy of mitigation measures to avoid or substantially lessen potential significant impacts to tribal resources. In accordance with AB52, a formal notification of consultation opportunity was sent to representatives from the Barbareno/Ventureno Band of Indians and Fernandeno Tatavian Band of Indians on December 14, 2022. No response was received from the tribal representative and no additional consultation will occur.

See Section 8A Cultural Resources - Archaeological (above) for additional impact discussion and determination of less than significant impact with inclusion of mitigation measures.

36b. There are no structures at project site that are listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources. Therefore, the project will have no impact on these resources. See Section 8B Cultural Resources – Historic (above) for additional impact discussion and determination no project impact.

Mitigation/Residual Impact(s)

36a and 36c. See Section 8A Cultural Resources - Archaeological (above) for the Mitigation Measures for tribal cultural resources.

36b. None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
37. Energy								
Would the project:								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X				X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X				X			

Impact Discussion:

37a. The proposed project to construct a pool and pool cabana will not result in unnecessary or wasteful energy consumption.

The proposed project site receives electrical service from Southern California Edison and the proposed project is designed to meet the applicable requirements for energy efficiency and Energy Code. All new electrical, lighting, and low voltage systems shall be designed and installed in accordance with all applicable regulations, codes and standards, including the latest edition of the National Electrical Code, State of California Title 24.

37b. Because the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, the project would not have a project-specific or cumulative impact on energy use.

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
38. Wildfire								
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:								
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	X				X			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	X				X			
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	X				X			
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	X				X			

Impact Discussion:

38a., 38b., 38c. and 38d. The construction of the new pool and pool cabana will not increase the intensity of the existing residential use. The project was review by the VCFPD and the proposed fuel modification zones (Attachment 7) comply with current State and Local Codes, which will provide reduced hazard from vegetation fires. The existing entry from Cotharin Road will continue to provide access to the property, a fire turn around area will be provided approximately 42 feet south west of the proposes structure, along the existing road.

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 4B, 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 the 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 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 **could not** have a significant effect on the environment, and a **Negative Declaration** 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 **Mitigated Negative Declaration** should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an **Environmental Impact Report** (EIR) 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 **Environmental Impact Report** 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, **nothing further is required.**

Noe Torres

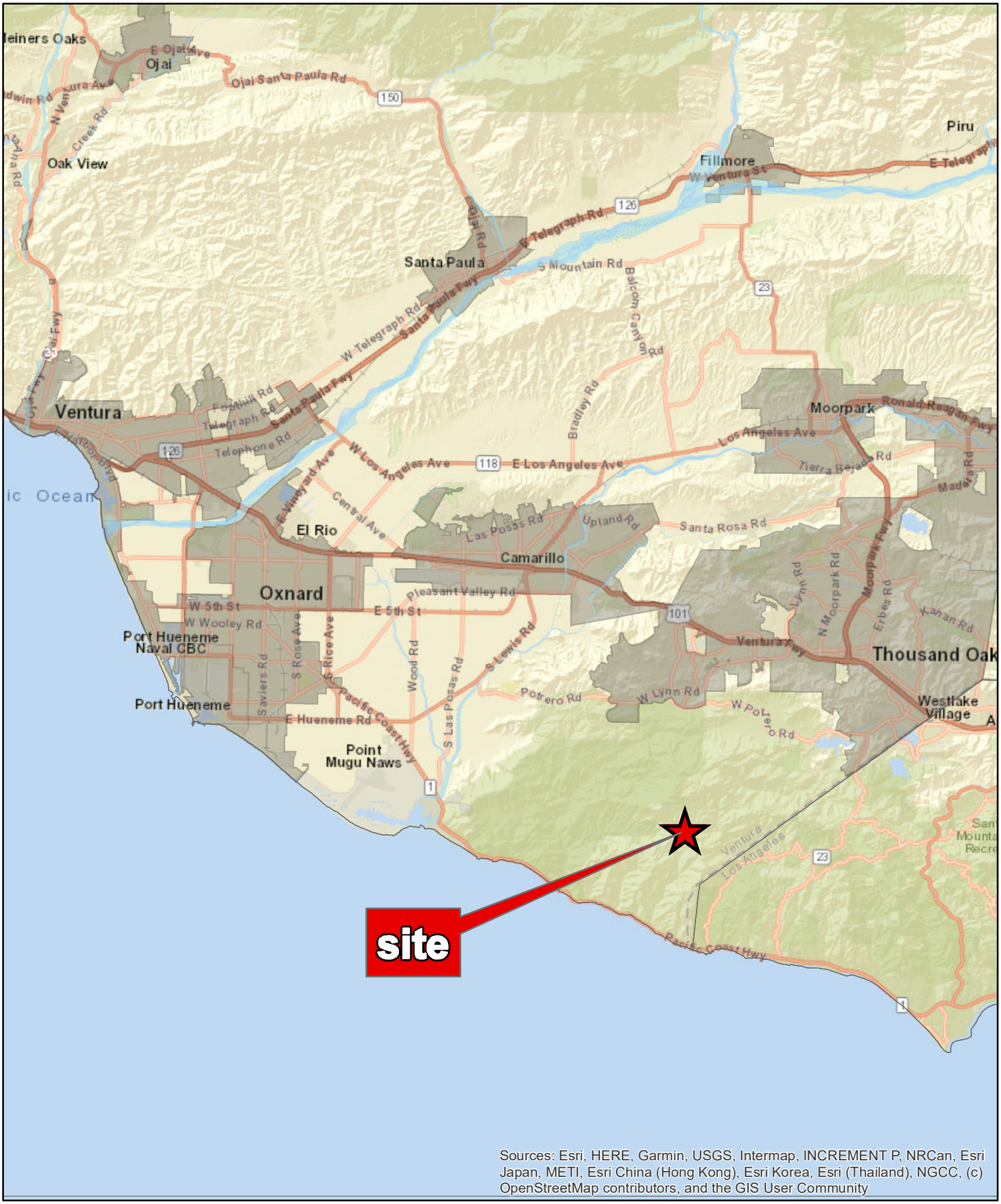
Noe Torres, Case Planner

1-27-2025

Date

Attachments:

Attachment 1 – Maps
Attachment 2 – Initial Study Biological Assessment
Attachment 3 – Project Plans
Attachment 4 – Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
Attachment 5 – Geologic Evaluation of Water Well Usage for Farming
Attachment 6 – Geotechnical Report
Attachment 7 – Fuel Management Zone Exhibit
Attachment 8 – Works Cited



COUNTY of VENTURA

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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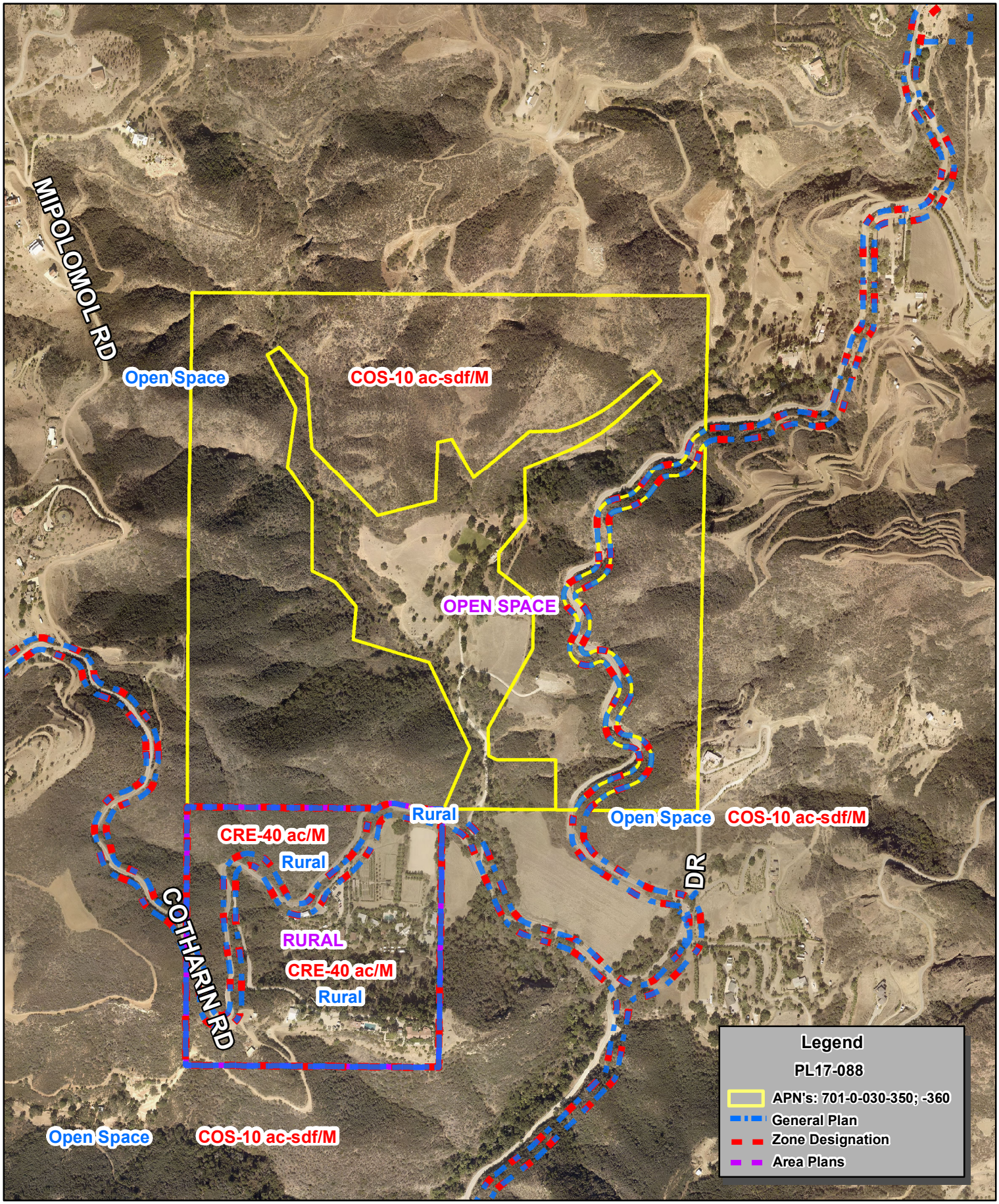
Case No. PL17-0088
Mitigated Negative Declaration
Attachment 1 - Maps

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RH



COUNTY of VENTURA

Ventura County,California
Resource Management Agency
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County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
PL17-0088

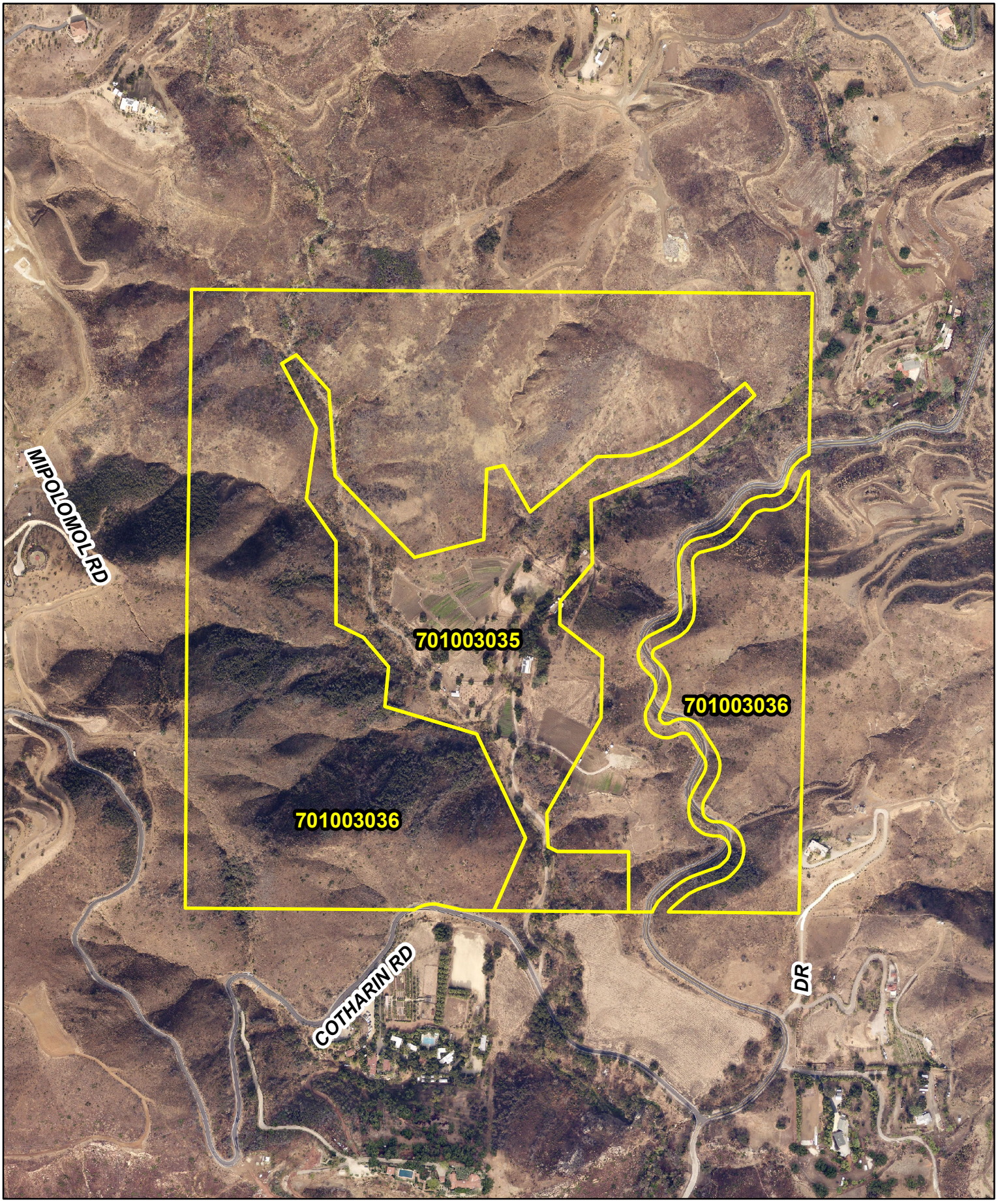
General Plan & Zoning Map

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COUNTY of VENTURA

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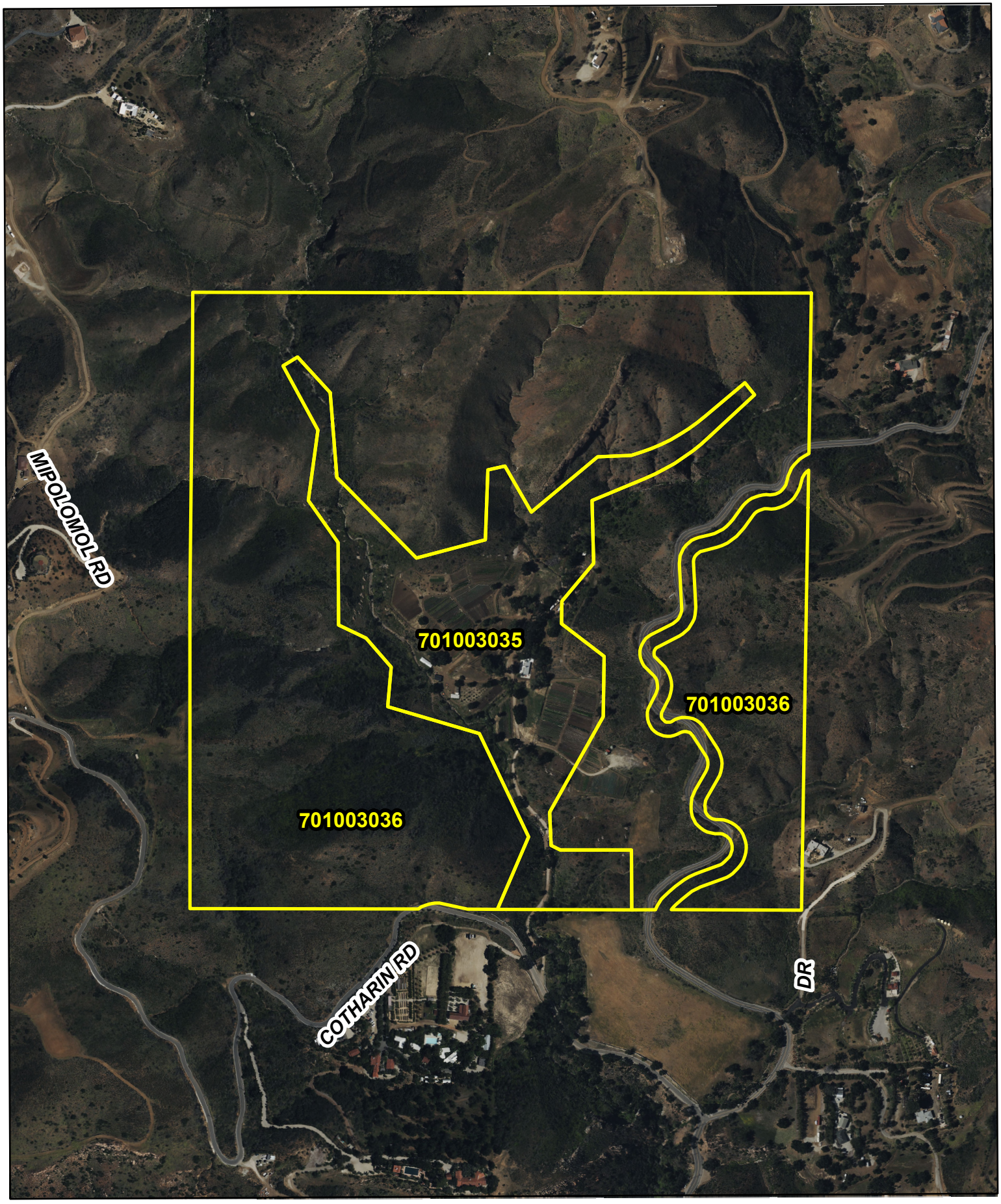
County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
PL17-0088
Aerial Photography

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COUNTY of VENTURA

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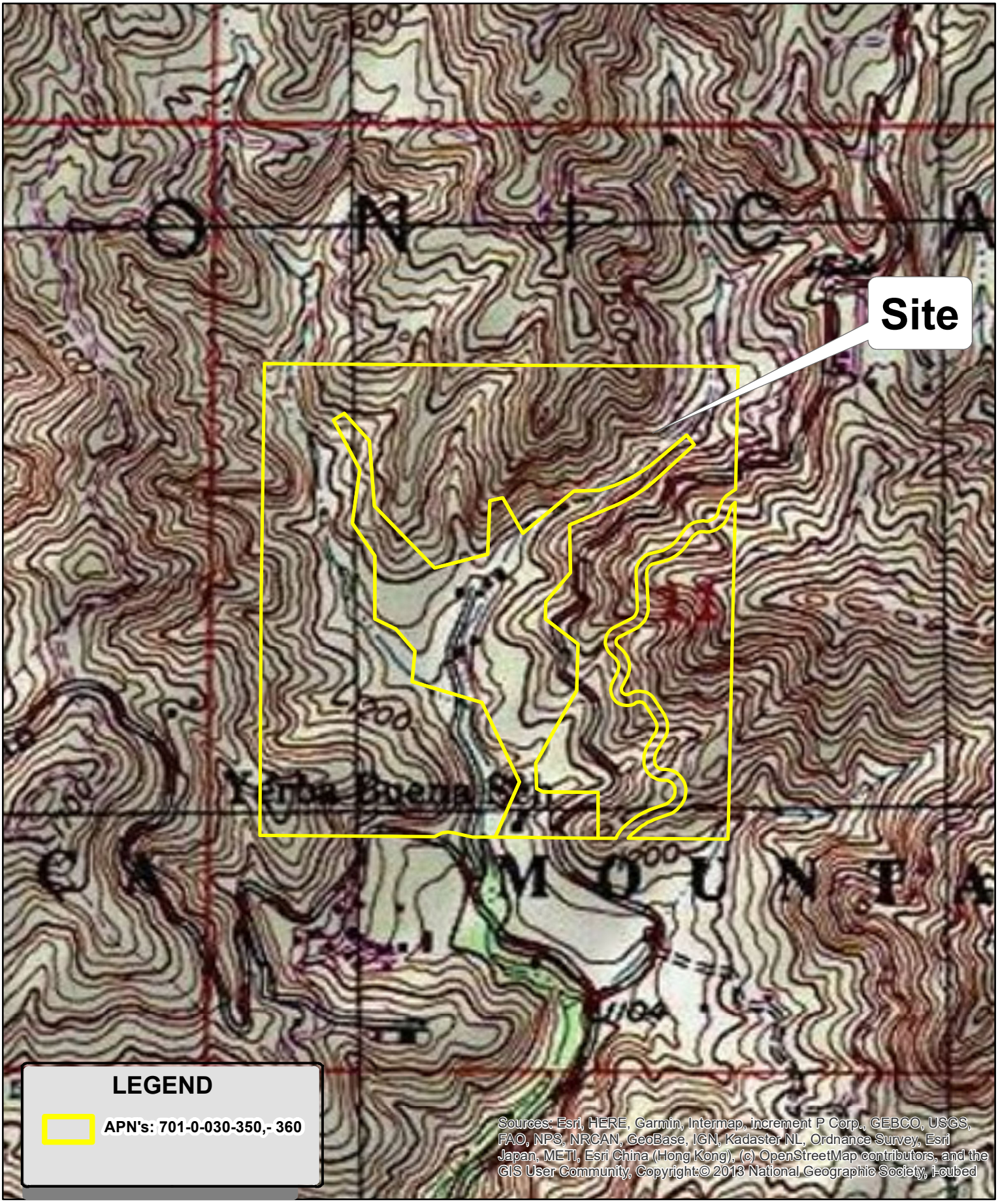
County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
PL17-0088
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N

RH



COUNTY of VENTURA

County of Ventura
Resource Management Agency
Development & Mapping Services
Map created on 06-01-2024
Source: Triunfo Pass U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft

RMAgis

County of Ventura
Planning Director Hearing
PL17-0088
Topo Map

0 300 600 Feet

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RH

Initial Study Biological Assessment

Original ISBA report date: July 11, 2017 (Updates: August 12, 2022 and March 27, 2023)

Case number (to be entered by Planning Div.)**:**

Permit type: Planned Development Permit

Applicant: Taschen Ranch, LLC

Case Planner (to be entered by Planning Div.)**:**

Total parcel(s) size: Approximately 192 acres, construction footprint is approximately 0.179 acres

Assessor Parcel Number (s): 701-0-030-350;

Development proposal description: The 0.179-acre development includes the installation of one subsurface water line, one subsurface propane line, development of one pool and attached open-air pool cabana, one associated propane/ storage pad and installation of an overhead electric line.

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.

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Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources								
Species			X			X		
Ecological Communities			X			X		
Habitat Connectivity		X				X		

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant
* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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Attachments

A. List of California Natural Diversity Database (CNDDB)-tracked species with recorded occurrences within at least a 10-mile radius of the project site.

Summary

Taschen Ranch, LLC is requesting approval of a Planned Development Permit (PDP) to increase developments upon privately owned, partially developed residential land on one of three adjacent parcels (APN 701-0-030-350). Although construction is only proposed for one parcel, two others (APN's 701-0-030-340 and 701-0-030-360) immediately adjacent are under the ownership of Taschen Ranch, LLC. The 0.17-acre construction footprint includes permanent and temporary disturbances. Temporary disturbances include the installation of one subsurface water line, and one subsurface propane line. Temporary disturbances will be mitigated for with the replacement of native soil and vegetation upon the completion of all construction activities. Permanent disturbances include the development of one pool and attached open-air pool cabana, one associated propane/ storage pad, the associated surficial grading of the areas and existing adjacent right-of-way, the installation of up to three new water wells and associated water line (all located within existing disturbed or non-native habitat), and the fire hazard brush clearance area. One overhead electric line will be installed but will tie-in to an existing electric pole. The applicant has designed the proposed project to be either within or directly adjacent to existing roads and trails to avoid/minimize impacts to sensitive biological resources to the maximum extent possible. In addition, the project will be field fitted during construction and utility line installation to avoid any impacts to coastal habitats and ESHA.

Stantec biologists conducted biological and botanical surveys of a portion of the subject parcel by establishing a Survey Area (SA) to aid in the determination of potential direct and indirect impacts. The SA included the construction footprint and a buffer area of approximately 300 feet surrounding the footprint.

Two ***Locally Important Plant Communities*** were observed within the SA (California sycamore- coast live oak woodland and coast live oak woodland). These habitats are also considered to be Environmentally Sensitive Habitat Areas (***ESHA***). However, all construction activities will avoid any disturbance to the locally important communities. No ***critical habitat*** occurs within one mile of the project site, and no critical habitat will be affected by the proposed project.

Yerba Buena Creek (YBC) trends along the western side of the Survey Area, flowing along a north-south trajectory for the length of the lots. A 100' buffer around YBC is recommended to minimize impacts to the wetland and associated vegetation communities. The extent of any inadvertent indirect impacts to wetlands, if they occurred, would be minimal, could be easily rectified, and would be considered less than significant.

No ***regional wildlife linkages or corridors*** are mapped within or near the property. On a local scale, the entire SA is general open space/wildlife habitat. Additionally, YBC could potentially act as a local wildlife corridor. Although connectivity features are present onsite, none of them are used by local wildlife specifically to access distinct unique habitat patches or separate resources. Impacts to wildlife movement are considered less than significant.

No ***federal or state listed*** endangered, threatened, or rare ***plant or animal species*** were observed onsite. None of the listed species tracked within 5 miles of the project site have a moderate or high potential to occur onsite; therefore, no impacts to listed animal species are expected to result from the proposed project.

No ***critical habitat*** occurs within one mile of the project site, and no critical habitat will be affected by the proposed project. No seasonal rare plant surveys have been performed to date within the subject project site. However, no impacts to natural vegetation are proposed as part of this project; therefore, impacts to locally important plant species are considered less than significant.

No ***locally important animal species*** were observed onsite; however, four locally important animals have a moderate potential to occur onsite based on suitable habitat or are reported as occurring onsite. No impacts to Cooper's hawk, coastal whiptail, or two-striped garter snake are expected.

It is likely that birds that are protected by the California Fish and Game Code and the federal Migratory Bird Treaty Act nest onsite. Although no trees are proposed to be removed for this project, indirect effects of the installation of the proposed project may result in modifications of bird breeding activities and ***nesting*** if the project is conducted during the nesting season.

Several native ***protected tree species*** are present within the SA. No individual tree is proposed to be removed as part of the proposed project; however, protected trees may be indirectly affected by root damage. Although the project will be field fitted during construction to avoid impacts to protected trees, potential

inadvertent or unavoidable impacts to protected trees resulting from the project are considered potentially significant but mitigable.

The ***mitigation measures*** proposed to lower potentially significant impacts to a less than significant level include MM1 - Nesting Bird Surveys and Buffers and MM2 - Monitor Protected Trees.

Section 1: Construction Footprint Description

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 than the above.

Development Proposal Description:

The project proposes to increase developments upon privately owned, partially developed residential land across one parcel (APN 701-0-030-350). Project components include the development of one 5,000 square foot swimming pool and open-air pool cabana (Structure 1), one 147 square foot pool equipment building (Structure 2), one 679 square foot concrete seating pad (Structure 3), the installation of one subsurface water line, electrical line, and one subsurface propane line, and the associated surficial grading of these areas and existing adjacent right-of-way. The proposed project is located on a slope comprised of disturbed and cleared land; wild oats grassland; undifferentiated exotic vegetation; and coast live oak and coast live oak- California sycamore woodlands.

Construction Footprint Size

The total construction footprint includes the proposed grading footprint impact area, utility line installation areas (temporary) and the fire hazard brush clearance buffer area and is approximately 0.179 acres.

Development Area Size (construction footprint size without driveway and brush clearance area)

Square Feet	Feature
5,837 ft^2 (0.0134 ac)	Grading/Structure Footprint
261 ft^2 (0.006 ac)	Utility line installation
1,568 ft^2 (0.036 ac)	Temporary Well Installation Areas
130 ft^2 (0.003 ac)	Permanent Well Installation Areas
	Total: 0.179 ac

The development area size (proposed grading footprint and associated utility line placement, excluding the fire clearance buffer area) is approximately 0.079 acre.

Project Design for Impact Avoidance or Minimization

The project has been designed to utilize existing disturbed areas, when possible, avoid and minimize impacts to surrounding resources. Vegetation will be removed, if necessary, within the construction footprint in accordance with the County of Ventura Fire Fuel Modification requirements (100-foot buffer from structures). The fire hazard brush clearance area has been modified to avoid impacts to native coast live oaks, California sycamore trees and the Coast Live Oak-California Sycamore Woodland community. To minimize fire hazard brush clearance impacts, existing roads have been used as a fire clearance buffer. This will help reduce impacts to native vegetation for fire hazard clearance.

Per Ventura County Fire Department, flammable vegetation, and other combustible growth within a minimum of 100 feet of any structure must be removed. Single trees, ornamental shrubbery or cultivated ground covers may be permitted provided they are maintained in a manner that they do not readily transmit fire from native vegetation to structure. The fire hazard brush clearance buffer has been modified where existing roads are present.

Coastal Zone/Overlay Zones

The project site is located within the Coastal Zone (zoning designation COS-10 ac-sdf/M). The overlay zone is Santa Monica Mountains.

Zoning

The project site is located within the Coastal Zone (zoning designation COS-10 ac-sdf/M).

Elevation

Elevation at the property ranges from approximately 1,100 feet to approximately 1,300 feet above mean sea level. Elevation is highest at the northwest corner of APN # 701-0-030-360 and is lowest where Cotharin Road meets Yerba Buena Road on the southern portion of APN # 701-0-030-340.

Section 2: Survey Information

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 a project 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.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a 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 improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Survey Area 1 (SA1)

The survey area (SA) includes an approximate 300-foot buffer around the Grading Footprint. The Project components include the development of one 2,728 square foot swimming pool and open-air pool cabana (Structure 1), one 125 square foot propane pad (Structure 2), the installation of one subsurface water, propane, and electrical line and the associated surficial grading of these areas and existing adjacent right-of-way.

Location

Taschen Ranch is located at 12233 Cotharin Road, within the Santa Monica Mountains and the Coastal Zone portion of unincorporated Ventura County, California. The Property encompasses three separate parcels (APN's 701-0-030-340; 701-0-030-350; 701-0-030-360). Taschen Ranch is located to the west of Yerba Buena Road and the north of Cotharin Road. The SA was established as an approximate 300-foot buffer around the Grading Footprint.

Survey Area Environmental Setting

The Taschen Ranch property spans across three adjacent parcels, and is currently developed with one existing structure, two temporary trailers, and one existing chicken coop.

The topography of the SA is highly variable with multiple steep northeast and southwest facing slopes. Yerba Buena Creek flows north to south through the site. Several ephemeral drainages terminate at the creek outside of the SA. The vegetation along the creek appears to be predominantly native riparian with coast live oak and California sycamores throughout. A road lies directly adjacent to the creek and crosses it numerous times via bridges. The existing land use is light residential.

Native coastal oak woodlands, and oak-sycamore woodlands are present throughout the SA, intermixed with developed areas, grassland/ruderal and disturbed areas.

Surrounding Area Environmental Setting

Taschen Ranch is located within the Santa Monica Mountains, approximately 3 miles north of the Pacific Ocean and is surrounded by a mosaic of scrub, chaparral, woodlands, native and non-native grasslands, residences, and roads.

Cover

Approximately 30% of the total SA is comprised of native vegetation; 45% non-native vegetation; 10% bare ground/cleared/graded; 15% buildings, paved roads, and other impervious cover.

Figure 1. Project Location

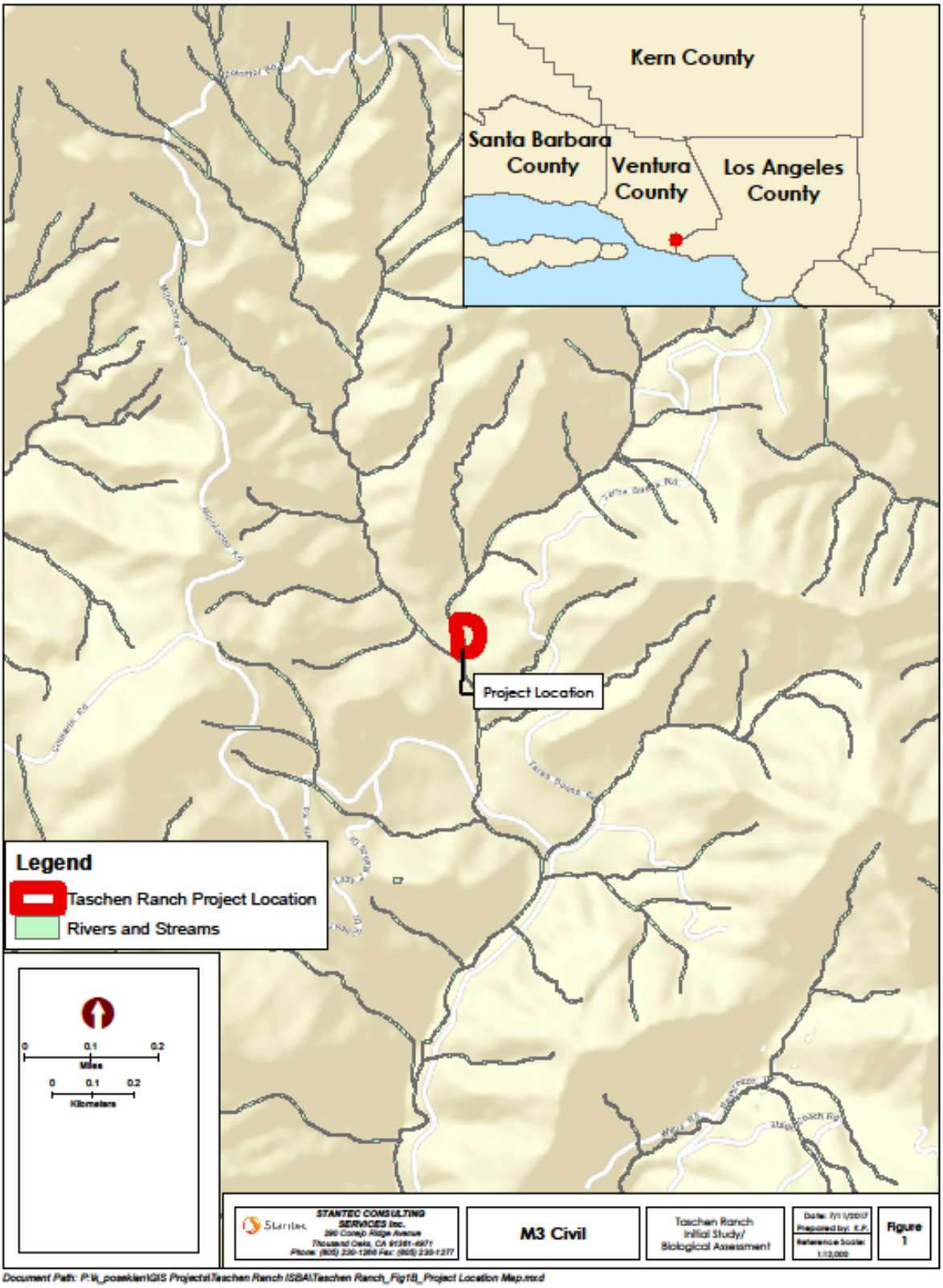
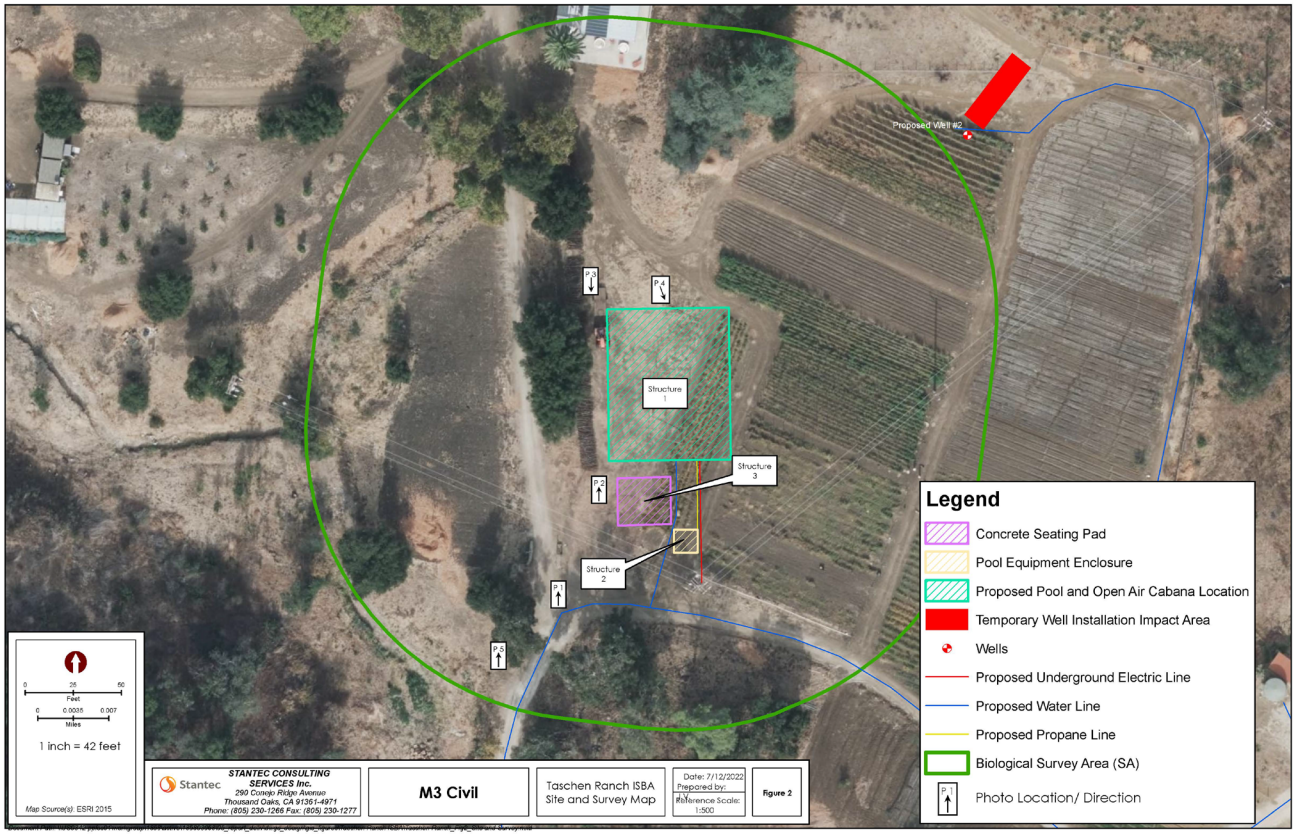


Figure 2. Site and Survey



2.3 Methodology

Literature Review

Prior to conducting the habitat assessment, vegetation mapping and reconnaissance-level biological surveys, a literature review was conducted to identify special-status biological resources present or potentially present in the vicinity of the SA. As part of this effort, the California Natural Diversity Database (CNDDB) (CDFW 2015a) was reviewed. The database search included a search radius of ten miles around the SA. General information regarding wildlife species present in the region was obtained from the following sources: Sibley (2000) for birds, Zeiner, et al. (1990) for mammals, Stebbins (2003) for reptiles and amphibians, and Emmel (1973) for butterflies. General information regarding plant species, identification, and nomenclature was obtained from Baldwin, et al. (2012). Other references given below were also reviewed.

Field Survey Methods

Prior to implementing field surveys, Stantec analyzed CNDDB data, reviewed maps, aerial photographs, and published literature available for the area surrounding the SA. Field evaluations of biological resources were conducted on January 8, 2016; January 15, 2016; March 15, 2016; May 18, 2016; December 6, 2016; and June 9, 2017, to determine if local, state, or federal listed special-status plant or wildlife species are potentially present within the SA (Attachment A). Common plant and wildlife species observed were noted and floral and faunal compendiums were drafted (Appendix 2). Additionally, photos were taken to depict biological resources and current site conditions (Section 5).

All survey personnel were either experienced or supervised by persons experienced in the undertaking of field surveys for special-status species, knowledgeable of the identification and ecology of all species, and were authorized as a Ventura County ISBA Biologist. All survey personnel were familiar with both federal and state statutes related to listed and sensitive species and their collection, in addition to being experienced with analyzing the impacts of development on special-status species, their habitats, and communities. Surveyors had in-depth knowledge and familiarity with the species of the area, including rare, threatened, and endangered species. In addition, field teams were knowledgeable of the habitat requirements for each of the target species, locations of various habitats within the SA, and of the characteristics and vegetative habitat of each target species.

References

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- Ventura County (2014). Locally Important Animals.
- Zeiner, D.C., et al. 1990. *California's Wildlife. Volume III: Mammals. State of California*. The Resources Agency. Sacramento, California.

Survey Date & Details

Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	1/08/2016	SA1	ISBA	10:00 a.m.-4:30 p.m.	Vegetation mapping, habitat assessment. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar, Keith Posekian
SD2	1/15/2016	SA1	ISBA	1:00 p.m.-4:30 p.m.	Vegetation mapping, photographs. The entire SA was accessible	Garmin, GPSMAP 64S	Keith Posekian
SD3	3/15/2016	SA1	ISBA	11:30 a.m.-3:30 p.m.	Botanical survey. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar, Jenny Alvarado, Keith Posekian
SD4	5/18/2016	SA1	ISBA	9:30 a.m.-2:00 p.m.	Botanical survey. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar
SD5	12/06/2016	SA1	ISBA	11:00 a.m.-2:30 p.m.	Botanical survey. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar
SD6	6/09/2017	SA1	ISBA	10:00 am–4:30 pm	Vegetation mapping, tree survey. The entire SA was accessible.	Garmin, GPSMAP 64s	Keith Posekian
SD7	11/5/2020	SA1 and adjacent areas.	Structure Survey (refer to attached memos)	8:00am-10:30am	Vegetation assessment in and around accessory structures.	Arrow GPS	Jared Varonin

SD8	5/22/2022	SA1 and adjacent areas.	Well Location Survey (refer to attached memos)	7:30am-10:00am	Habitat assessment at proposed well locations.	Arrow GPS	Jared Varonin
ISBA .....Initial Study Biological Assessment Botanical Botanical Survey							

Section 3: The Biological Inventory

See Appendix One 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

Locally important or rare plant communities were found within the survey area(s).

Major Plant Communities Summary

Within the SA, a total of 6 plant communities were observed. These communities are described below.

Coast Live Oak Woodland (*Quercus agrifolia* Woodland Alliance) is typically dominated by *Quercus agrifolia* var. *agrifolia*, which is an evergreen, wide-topped tree with furrowed, dark gray bark. These oak trees can reach 100 feet tall forming continuous, intermittent, or open canopies with occasional or common understory shrubs and an absent or grassy ground layer. This alliance often occurs on steep slopes and on raised stream banks or terraces. Coast live oak woodland requires sandstone or shale-derived soil, and it grows at elevations between sea level and 4,000 feet (Sawyer et al. 2009).

Within the SA, Coast Live Oak Woodland was observed with a varied ground cover including lawn, non-native grasses, and forbs, bigpod ceanothus (*Ceanothus megacarpus*), and California sagebrush (*Artemisia californica*). The associate native trees and shrubs are sparse. Ornamental trees were also observed interspersed with the coast live oak trees. This community within the SA is predominantly disturbed, as facilities and structures have been developed over the history of the site below and between the trees of this plant community. The community is located in the center/ eastern portion of the SA, outside of the construction footprint, and will be avoided during all phases of the project.

Coast Live Oak -California Sycamore Woodland (*Quercus agrifolia -Platanus racemosa* Woodland Alliance) is dominated by *Quercus agrifolia* and co-dominated by *Platanus racemosa*, which is a winter-deciduous tree. This alliance generally characterized by a thicket of evergreen and deciduous shrubs and other lower-growing trees (less than 100 feet in height). Trees occur as a widely spaced to intermittent canopy, and the ground layer is generally sparse. California sycamores grow in wetland habitats with soils that are permanently saturated at depth. This alliance is common along freshwater riparian corridors, braided depositional channels of intermittent streams, gullies, springs, seeps, stream and river banks, and terraces adjacent to floodplains subject to high intensity seasonal flooding. Associate species can include California black walnut (*Juglans californica*), coyote brush (*Baccharis pilularis),* mulefat *(Baccharis salicifolia*), and poison oak (*Toxicodendron diversilobum*).

Within the SA Coast Live Oak -California Sycamore Woodland was observed within and next to Yerba Buena Creek, outside of the construction footprint. Associated understory is sparse and includes coyote brush, mulefat and pampas grass (*Cortaderia* sp.).

Wild Oats Grassland (*Avena barbata/fatua* Semi-Natural Stands) is dominated within the SA by non-native annual species such as wild oats (*Avena* sp.), brome grasses (*Bromus spp.*), filaree (*Erodium* sp.) and cheeseweed (*Malva parviflora*). Within the SA, this community is present within the construction footprint in a fallow agricultural field that is periodically disked

Undifferentiated Exotic Vegetation. Multiple non-native pine and other coniferous trees were identified just east of the existing building. The community falls outside of the construction footprint, within the building fire clearance buffer.

Cleared Land is comprised of the existing dirt roads and graded areas within the SA. Sparsely vegetated disturbed areas are also included as cleared land.

Urban/Disturbed or Built-Up is comprised of the existing Caretakers building and two temporary trailers.

Plant Communities

Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total (SA1)	Acres Impacted		Comments (5)
							Perm	Temp	
PC1	Coast Live Oak Woodland			ESHA, LIC, Cal OWA	Disturbed	0.34	0	0	Project will avoid all impacts to PC1
PC2	Coast Live Oak – California Sycamore Woodland			ESHA, LIC, Cal CDFW (G3S3), OWA	Intact	0.32	0	0	Project will avoid all impacts to PC2
PC3	Wild Oats Grassland			None	Disturbed (disked)	1.32	0.092	0.024	
PC4			Undifferentiated Exotic Vegetation	None	Disturbed	0.085	0	0	
PC5			Cleared Land	None	Disturbed	0.391	0.051	0.012	Existing dirt roads; One cleared area near project footprint, likely previously wild oats grassland
PC6			Urban/ Disturbed	None	Disturbed	0.056	0	0	Existing buildings
					Totals	2.512	0.143	0.036	

LIC ..... Locally Important Plant Community
ESHA..... Environmentally Sensitive Habitat Areas (Coastal Zone)
CDFG Rare:
G1 or S1..... Critically Imperiled Globally or Sub-nationally (state)
G2 or S2..... Imperiled Globally or Sub-nationally (state)
G3 or S3..... Vulnerable to extirpation or extinction Globally or Sub-nationally (state)
Cal OWA Protected by the California Oak Woodlands Act

Locally Important or Rare Plant Communities

Coast Live Oak Woodland (*Quercus agrifolia* Alliance) is not a CDFG Rare plant community, as it has a rank of G5S4. However, Coast Live Oak Woodlands are protected by the California Oak Woodlands Act and provide significant wildlife habitat and resources vital to several species of local wildlife within the Santa Monica Mountains. Coast Live Oak – California Sycamore Woodland is a CDFW rare (G3S3). plant community. No impacts to these communities are expected as a result of project activities.

These two communities observed within the SA are relatively undisturbed and provide quality functional habitat for local wildlife species and contributes to the diversity of habitats locally.

Two plant communities observed within the SA are within ESHA and are considered Locally Important Communities. The communities are important because they exist within the coastal zone and provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains. The coastal zone designates important habitat and serves to provide protective measures for the Santa Monica Mountain's unique coastal resources including plant and animal species.

Critical Habitat

Four U.S. Fish and Wildlife Service Federal Critical Habitats exist within ten (10) miles of the property, including the following:

Plant Community Name	Mile Radius from Project Site
Southern California Steelhead	5
Western Snowy Plover	5
Braunton's Milk-vetch	10
Lyon's Pentachaeta	10

No critical habitat occurs within one mile of the project site, and no critical habitat will be affected by the proposed project. The potential for these species to occur onsite is low to none since no suitable habitat is present onsite for these species.

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, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan).*

Habitats that meet the definition of ESHA were found within the survey area(s).

Article 8 of the Ventura County Coastal Zoning Ordinance provides standards and conditions for resource protection. Section 8178-2.4, regarding Specific Standards, contains provisions that apply to all areas of the County's Coastal Zone which fall within the definition of "environmentally sensitive habitat," or within the designated buffer areas around such habitats. Specifically, Section 8178-2.4c(1) with regard to creek corridors, states that:

> "All developments on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats."

Based on these definitions and the habitats existing onsite, all parcels, in which the construction footprint is located, are considered to be ESHA. However, the project has been designed to avoid and prevent impacts that would significantly degrade the area's Coast Live Oak Woodland and Southern California Sycamore Woodland habitats and is compatible with the continuance of the riparian habitats.

No permanent impacts to ESHA are expected as a result of the construction footprint of the proposed project.

Physical Features

No unique physical features were observed onsite, except, Yerba Buena Creek which is discussed in detail in the following Waters and Wetlands Section below.

Waters and Wetlands

See Appendix One 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.

Waters and/or wetlands were found within the survey area(s).

Waters and Wetlands Summary

Yerba Buena Creek (YBC) runs along the western extent of the subject parcel/SA (Figure 4), flowing along a north-south trajectory for the length of the lots. The habitat occupying the creek is coast live oak-California sycamore woodland. The riparian woodland within the SA is mostly pristine with some non-native species present. No wetland buffer currently exists with respect to existing facilities (i.e., structures and the road). A 100-foot buffer around YBC is recommended during construction. YBC is classified and mapped by the National Wetlands Inventory (NWI) as Freshwater Forested/Shrub Wetland. The project will avoid and minimize direct and indirect impacts to the waters/wetlands associated with YBC. The construction footprint does fall within a portion of the recommended 100-foot buffer. All project design features are designed to be installed within existing roads to the maximum extent feasible. Due to current and historic land uses, and the minimal level of temporary ground disturbance associated with the proposed project, no additional buffer is necessary to protect the current creek functions. The project will avoid direct and indirect impacts to all other waters and/or wetlands within 500 feet of the project site.

Waters and Wetlands						
Map Key	Wetland Type	Wetland Name	Wetland Status	Wetland Size	Hydrologic Status	Primary Water Source
W1	Stream/ drainage	Yerba Buena Creek	Unknown	~280 linear feet along western extent of SA	Ephemeral	Rainfall
USACE ..... U.S. Army Corps of Engineers regulated CDFG ..... California Department of Fish & Game 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 (8)	Comments (9)

Waters and Wetlands (continued)			
W1	Significant	~100 feet	Drainage is a tributary of Yerba Buena Creek. Contains healthy, relatively undisturbed riparian habitat with few invasive species.

Water/Wetland Buffers		
Map Key	Recommended Buffer	Comments
W1B1	100 feet	The significance of this wetland habitat together warrants a buffer to protect its functions.

Figure 3. Plant Communities

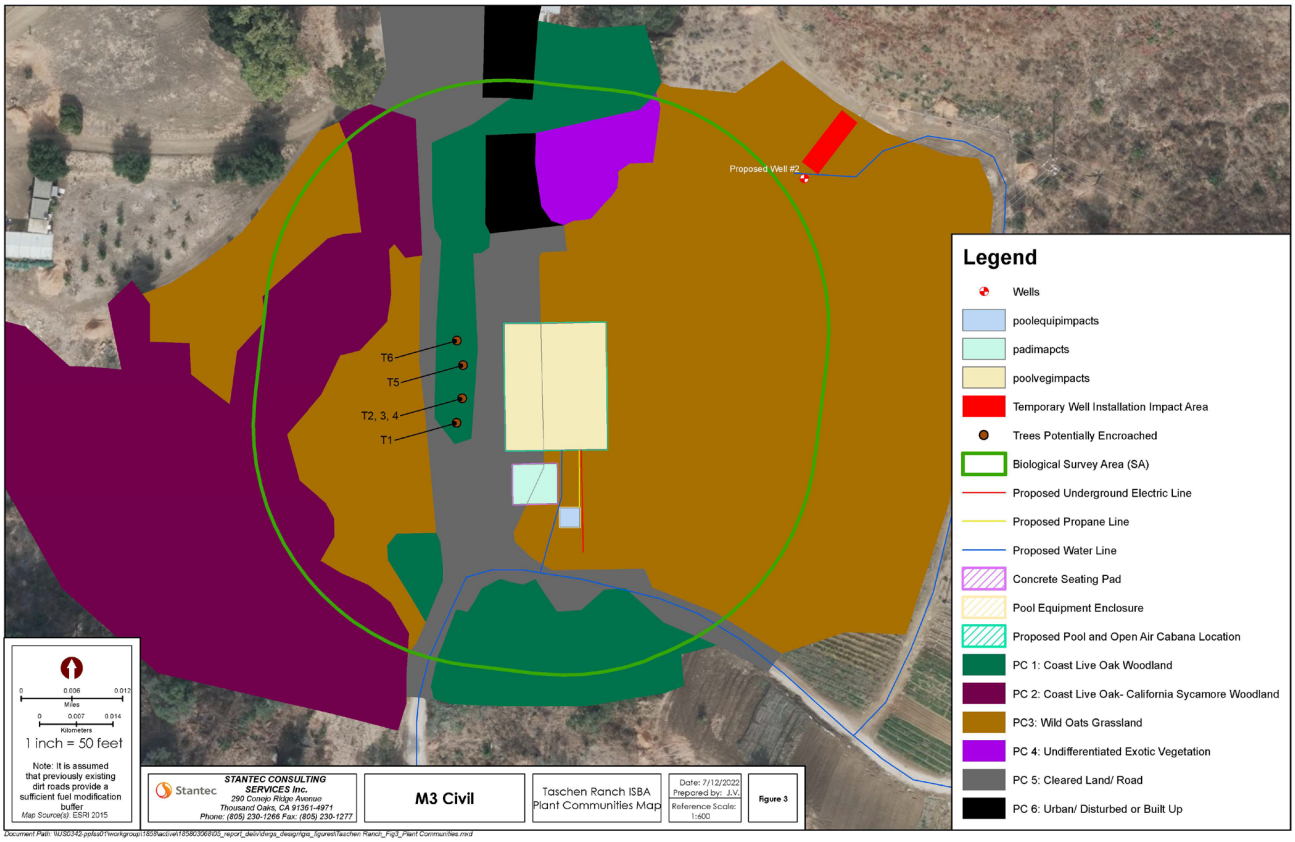


Figure 4. Waters and Wetlands

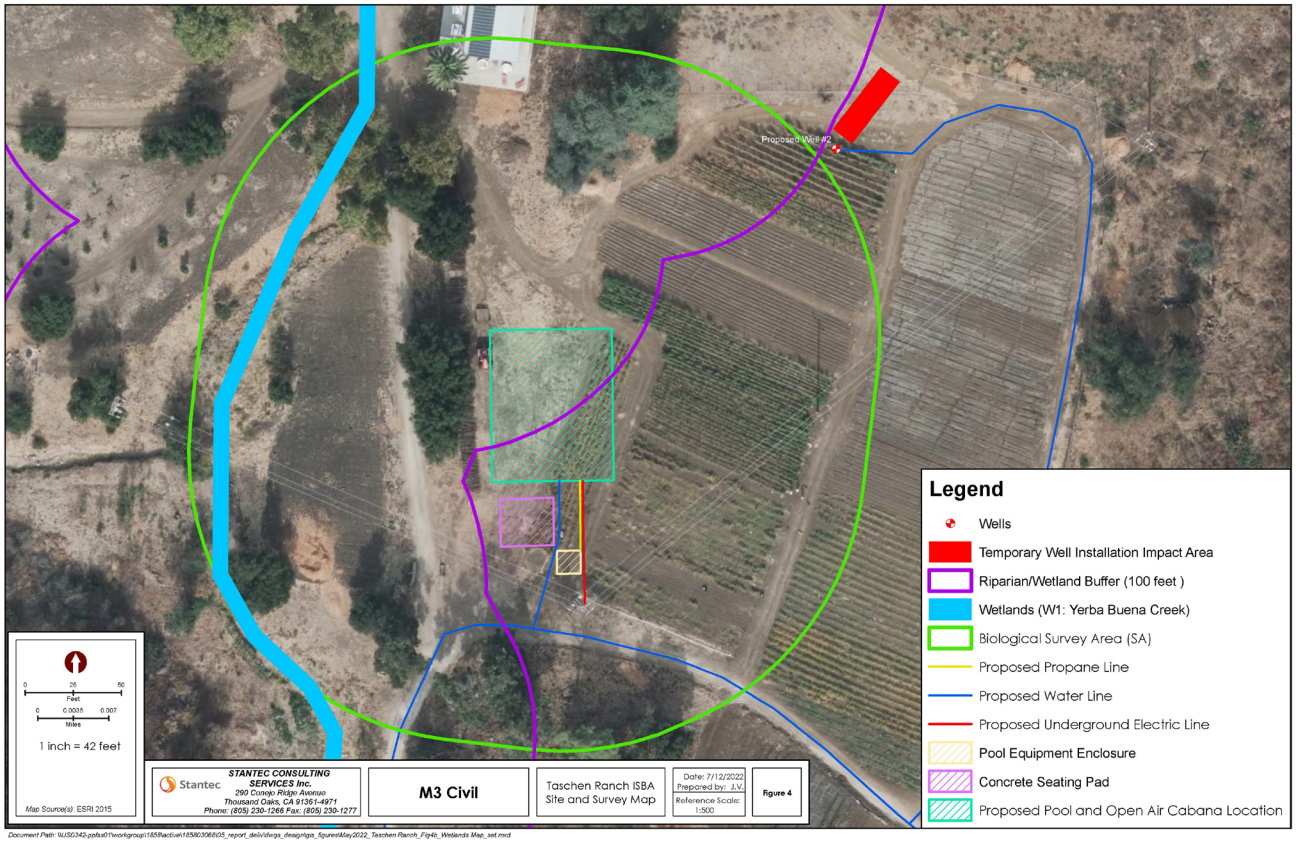
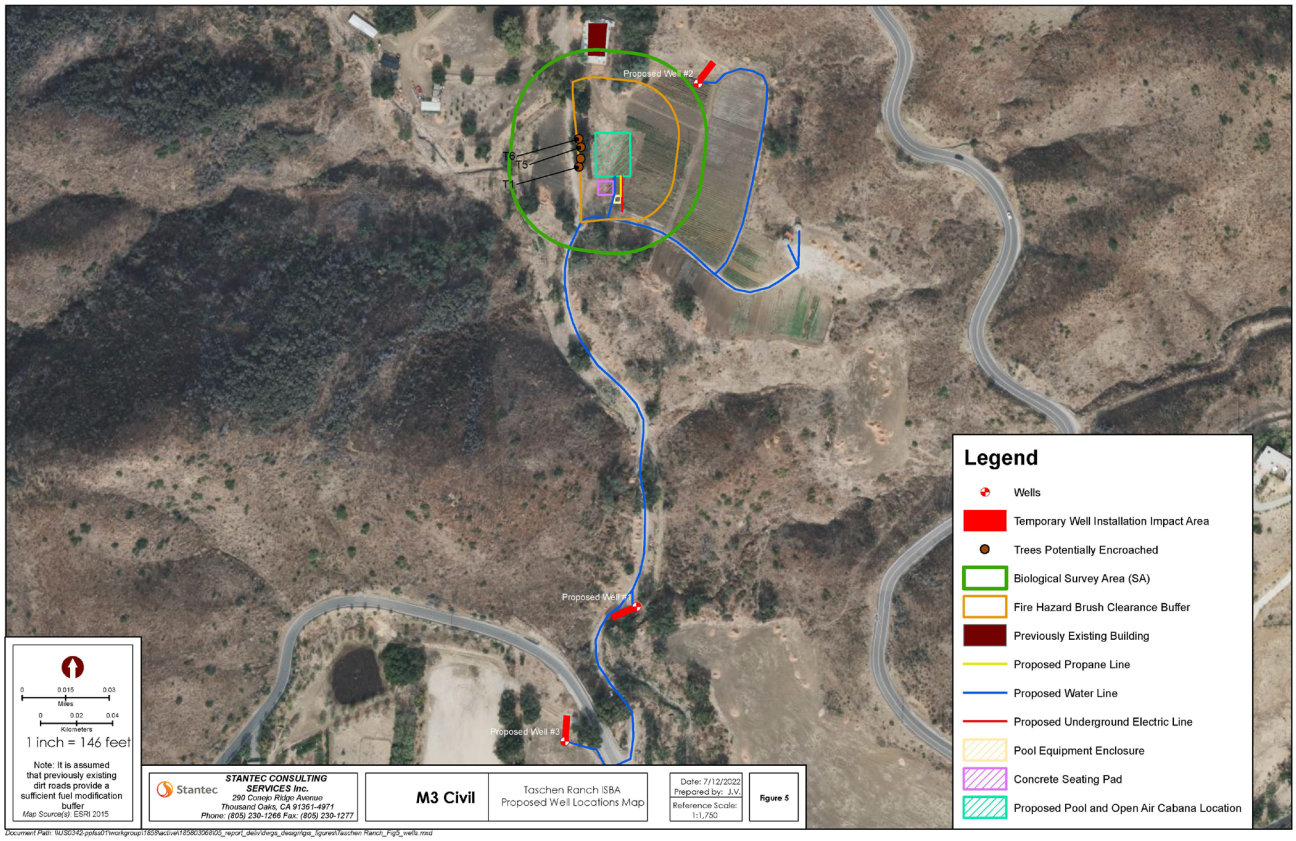


Figure 5. Proposed Well Location Map



3.2 Species

Observed Species

See Appendix Two lists the observed native and non-native species observed onsite during the survey.

Protected Trees

Coast live oak, California sycamore, and scrub oak tree species are present within the SA. The project will be field fitted to avoid trees to the maximum extent feasible. It shall be noted that only the trees that could potentially be encroached upon as a result of the project are displayed in the Plant Communities Map (Figure 3). Per the County's Non-Coastal Development Zoning Ordinance Sec. 8107-25 (Tree Protection Regulations), single-trunk oak trees with a minimum girth of 9.5 inches are qualified for protection. Sec. 8107-25.3 (General Requirements) states that "No person shall alter, fell, or remove a Protected Tree except in accordance with the provisions of Section 8107-25 et seq. If tree alteration, felling, or removal is part of a project requiring a discretionary permit, then the tree permit application and approval process may accompany the parent project discretionary permit."

Protected Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference)	Impact (4)
T1	*Quercus agrifolia*	Coast live oak	17 inches	Encroach
T2	*Quercus agrifolia*	Coast live oak	22 inches	Encroach
T3	*Quercus agrifolia*	Coast live oak	25 inches	Encroach
T4	*Quercus agrifolia*	Coast live oak	17 inches	Encroach
T5	*Quercus agrifolia*	Coast live oak	42 inches	Encroach
T6	*Quercus agrifolia*	Coast live oak	56 inches	Encroach
T7	*Quercus agrifolia*	Coast live oak	47 inches	Not impacted
T8	*Quercus agrifolia*	Coast live oak	32 inches	Not impacted
T9	*Quercus agrifolia*	Coast live oak	27 inches	Not impacted
T10	*Quercus agrifolia*	Coast live oak	17 inches	Not impacted
T11	*Platanus racemosa*	Western sycamore	48 inches	Not impacted
T12	*Pinus radiata*	Monterey pine	128 inches	Not impacted
T13	*Pinus radiata*	Monterey pine	75 inches	Not impacted
T14	*Pinus radiata*	Monterey pine	80 inches	Not impacted
T15	*Quercus berberidifolia*	Scrub oak	5 inches	Not impacted
T16	*Quercus berberidifolia*	Scrub oak	5 inches	Not impacted
T17	*Quercus agrifolia*	Coast live oak	27 inches	Not impacted
T18	*Quercus agrifolia*	Coast live oak	76 inches	Not impacted
T19	*Quercus agrifolia*	Coast live oak	48 inches	Not impacted
T20	*Quercus agrifolia*	Coast live oak	81 inches	Not impacted
T21	*Quercus agrifolia*	Coast live oak	44 inches	Not impacted
T22	*Quercus agrifolia*	Coast live oak	111 inches	Not impacted

Special Status Species and Nests

See Appendix One 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.

Special status species were observed or have a moderate to high potential to occur within the survey area(s).

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the survey area(s).

Special Status Species Summary

Observed and Potentially Occurring Special Status Species						
Map Key	Survey/ Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements
SSP1	CNDDB	*Accipiter cooperii*	Cooper's hawk	WL	Moderate (nesting and foraging)	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river floodplains; also, live oaks.
SSP2	CNDDB	*Aquila chrysaetos*	Golden eagle	FP/WL	None (nesting)/Low (foraging)	Rolling foothills, mountain areas, sage-juniper flats, & desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
SSP3	CNDDB	*Calochortus plummerae*	Plummer's mariposa-lily	CNPS 1B.2	Low	Coastal scrub, chaparral, grassland, cismontane woodland, lower montane coniferous forest. Rocky sandy sites, granitic or alluvial material. Common after fire. 300-5,300 ft.
SSP4	CNDDB	*Chaenactis glabriuscula* var. *orcuttiana*	Orcutt's pincushion	, CNPS 1B.1	None	Coastal bluff scrub, coastal dunes. Sandy sites. 10-330 ft.
SSP5	CNDDB	*Coelus globosus*	globose dune beetle	-	None	Inhabitant of coastal sand dune habitat, from bodega head in Sonoma County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks.
SSP6	CNDDB	*Danaus plexippus*	Monarch butterfly	FC/SA	High	Winter roost sites extend along coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar/water sources nearby.
SSP7	CNDDB	*Deinandra minthornii*	Santa Susana tarplant	SR, CNPS 1B.2	None	Chaparral, coastal scrub. On sandstone outcrops and crevices, in shrubland. 900-2,500 ft.
SSP8	CNDDB	*Dudleya blochmaniae ssp. blochmaniae*	Blochman's dudleya	CNPS 1B.1	None	Coastal scrub, coastal bluff scrub, valley and foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil. 15-1475ft
SSP9	CNDDB	*Dudleya cymosa* ssp. *marcescens*	Marcescent dudleya	FT, SR, CNPS 1B.2	None	Chaparral. On sheer rock surfaces & rocky volcanic cliffs. 600-1,700 ft.
SSP10	CNDDB	*Dudleya cymosa* ssp. *ovatifolia*	Santa Monica dudleya	FT, CNPS 1B.2	None	Chaparral, coastal scrub. In canyons on sedimentary conglomerates; north facing slopes. 700-1,700 ft.
SSP11	CNDDB	*Emys marmorata (Actinemys pallida)*	Western pond turtle (Southern western pond turtle)	SSC	Moderate	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation, below 6000 feet elevation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.
SSP12	CNDDB	*Eriogonum crocatum*	Conejo buckwheat	SR 1B.2	None	Chaparral, coastal scrub, valley and foothill grassland. Conejo volcanic outcrops; rocky sites. 165-1900ft.
SSP13	CNDDB	*Navarretia ojaiensis*	Ojai navarretia	CNPS 1B.1	None	Chaparral, coastal scrub, valley and foothill grassland. Openings in shrublands, grasslands. 900-2,000 ft.
SSP14		*Monardella hypoleuca ssp. hypoleuca*	white-veined monardella	CNPS 1B.3	None	Chaparral, Cismontane woodland, Dry slopes. 150-5000ft.
SSP15	CNDDB	*Oncorhynchus mykiss irideus*	Southern steelhead - south-central California coast DPS	FE	None	Populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego Co.). Southern steelhead likely have greater physiological tolerances to warmer water & more variable conditions.
SSP16		*Pentachaeta lyonii*	Lyon's pentachaeta	FE, SE CNPS 1B.1	None	chaparral, valley and foothill grassland, coastal scrub. edges of clearing in chaparral, or edges of firebreaks. On clay soils of volcanic (usually Conejo volcanic) origin.100-2100ft.

Observed and Potentially Occurring Special Status Species						
SSP17	CNDDB	*Riparia riparia*	bank swallow	ST	Low (foraging)/None(nesting)	California is at the southwestern extent of the species' breeding range in North America. Breeding habitat in California consists of vertical banks or bluffs with friable soils suitable for burrow excavation.
SSP18	CNDDB	*Tortula californica*	California screw-moss	CNPS 1B.2	Low	Chenopod scrub, valley and foothill grasslands, in sandy soils. 30-4,800 ft.
SSP19	CNDDB	*Thamnophis hammondii*	two-striped garter snake	SSC	Moderate	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft. elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
SSP20	CNDDB	*Thelypteris puberula* var. *sonorensis*	Sonoran maiden fern	CNPS 2.2	Low	Meadows and seeps. Along streams, seepages. 150-1,800 ft.
SSP21	CNDDB	*Vireo bellii pusillus*	Least Bell's vireo	FE, SE G5T2/S2	None (nesting)/Low (foraging)	Summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting onto pathways, usually willow, *Baccharis*, and mesquite.

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
SSP1	Yes	Yes	0	Tracked within 10 miles of the proposed project. Nesting habitat is present within the riparian woodland habitat throughout the survey area.
SSP2	No	No	0	Tracked within 5 miles of the proposed project. Foraging habitat is present within survey area, however no suitable nesting habitat is present.
SSP3	Yes	Yes	0	Tracked within 5 miles of proposed project. Could occur in grassland habitat within the survey area.
SSP4	No	No	0	Tracked within 5 miles of the proposed project. Coastal bluff or dune habitat not present within the survey area.
SSP5	No	No	0	Tracked within 5 miles of proposed project, however no suitable coastal sand dune habitat is present within the survey area.
SSP6	Yes	Yes	0	Tracked within 1 mile of the proposed project. The eucalyptus trees, Monterey pines, and sycamore woodland onsite have potential to provide overwintering roosts for the monarch butterfly; no trees are proposed for removal. Overwintering roosts observed by the applicant.
SSP7	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP8	No	No	0	Tracked within 5 miles of the proposed project, however sandstone outcrop habitat is lacking within the survey area.
SSP9	No	No	0	Tracked within 5 miles of the proposed project, however no suitable chaparral habitat, sheer rock surfaces or rocky volcanic cliffs are present onsite.
SSP10	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP11	Yes	Yes	0	Tracked within 5 miles of the proposed project. Could occur within riparian habitat of Little Sycamore Creek when water is present.
SSP12	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP13	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP14	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP15	No	No	0	Tracked within 5 miles of the proposed project, however no suitable permanent aquatic habitats present within the survey area.
SSP16	No	No	0	Tracked within 5 miles of the proposed project; however, suitable habitat is not present in the survey area.
SSP17	No	No	0	Tracked within 5 miles of the proposed project. Suitable nesting habitat is not present in the survey area.
SSP18	No	No	0	Tracked within 5 miles of the proposed project, however no suitable habitat is present within the survey area.
SSP19	Yes	Yes	0	Tracked within 5 miles of the proposed project. Could occur within riparian habitat of Little Sycamore Creek when water is present.

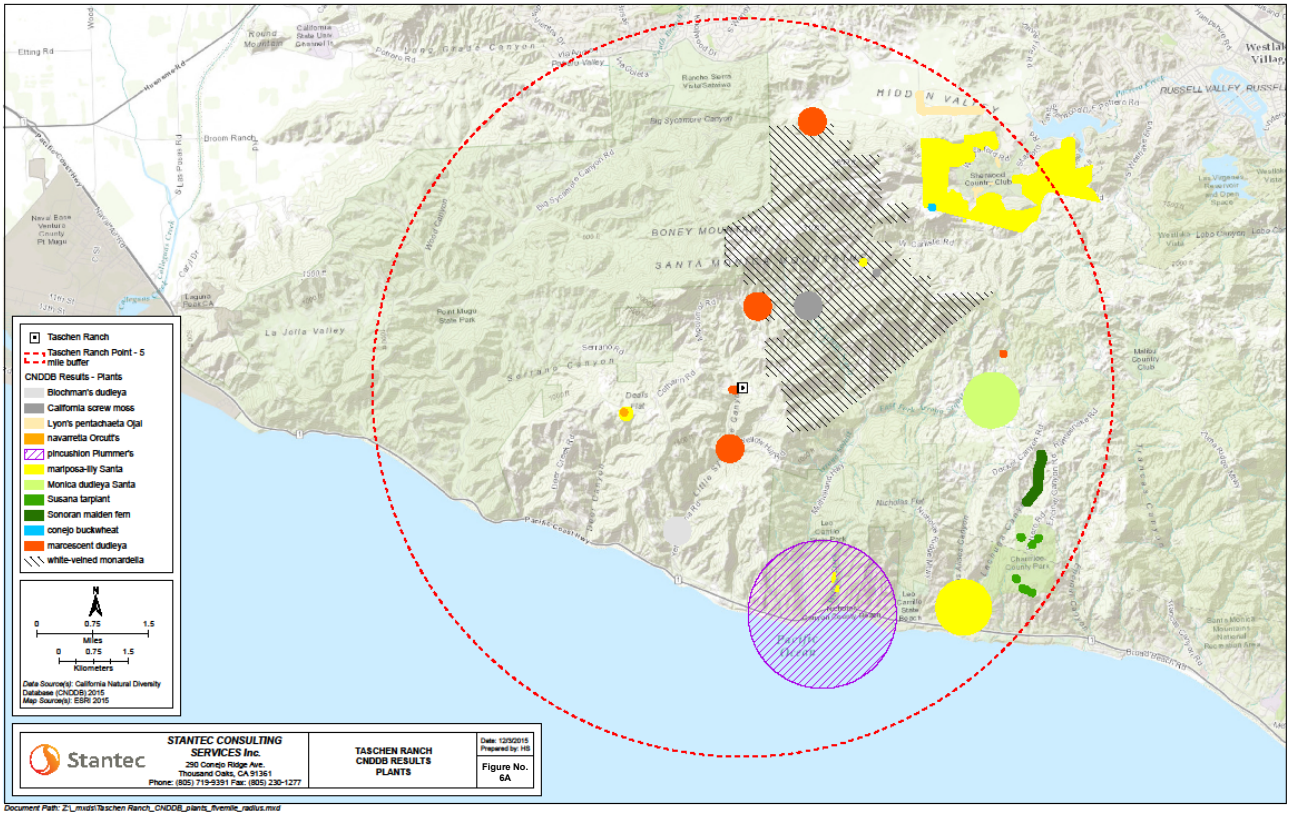
Special Status Species (continued)				
SSP20	No	No	0	Tracked within 5 miles of the proposed project, however no suitable habitat is present within the survey area.
SSP21	No	No	0	Tracked within 5 miles of the proposed project. Suitable habitats of riparian (willow) or mulefat thickets are not present within the survey area.

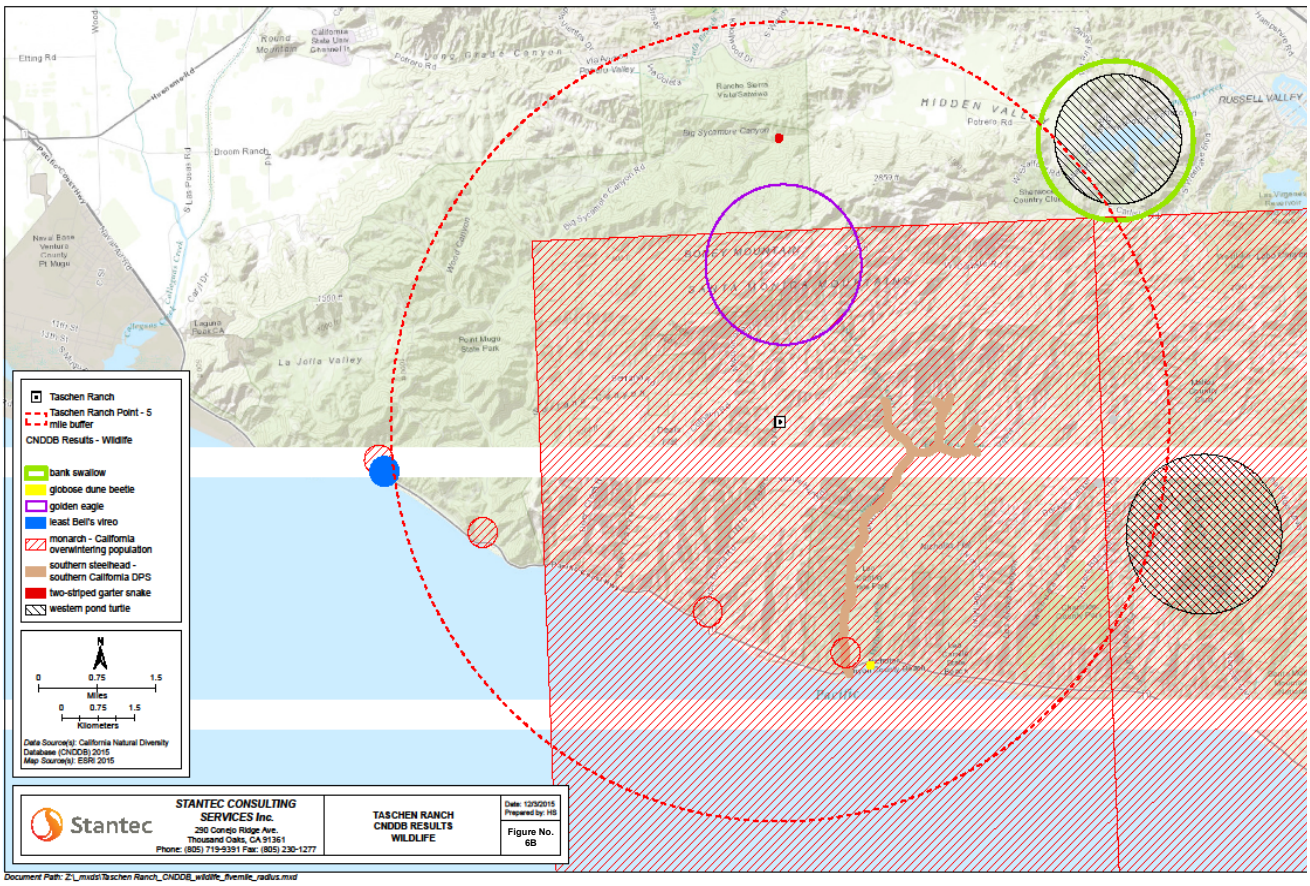
FE .....Federal Endangered
FT .....Federal Threatened
FC.....Federal Candidate Species
FSC .....Federal Species of Concern
FD……Federally Delisted
SFP.....California Fully Protected Species
SE.....California Endangered
ST .....California Threatened
SD……California Delisted
SR.....California Rare
SA CDFW Special Animal
SSC .....California Species of Special Concern
BCC…….USFWS Bird of Conservation Concern
S……..USFS Sensitive
S……..USFWS Sensitive
FP……CDFW Fully Protected
WL……..CDFW Watch List
DFG/NatureServe Rank
G1 or S1 - Critically Imperiled Globally or Sub-nationally (state)
G2 or S2 - Imperiled Globally or Sub-nationally (state)
G3 or S3 - Vulnerable to extirpation or extinction Globally or Sub-nationally (state)
California Rare Plant Rank (RPR)
RPR 1A - California Native Plant Society/CDFG listed as presumed to be extinct
RPR 1B - California Native Plant Society/CDFG listed as rare or endangered in California and elsewhere
RPR 2 - California Native Plant Society/CDFG listed as rare or endangered in California but more common elsewhere
RPR 3 - California Native Plant Society/CDFG listed as in need of more information.
RPR 4 - California Native Plant Society/CDFG listed as of limited distribution or infrequent throughout a broader area in California.
LIS .....Locally Important Species

Nesting Bird Summary

The field visit was conducted outside of the nesting season. No nesting birds were observed during the survey. However, nesting habitat exists throughout the SA, and nesting birds that are protected by the Federal Migratory Bird Treaty Act and the California Fish and Game Code 3503, including special-status bird species, likely nest within the property.

Figure 6. Species (Special Status Species)




Taschen Ranch
Taschen Ranch Point - 5 mile buffer
CNDDB Results - Wildlife
bank swallow
globose dune beetle
golden eagle
least Bell's vireo
monarch - California overwintering population
southern steelhead - southern California DPS
two-striped garter snake
western pond turtle
N
0 0.75 1.5
Miles
0 0.75 1.5
Kilometers
Data Source(s): California Natural Diversity Database (CNDDB) 2015
Map Source(s): ESRI 2015
Stantec
STANTEC CONSULTING SERVICES Inc.
290 Conejo Ridge Ave.
Thousand Oaks, CA 91361
Phone: (805) 719-9391 Fax: (805) 230-1277
TASCHEN RANCH
CNDDB RESULTS
WILDLIFE
Date: 12/3/2015
Prepared by: HS
Figure No.
6B
Document Path: Z:_mxds\Taschen Ranch_CNDDB_wildlife_fivemile_radius.mxd

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

Wildlife movement or connectivity features, or evidence thereof, were found within the survey area(s).

Connectivity Features

Mapped Corridors or Linkages

No regional wildlife linkages or corridors are mapped within or near the property.

Connectivity Feature 1 (C1)

On a local scale, the primary connectivity feature within the SA is YBC. The overall habitat quality is relatively undisturbed, species richness and structural diversity is moderate, although this corridor is likely used by a variety of common wildlife species for local movement as well as for nesting and food resources. YBC provides a corridor of movement for animals to use the general wildlife habitats along the length of the creek, and to allow for cover while moving from upland habitats north of the SA to the upland habitats adjacent to the SA.

Description

YBC and its riparian habitat may provide corridors or routes that animals use when traveling between adjacent habitats and the SA.

Functional Group/Species Expected

Functional groups expected to utilize YBC include: large mammals such as mule deer (*Odocoileus hemionus californica)*, medium mammals such as coyote (*Canis latrans*), common passerine birds that may utilize the riparian tree and shrub habitat such as Anna's hummingbirds (*Calypte anna*) and western scrub jay (*Aphelocoma californica*), and aquatic/riparian reptiles and amphibians such as two striped garter (*Thamnophis hammondii*) and Pacific tree frog (*Pseudacris regilla*).

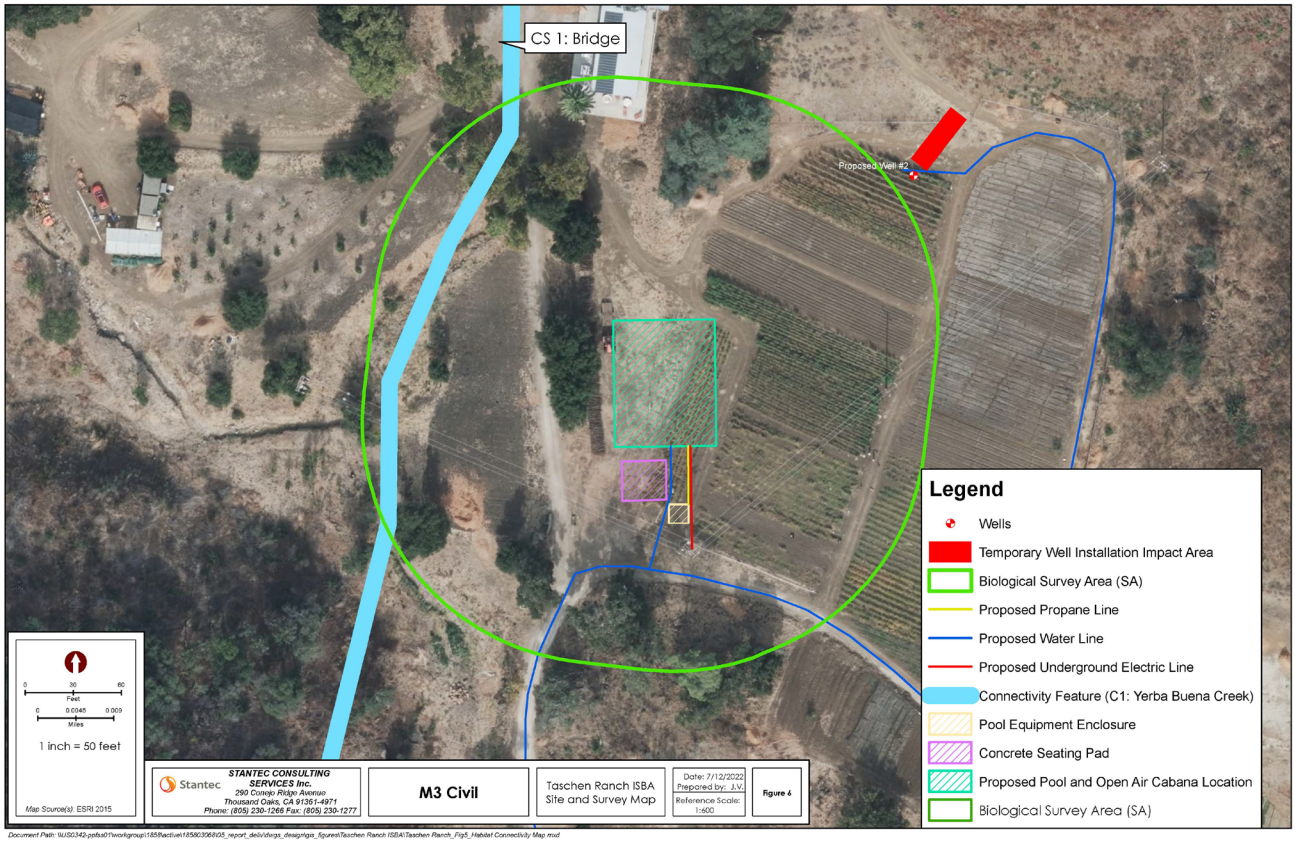
Habitats Connected

YBC connects the developed low elevation coastal habitat along Highway 1 and Yerba Buena Road to upland and mountains habitat within the Santa Monica Mountain National Forest.

Connectivity Features							
Map Key (1)	Type of Connectivity Feature (2)	Description (3)	Species Observed (4)	Evidence (5)	Functional Group/Species Expected (6)	Habitats Connected (7)	Comments
C1	Local corridor	watercourse	None observed		Mammals, birds, aquatic/riparian reptiles/ amphibians	Santa Monica Mountains – Pacific Ocean	Although no species were observed within the corridor, the potential for local connectivity exists.

Roadway Crossing Structures						
Map Key (1)	Type of Crossing Structure (2)	Passable? (3)	Functional Group/Species Expected (4)	Species Observed (5)	Evidence	Comments
CS1	Existing box culvert	The culvert is open and aiding movement	Small, medium & large mammals, upland reptiles	None		Allows passage underneath existing bridge

Figure 7. Habitat Connectivity



Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures:

- None

4.2 Impacts and Mitigation

A. Species Project: PS-M Cumulative: LS

No ***federal or state listed*** endangered, threatened, or rare ***plant or animal species*** were observed within the SA. One avian species, Cooper's hawk (*Accipeter cooperii*), a CDFW Special Animal and Watch List species was determined to have a moderate potential for nesting and foraging within the SA; no suitable nesting habitat for this species would be impacted as part of the proposed project. Western pond turtle (*Actinemys pallida*) and two-striped garter snake (*Thamnophis hammondii*), both CDFW Species of Special Concern, were determined to have a moderate potential to occur within Yerba Buena Creek in the SA when water is present; no impacts to Yerba Buena Creek are proposed as part of the project. One invertebrate species, monarch butterfly (I), a Federal Candidate for listing and a CDFW Special Animal, while not observed is known to occur in the area and suitable habitat is present in the survey area; there is a high potential for this species to occur however no suitable roosting habitat will be impacted as part of the project. Impacts to listed animal species are expected to be less than significant with mitigation.

Special-Status Invertebrates

Monarch butterfly (*Danaus plexippus*), while not observed during on-site surveys, have historically occurred within the SA based on personal communication with the Project applicant. No direct impacts are expected as part of the proposed construction activities; no trees suitable for roosting activities are proposed for removal. Indirect impacts could include the introduction of exotic plant species that may threaten the health and survivability of eucalyptus and/or sycamore trees used as roosting habitat as well alter or remove available foraging habitat and noise/dust from construction (including temporary impacts related to well installation); permanent construction activities would occur at the125-foot buffer for roosting trees while temporary impacts related to well installation would occur adjacent to potential roosting habitat. Operational impacts include increased human presence, the spread of noxious weeds and increased perch sites for avian predators with the placement of new structures.

Special-Status Amphibians/Reptiles

Direct impacts could result from Project related grading, construction of buildings/structures, fugitive dust, and general disturbance due to increased human activity (temporary during construction only). Project implementation may also result in permanent loss of habitat from the removal of trash and debris piles, or removal of suitable native habitat; there is however adequate natural microhabitat within and adjacent to the proposed project areas that would be suitable for reptile species with the potential to occur. Indirect impacts could include compaction of soils required for burrowing and the introduction of exotic plant species. Operational impacts include increased human presence, the spread of noxious, and increased perch sites for avian predators, such as common raven. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status reptile species would not occur.

Special-Status Birds

Direct and indirect impacts to nesting birds, should they occur, include ground-disturbing activities associated with construction, increased noise levels from heavy equipment, increased human presence, and exposure to fugitive dust. Construction and vegetation management during the breeding season could result in the displacement of breeding birds and the abandonment of active nests. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status bird species would not occur.

If the proposed project construction were to occur during the avian nesting season (generally considered to be between February 15 and September 15; although some raptors species may nest as early as January) indirect impacts to nesting birds could occur; the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) does not allow for take of migratory birds.

The MBTA makes it unlawful to possess, buy, sell, purchase, barter or “take” any migratory bird listed in Title 50 of CFR Part 10. “Take” is defined as possession or destruction of migratory birds, their nests, or eggs. Disturbances that cause nest abandonment or loss of reproductive effort or the loss of habitats upon which these birds depend may be a violation of the MBTA. The MBTA prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

> *Significance Finding – Project Impacts:* Project impacts to special-status species would be potentially significant but mitigable.
>
> *Significance Finding – Cumulative Impacts:* The cumulative project impacts to special-status species are less than significant.

Avoidance and Minimization Measures

MM1: Nesting Bird Surveys and Avoidance Measures

Purpose: To avoid and/or minimize impacts to breeding/nesting birds.

Requirement: Prior to issuance of grading permits or a notice to proceed, the Applicant shall provide evidence to the County of compliance with the MBTA, as follows. If initial site disturbance is scheduled to begin during the avian nesting season (February 15 through September 15; January 1 through August 15 for raptors), breeding and nesting bird surveys shall be conducted by a qualified biologist no more than 3 days prior to the start of site disturbance. The qualified biologist must be approved by the County prior to the commencement of surveys. If construction activities carry over into a second nesting season(s), the surveys will need to be completed annually until the proposed project is complete. Surveys shall be conducted within 500 feet of all proposed project activities.

If endangered or threatened species are observed, consultation with USFWS and/or CDFW is required. If breeding birds with active nests are found prior to or during construction, a qualified biological monitor shall establish a 300-foot buffer around the nest, and no activities would be allowed within the buffer(s) until the young have fledged from the nest or the nest fails; initial buffers for nesting raptors shall be 500 feet; a buffer of 0.25 mile shall be used for nesting prairie falcon unless the line-of-sight from the edge of development is obscured as determined by a qualified ornithologist. The prescribed buffers for common species may be adjusted by the qualified biologist based on existing conditions around the nest, planned construction activities, tolerance of the species, and other pertinent factors; for example, buffers for common passerines, often found to be habituated to human activity, may be adjusted down to 25 - 50 feet depending on the disturbance tolerance of each specific species. Buffer adjustments for listed and/or other special-status species shall be done in coordination with the USFWS and CDFW as applicable. The qualified biologist shall conduct regular monitoring of the nest to determine success or failure and to ensure that proposed project activities are not conducted within the buffer(s) until the nesting cycle is complete or the nest fails.

Documentation: A memorandum describing the results of the pre-construction surveys shall be prepared. Field logs, including GIS based figures, shall be prepared and kept for all nest locations and describe all activities, including buffers, during nest monitoring activities.

Timing: Prior to and during construction.

Monitoring and Reporting: Upon completion of construction a monitoring report shall be prepared that details all nests encountered during the course of construction, all installed buffers and reductions, and information on the success or failure of each nest.

Mapped Information: Nest locations shall be mapped and presented to construction personnel, as needed based on updates, on hard copy or digital GIS based maps.

MM2: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring

Purpose: To avoid and minimize impacts to special-status species that may be impacted directly or indirectly by Project activities.

Requirement: Prior to ground disturbance or vegetation clearing within the proposed project site, a qualified biologist shall conduct pre-construction clearance surveys for wildlife (no more than 7 days prior to site disturbing activities) where suitable habitat is present and directly impacted by construction activities. The qualified biologist must be approved by the County prior to the commencement of surveys. Wildlife found within the proposed project site or in areas potentially affected by the proposed project would be relocated to the nearest suitable habitat that would not be affected by the proposed project prior to the start of construction. Special-status species found within a proposed project impact area shall be relocated by an authorized biologist to suitable habitat outside the impact area. Nesting birds found within the proposed project impact areas would be subject to buffer requirements and additional conditions as detailed above in mitigation measure MM1.

Prior to the issuance of grading permits or notice to proceed, the Applicant shall provide written evidence to the County that the Applicant has retained a qualified lead biologist(s) to oversee compliance with the protection measures for special-status species. The lead biologist shall be onsite during all initial ground disturbance activities (including entirety of well installation) throughout the construction phase; after initial ground disturbance monitoring levels can be reduced to half day monitoring events 1 – 2 times per week. The lead biologist(s) shall have the right to halt all activities that are in violation of special-status species protection measures. Work shall proceed only after hazards to special-status species are removed, the species are allowed to leave, or are removed (if allowed), and the species is no longer at risk. The lead biologist(s) shall have a copy of all the compliance measures in their possession while work is being conducted onsite. Construction activity may also be monitored by biological monitors under the lead biologist's supervision to ensure compliance with mitigation measures.

If required during pre-construction clearance surveys or required monitoring efforts, the lead biologist(s) will relocate common and special-status species that enter the proposed project site; some special-status species may require specific permits prior to handling or have established protocols for relocation. Records of all detection, capture, and release shall be reported to CDFW.

Documentation: Daily field logs shall be kept detailing wildlife observations, BMP compliance, mitigation measure compliance, and general descriptions of construction activities for the day.

Timing: For the duration of construction.

Monitoring and Reporting: A construction monitoring report will be prepared at the end of construction that summarizes the daily field logs, compliance issues, and general project information.

Mapped Information: Maps will be provided to construction personnel detailing the location of any sensitive resources identified during the monitoring activities and required no work buffers. Hard copies shall be provided and updated as needed or link to a live GIS based map shall be provided.

MM3: Environmental Awareness Training

Purpose: To provide awareness on the status of sensitive biological resources in and around the Project site as well as inform those working on the project as to the regulatory requirements surrounding construction of the Project.

Requirement: Prior to the issuance of any grading permits or notice to proceed, the Applicant shall submit proof to the County that all proposed project personnel have attended an environmental awareness and compliance training program. The training program shall present the environmental regulations and applicable permit conditions that the proposed project team shall comply with. The training program shall include applicable measures established for the proposed project to minimize impacts to water quality and avoid sensitive resources, habitats, and species. Subsequent training events shall be scheduled to support the training of new personnel. Dated sign-in sheets for attendees at these meetings shall be maintained and submitted to the County.

Documentation: A dated sign in sheet will be kept to track those who have completed the required training.

Timing: Provided to all personnel prior to starting work on the Project site.

Monitoring and Reporting: A copy of the dated sign in sheet, along with a copy of the power point presentation (or equivalent) and provided to the County at the end of the construction phase of the project.

Mapped Information: n/a

MM4: Monarch Butterfly Winter Roost Site Surveys

Purpose: To avoid and/or minimize direct and indirect impacts to Monarch butterfly.

Requirement: In the fall/winter prior to the start of construction a qualified biologist must survey all suitable roosting habitat within 1,000 feet of the proposed Project with the first occurring during the first half of overwintering season (October – March) and the second in second half of the season. If the results of the surveys are negative for the butterfly the Project may proceed and the biological monitor shall continue to monitor suitable roosting habitat during the overwintering season for aggregations of roosting butterflies. If portions of the Project are found to serve as an aggregation or roosting site for monarch butterflies, then a 125-ft no activity buffer shall be placed around these areas. A minimum 125-foot buffer zone is required for new development from the outermost trees identified as a monarch butterfly roost site, unless larger buffer zones are necessary due to one of the following:

1. Microhabitat conditions at the monarch butterfly roost site will be adversely affected by vegetation removal or earth disturbance outside the 125-foot buffer zone; or
2. One or more additional monarch butterfly roost sites are located within 1,000 feet of the project site, and the sites are collectively used throughout the overwintering season

No work shall be conducted within the buffer unless authorized by the County and only with the presence of a qualified biologist to monitor the populations. Trees currently used or that have been used for winter roosting as well as other trees that are essential to maintain the suitability of the roost site are ESHA and should not be removed. Suitability of winter roost sites may also depend on surrounding habitat such as other trees that help to maintain a suitable microclimate or provide wind protection. If winter roost trees are cited for removal due to safety or mortality concerns, they should only be removed in coordination with and approval from the County.

Documentation: Daily field logs/notes shall be kept for both pre-construction surveys and for monitoring of existing populations. A letter report detailing the methods and results of the pre-construction surveys shall be provided to the County prior to the start of construction.

Timing: Surveys should be conducted no more than seven days prior to the start of construction activities that occur during the overwintering period from October – March.

Monitoring and Reporting: If overwintering populations are present within the Project site, then at the end of each overwintering season (approximately March) a report shall be prepared and submitted to the

County detailing the monitoring activities to serve as compliance with this measure. The report shall include, at a minimum, a summary of daily monitoring activities and a GIS based map of all roosting locations.

Mapped Information: A map of all observed roosting sites, if present, will be prepared and provided for the on-site construction personnel.

B. Ecological Communities Project: PS-M; Cumulative: LS

Sensitive Plant Communities

No sensitive plants communities are expected to be impacted by project installation activities. However, two sensitive/locally important plant communities, Coast Live Oak Woodland and California Sycamore, are present within the area of temporary disturbance and the fire hazard brush clearance area. The project development footprint has been modified to avoid impacting native coast live oak and sycamore trees within the SA. No impacts to the coast live oak woodland are anticipated from project development. The following is recommended to avoid indirect impacts to oak trees.

Waters and Wetlands

The proposed project area occurs within 100-ft of potentially jurisdictional USACE wetland WOTUS, waters of the State, and CDFW jurisdictional waters. The importance of intermittent and ephemeral streams to wildlife in arid environments is well known (Leidy et al. 2008). Ephemeral drainages, ephemeral streams and water courses within the proposed project site, provide unique habitat that is distinct from the surrounding uplands, providing more continuous vegetation cover and microtopographic diversity than the surrounding uplands. Ephemeral and intermittent streams in the arid west provide important habitat for wildlife and are responsible for much of the biotic diversity (Levick et al. 2008). They have higher moisture content and provide shade and cooler temperatures within the channel. In cases where the habitat is distinct in species composition, structure, or density, wash communities would provide habitat values not available in the adjacent uplands.

The 2021 geologic evaluation of water well usage for organic farming, prepared by Gold Coast Geoservices, Inc., described the area hydrogeological conditions and if there could be potential effects from pumping local groundwater resources (quantity). Based upon the evaluation performed by a licensed professional geologist, it was concluded that groundwater to be extracted by the new proposed wells and from the surrounding area are from potentially unique and structurally differing geologic sources. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south/southeast side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. Based upon the additional water needed for both the proposed construction and agricultural irrigation and supplemented by the professional analysis of local hydrogeological impacts from extracting groundwater, the proposed project is considered to have a less than significant impact to groundwater; therefore, any indirect impacts to ESHA adjacent to proposed well locations (mainly Proposed Well Location #1) are expected to be less than significant.

No direct impacts to WOTUS, waters of the state, or CDFW jurisdictional waters would occur. If impacts were to occur, and as required by law, the applicant would comply with state and federal regulations regarding conducting proposed project activities in water courses and habitats under the jurisdiction of the CDFW, RWQCB, CCC, and USACE. In compliance with state and federal regulations, the Applicant would obtain required permits pursuant to Sections 401 and 404 of the Clean Water Act, California Coastal Act, and Fish and Game Code Section 1600 et seq

No waters or wetlands are anticipated to be impacted as a result of the project. The project will avoid direct impacts to the waters/wetlands associated with YBC. The proposed development however does occur within the required 100-ft riparian/wetland buffer (W1B1) of Yerba Buena Creek (W1). The development is currently proposed within habitat or land cover types mapped as Wild Oats Grassland and Cleared Land/Road with provide a very low, if any habitat value. Impacts to these habitat and land

cover types would be subject to MM6 below which requires that the impacted communities be restored/replaced at a 2:1 ratio; this restoration/replacement will result in a much higher habitat value compared to current site conditions. The following general plan polices would allow for the County of approve construction of the project within the riparian/wetland buffer:

> COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands: The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines. (RDR)
>
> COS-1.11 Discretionary Development Sited Near Wetlands: The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body. (RDR)

Environmentally Sensitive Habitat Areas

The entire property is located within the coastal zone, all of which is likely considered ESHA. All natural, native habitats onsite are considered coastal habitats. The proposed project location is not within the 100-foot buffer of Yerba Buena Creek. The entire site historically always been in the buffered water body; however, the project has been designed to avoid and prevent impacts that would significantly degrade the creek's coastal habitats (Coast Live Oak Woodland and Southern California Sycamore Woodland). The project will be field fitted during construction and utility line installation to avoid any impacts to coastal and riparian/wetland habitats; therefore, impacts to coastal habitats, including ESHA, are considered less than significant.

Significance Finding – Project Impacts: Project impact to ecological communities, including wetlands/waters and ESHA, is potentially significant but mitigable.

Significance Finding – Cumulative Impacts: Cumulative impacts to ecological communities, including wetlands/waters and ESHA, are not considered a significant impact.

MM5: Monitor Protected Trees

Purpose: The purpose is to avoid and reduce project impacts to protected trees, such as coast live oak and California sycamore, to a less than significant level.

Requirement: A qualified arborist shall be onsite to monitor construction within 15 feet of any existing native tree. The arborist shall aid in field fitting the least-impact path with regard to protected trees. Construction shall be avoided within the Ventura County identified Tree Protection Zone (TPZ), which is 5 feet beyond the dripline of a native tree or a minimum of 15 feet from the trunk, when feasible. When construction within the TPZ is unavoidable, as few roots as possible shall be trimmed, and shall total less than 20% of a single tree's root system. Work shall be done with hand tools or small handheld power tools that are of a depth and design that will not cause root damage. In addition, no equipment, soil, or construction materials shall be placed within the TPZ of any native tree. If impacts/encroachment to a protected tree are determined to be unavoidable (i.e., >20% of tree's roots need to be cut), applicant shall obtain the appropriate tree permit prior to any impacts to the protected tree.

Documentation: Daily field notes and photographs will be generated by on-site Biologists during the duration of the project.

Timing: Prior to the commencement of ground disturbing activities, a Certified Arborist will be retained by the applicant. The Certified Arborist will monitor all construction activities for the duration of the project involving trees and will document any encroachment into the TPZ for submittal to the Ventura County Planning Division.

Monitoring and Reporting Success of this mitigation measure would be the avoidance or minimization of impacts to protected trees that would alter the health and safety of protected trees, and obtaining a tree permit, if necessary.

MM6: Vegetation Removal and Replacement

Purpose: To avoid and/or minimize impacts to and mitigate for unavoidable impacts to vegetation communities/ESHA within the project site.

Requirement: Construction activities shall be done in such a manner as to minimize the removal of vegetation. If impacts to vegetation cannot be avoided, all impacted plant communities shall be restored/replaced at a mitigation ration of 1:1 for all temporary and 2:1 for all permanent impacts. The compensation for the loss of habitats may be achieved either by a) on-site habitat creation or enhancement of impacted communities with similar species compositions to those /present prior to construction, b) off-site creation or enhancement or c) participation in an established mitigation bank program.

Prior to the removal of vegetation, if on or off-site mitigation is required, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared that will guide all restoration and monitoring activities. The HMMP should be prepared following the County's content requirements for Tree Protection, Planting, and Monitoring Plans (as well as relevant elements of the County's content requirements for Arborists Reports necessary to assess the condition of and potential impacts to protected trees from the proposed project. The HMMP should also outline specific measures to protect trees during construction as well as to address any protected tree mitigation requirements, as applicable. The HMMP shall include, at a minimum, the following:

- Proposed species list for creation/enhancement;
- Planting/seeding methodology;
- Irrigation plan;
- Weeding schedule;
- Success criteria;
- Monitoring methodology and schedule; and
- Reporting requirements.

Documentation: A hard copy of the HMMP shall be kept on-site.

Timing: The HMMP should be prepared and approved prior to the completion of construction activities.

Monitoring and Reporting: The HMMP will provide a schedule for required monitoring and reporting that will be dependent on the type of mitigation provided.

Mapped Information: The HMMP will provide GIS based maps to guide restoration activities (if required depending on type of restoration/mitigation). If on-site restoration is selected the GIS based maps will be prepared as part of the HMMP reporting requirements.

C. Habitat Connectivity (migration corridors) Project: LS; Cumulative: LS

No impacts to Habitat Connectivity are expected as a result of the proposed project. While the proposed project does include two wall mounted outdoor lights they will be fully shielded, directed downward, and

installed/maintained in such a manner to avoid light trespass beyond the lot lines. With no impacts to Habitat Connectivity expected to occur, no mitigation is proposed.

Section 5: Photos

Photos	
Location	
Map Key P1	
View Direction North	
Description View of existing road that extends through the property.	
Location	
Map Key P2	
View Direction Northeast	
Description View of location of proposed development. Coast live oak, scrub oak, undifferentiated exotic vegetation, and wild oats grassland can be seen.	

Photos	
Location **Map Key** P3 **View Direction** South **Description** View of previously cleared area proposed for development of pool and open-air pool cabana (Structure 1). Coast live oak and wild oats grassland can be seen.	
Location **Map Key** P4 **View Direction** South **Description** View of proposed propane pad (Structure 2) and proposed propane line tie-in. Previously cleared wild oats grassland can be seen in the foreground, with coast live oaks in the background.	

Photos	
Location	
Map Key	
P5	
View Direction	
North	
Description	
View of proposed location of water utility line tie-in, existing road, coast live oak, and wild oats grassland.	

Appendix One

Summary of Biological Resource Regulations

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

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 Game (CDFG) 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 CDFG 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.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) 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).

CDFG 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 CDFG 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

CDFG 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, CDFG 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.

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*.

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)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP[1]
Alder (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X

Cottonwood (*Populus* all species)	9.5 in.		X
Elderberry (*Sambucus* all species)	9.5 in.		X
Big Cone Douglas Fir (*Pseudotsuga macrocarpa)*	9.5 in.		X
White Fir (*Abies concolor)*	9.5 in.		X
Juniper (*Juniperus californica)*	9.5 in.		X
Maple (*Acer macrophyllum)*	9.5 in.		X
Oak (Single) (*Quercus* all species)	9.5 in.	X	X
Oak (Multi) (*Quercus* all species)	6.25 in.	X	X
Pine (*Pinus* all species)	9.5 in.		X
Sycamore (*Platanus* all species)	9.5 in.	X	X
Walnut (*Juglans* all species)	9.5 in.		X
Historical Tree[3] (any species)	(any size)	X	X
Heritage Tree[4] (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.

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 Game)

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 Game (CDFG). 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 CDFG 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 CDFG. Discuss this option with CDFG 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.

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 polices 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.

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.

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.

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. *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 Two

Observed Species Tables

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
Acmispon glaber	deerweed	Y	
Adenostoma fasciculatum var. *fasciculatum*	common chamise	Y	
Anagallis arvensis	scarlet pimpernel	N	
Artemisia californica	California sagebrush	Y	
Artemisia douglasiana	mugwort	Y	
Asclepias fascicularis	narrow-leaf milkweed	Y	
Avena fatua	wild oat	N	
Baccharis pilularis ssp. *consanguinea* [*B. pilularis*]	coyote brush	Y	
Baccharis salicifolia ssp. salicifolia [*B. salicifolia*]	mulefat	Y	
Brassica nigra	black mustard	N	
Bromus diandrus	ripgut grass	N	
Bromus madritensis ssp. rubens	red brome	N	
Ceanothus megacarpus	bigpod ceanothus	Y	
Ceanothus spinosus	greenbark ceanothus	Y	
Centaurea melitensis	tocalote	N	
Cercocarpus betuloides	mountain mahogany	Y	
Convolvulus arvensis	bindweed	N	
Cordylanthus rigidus ssp. *setigerus*	dark-tipped bird's beak	Y	
Deinandra fasciculata [*Hemizonia f.*]	fascicled tarweed	Y	
Elymus condensatus [Leymus c.]	giant wild rye	Y	
Encelia californica	California brittlebush	Y	
Eriogonum cinereum	coastal wild buckwheat	Y	
Eriogonum fasciculatum	California buckwheat	Y	
Eriophyllum confertiflorum	golden-yarrow	Y	
Erodium cicutarium	red-stemmed filaree	N	
Foeniculum vulgare	sweet fennel	N	
Galium angustifolium ssp. *angustifolium*	chaparral bedstraw	Y	
Hazardia squarrosa	saw-toothed goldenbush	Y	

Hedypnois cretica	Crete weed	N	
Hesperoyucca whipplei [Yucca w.]	chaparral yucca	Y	
Heteromeles arbutifolia	toyon / Christmas berry	Y	
Heterotheca grandiflora	telegraph weed	Y	
Hirschfeldia incana	shortpod mustard	N	
Lactuca serriola	prickly lettuce	N	
Logfia gallica [*Filago g.*]	daggerleaf cottonrose	N	
Malosma laurina	laurel sumac	Y	
Marah macrocarpus	wild cucumber / chilicothe	Y	
Marrubium vulgare	common horehound	N	
Melilotus sp.	sweetclover	N	
Mimulus aurantiacus	bush monkeyflower	Y	
Marrubium vulgare	horehound	N	
Nicotiana glauca	tree tobacco	N	
Pinus radiata	Monterey pine	N	
Plantago erecta	dwarf plantain / California plantain	Y	
Platanus racemosa	western sycamore	Y	
Pseudognaphalium californicum [*Gnaphalium c.*]	California everlasting	Y	
Quercus agrifolia	coast live oak	Y	
Quercus berberidifolia	scrub oak / California scrub oak	Y	
Rhus integrifolia	lemonade berry	Y	
Ribes malvaceum var. *malvaceum*	chaparral currant	Y	
Salvia mellifera	black sage	Y	
Salix lasiolepis	arroyo willow	Y	
Sambucus nigra ssp. c*aerulea* [*S. mexicana*]	blue elderberry	Y	
Stipa sp. [*Nassella sp*.]	needlegrass	Y	
Symphoricarpos mollis	creeping snowberry	Y	
Toxicodendron diversilobum	western poison oak	Y	
Trichostema lanatum	woolly blue curls	Y	
Vinca major	greater periwinkle	N	
ANIMALS			
Reptiles			
Sceloporus occidentalis	Western fence lizard	Y	
Birds			
Buteo jamaicensis	red-tailed hawk	Y	

Picoides nuttallii	Nuttall's woodpecker	Y	
Sayornis nigricans	black phoebe	Y	
Aphelocoma californica	western scrub-jay	Y	
Chamaea fasciata	wrentit	Y	
Pipilo maculatus	spotted towhee	Y	
Melozone crissalis [*Pipilo c.*]	California towhee	Y	
Corvus corax	Common raven	Y	
Mammals			
Canis latrans	Coyote	Y	Scat/ tracks observed
Lynx rufus	Bobcat	Y	Scat/ tracks observed
Odocoileus hemionus californicus	Muledeer	Y	Scat observed
Lepus californicus	Black tailed jackrabbit	Y	Scat observed
Spilogale gracilis	Western spotted skunk	Y	Scat observed

Stantec

Memo

To:	Mark Lloyd L & P Consultants	From:	Jared Varonin Stantec Consulting Services Inc.
File:	185804942	Date:	November 24, 2020 Updated December 12, 2022

Reference: Taschen Ranch Unpermitted Accessory Structures

On 5 November 2020 Stantec Senior Principal Biologist Jared Varonin conducted a site visit on the Taschen Ranch Property to assess conditions and determine potential impacts, if any, to habitat resulting from the installation of six unpermitted accessory structures within the western portion of the site. This included two storage sheds, a cooling shed, and three wooden frame structures with plastic or fabric sheeting.

Based on a review of habitat mapping performed previously by Stantec, none of the structures were placed directly in areas that would be classified as Environmentally Sensitive Habitat Areas (ESHA). Structures No. 1 through 4 (refer to attached Figure 1) were placed within habitat mapped as “Undifferentiated Exotic Vegetation/Landscaped” and “Urban/Disturbed or Built Up” and did not directly impact ESHA. Based on the previous surveys conducted by Stantec within the site and discussions with on-site ranch staff these areas were generally devoid of vegetation or were comprised of non-native invasive or ornamental plant species. These structures were placed within 35 to 85 feet of ESHA mapped to the south (Coast Live Oak Sycamore Woodland) but no ESHA was directly impacted.

Structures No. five and six were placed within habitat mapped as “Wild Oats Grassland” and “Urban/Disturbed or Built Up” during the 5 November 2020 survey. However, based on a review of historical aerial photography the area where structure No. 6 was placed, as well as adjacent areas, were cleared in 2016. The clearing resulted in approximately 0.17 acres of direct impacts to Bigpod Ceanothus - Chamise Shrubland which would be considered ESHA; habitat cleared for the installation of structure No. 5 occurred within lands mapped as “Urban/Disturbed or Built Up” and therefore did not directly impact ESHA. Plant species within the footprints of structures No. 5 and 6, based on habitat in adjacent areas, were comprised mainly of non-native grasses (e.g. red brome {*Bromus diandrus*}, wild oats {*Avena fatua*}, and shortpod mustard {*Hirschfeldia incana*}).

An unnamed ephemeral drainage was noted approximately 15 feet west of the northwest corner of structure No. 6 and 9 feet from the northwest corner of structure No. 5. Based on site conditions during the 5 November 2020 survey and a review of aerial imagery from prior to and after the structures were installed, installation of these structures did not appear do directly or indirectly impact the drainage.

Based on a previous knowledge of the site, a review of current and historical aerial photography, an assessment of current site conditions, and discussion with on-site ranch there were approximately 0.17 acres of direct impacts to ESHA as a result of vegetation clearing related to the installation of structure No. 6. Ranch staff have indicated that all structures can be removed without direct or indirect impacts to ESHA or other native habitats.

Because one of the of the structures were placed within and directly impacted ESHA, compensatory mitigation in the form of on-site habitat restoration in the amount of 0.17 acres (1:1 ratio) is recommended; refer to MM3 of the ISBA for Vegetation Removal and Replacement information. It is also recommended that

Reference: **Taschen Ranch Unpermitted Accessory Structures**

a qualified biologist be present during removal of the structures to ensure that additional direct/indirect impacts to ESHA and/or the adjacent aquatic habitats do not occur.

Stantec Consulting Services Inc.

Jared Varonin CRAM, CFP, CERP
Senior Principal Biologist, Ecosystems Technical Resource Group Leader

Phone: 805-358-7696
jared.varonin@stantec.com

Attachment: Figures
Photographic Log



Unpermitted Structures

0 10 20 Feet
(At original document size of 8.5x11)
1:400

N

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Project Location
Taschen Ranch
Malibu, CA

Client/Project
L & P Consultants
Taschen Ranch Project
Assessment of Unpermitted Structures

Figure No.
1

Title
Structure Locations

Notes
1. Coordinate System: NAD 1983 CORS96 StatePlane California V FIPS 0405 Ft US
2. Data Sources: Stantec 2020
3. Background: © 2020 Microsoft Corporation © 2020 Maxar ©CNES (2020) Distribution Airbus DS

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC LOG	
Client: L & P Consultants	**Job Number:** 185804942
Site Name: Taschen Ranch	**Photographer:** J. Varonin

Photo 1: November 5, 2020



View looking northeast at Structure No. 4.

Photo 2: November 5, 2020



View looking southeast at Structures 1 – 4.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC LOG	
Client: L & P Consultants	**Job Number:** 185804942
Site Name: Taschen Ranch	**Photographer:** J. Varonin

Photo 3: November 5, 2020



View looking northwest at Structure No. 6.

Photo 4: November 5, 2020



View looking west at Structure No. 5.

Proposed Well #2

Proposed Well #1

Proposed Well #3

Legend

- Monarch Roosting Habitat
- Riparian/Wetland Buffer (100 feet)
- Wells
- Temporary Well Installation Impact Area
- Trees Potentially Encroached
- Biological Survey Area (SA)
- Fire Hazard Brush Clearance Buffer
- Previously Existing Building
- Proposed Propane Line
- Proposed Water Line
- Proposed Underground Electric Line
- Pool Equipment Enclosure
- Concrete Seating Pad
- Proposed Pool and Open Air Cabana Location

0 0.015 0.03
Miles

0 0.02 0.04
Kilometers

1 inch = 146 feet

Note: It is assumed that previously existing dirt roads provide a sufficient fuel modification buffer

Map Source(s): ESRI 2015

Stantec
STANTEC CONSULTING SERVICES Inc.
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361-4971
Phone: (805) 230-1266 Fax: (805) 230-1277

M3 Civil

Taschen Ranch ISBA
Monarch Roosting Habitat

Date: 5/15/2023
Prepared by: J.V.

Reference Scale: 1:1,750

Figure 6C

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Stantec

Memo

To:	Mark Lloyd L & P Consultants	From:	Jared Varonin Stantec
Project/File:	Taschen Ranch	Date:	September 5, 2023

This memorandum is being prepared to address concerns raised on behalf of Ventura County Planning (County) regarding Environmentally Sensitive Habitat Areas (ESHA) that were removed from the Taschen Ranch parcel after the 2019 fires. This information was provided to you via email from the County on 21 Aug 2023 and included figures showing the specific areas and approximate areas of impact. Based on a review of current and historical arial photographs the County's assessment on removal of ESHA is correct. Table 1 below presents the types and amounts of habitats impacted as part of this removal. Attached Figures 1, 2A, and 2B graphically depict the removed areas on a previously prepared habitat map covering the entire Taschen Ranch parcel.

Table 1 – Post Fire ESHA Impact Acreages

Area No.	**Pre-Fire Vegetation Community**	**Acreage**
1	Bigpod Ceanothus - Chamise Shrubland	0.30 (14,373.53 ft^2)
2	Bigpod Ceanothus Chaparral	0.08 (3,661.70 ft^2)
3	California Sagebrush-Ashy Buckwheat Shrubland	0.04 (1,577.70 ft^2)
4	California Sagebrush-Ashy Buckwheat Shrubland	0.14 (5,926.93 ft^2)
5	Bigpod Ceanothus Chaparral	0.05 (2,009.67 ft^2)
	Total Acreage	**0.61 (27,549.53 ft^2)**

Consistent with Mitigation Measure No. 6 (Vegetation Removal and Replacement) of the Initial Study Biological Assessment for the development of a portion of the Taschen Ranch parcel, impacts to these areas should be mitigated at a 2:1 ratio; total acreage to be mitigated is approximately 1.22 acres (27,549.53 ft^2). The compensation for the loss of habitats may be achieved either by a) on-site habitat creation or enhancement of impacted communities with similar species compositions to those /present prior to construction, b) off-site creation or enhancement or c) participation in an established mitigation bank program.

Reference: Taschen Ranch ESHA Impact Areas

Best regards,

STANTEC CONSULTING SERVICES INC.

Jared Varonin CFP, CRAM, CERP
Senior Principal Biologist
Ecosystems Resource Group Leader
Business Center Practice Leader
Phone: 805-719-9315
Mobile: 805-358-7696
jared.varonin@stantec.com

Attachment: Figures





Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. 2016 National Agriculture Imagery Program (NAIP)

Legend

- PC1: Coast Live Oak Woodland & Individual Oaks
- PC2: Coast Live Oak Sycamore Woodland
- PC3: Bigpod Ceanothus Chaparral
- PC4: California Sagebrush-Ashy Buckwheat Shrubland
- PC6: Wild Oats Grassland
- PC7: Agriculture
- PC8: Undifferentiated Exotic Vegetation / Landscaped Vegetation
- PC9: Cleared Land
- PC10: Urban/Disturbed or Built Up
- PC11: Laurel Sumac Mixed Shrubland
- PC12: Bigpod Ceanothus - Chamise Shrubland
- PC13: Black Sage - California Encelia Shrubland
- Post Fire Impact Areas - Point
- Post Fire Impact Areas - Approximate Area

0 125 250 Feet

1:1,500 (At Original document size of 11x17)

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Project Location
Parcel APN 701003034, 701003035, 701003036
Ventura County, CA

185803068
Prepared by JV on 2023-08-30
Technical Review by MW on 2023-08-30
Independent Review by GH on 2023-08-30

Client/Project
Taschen Ranch Project

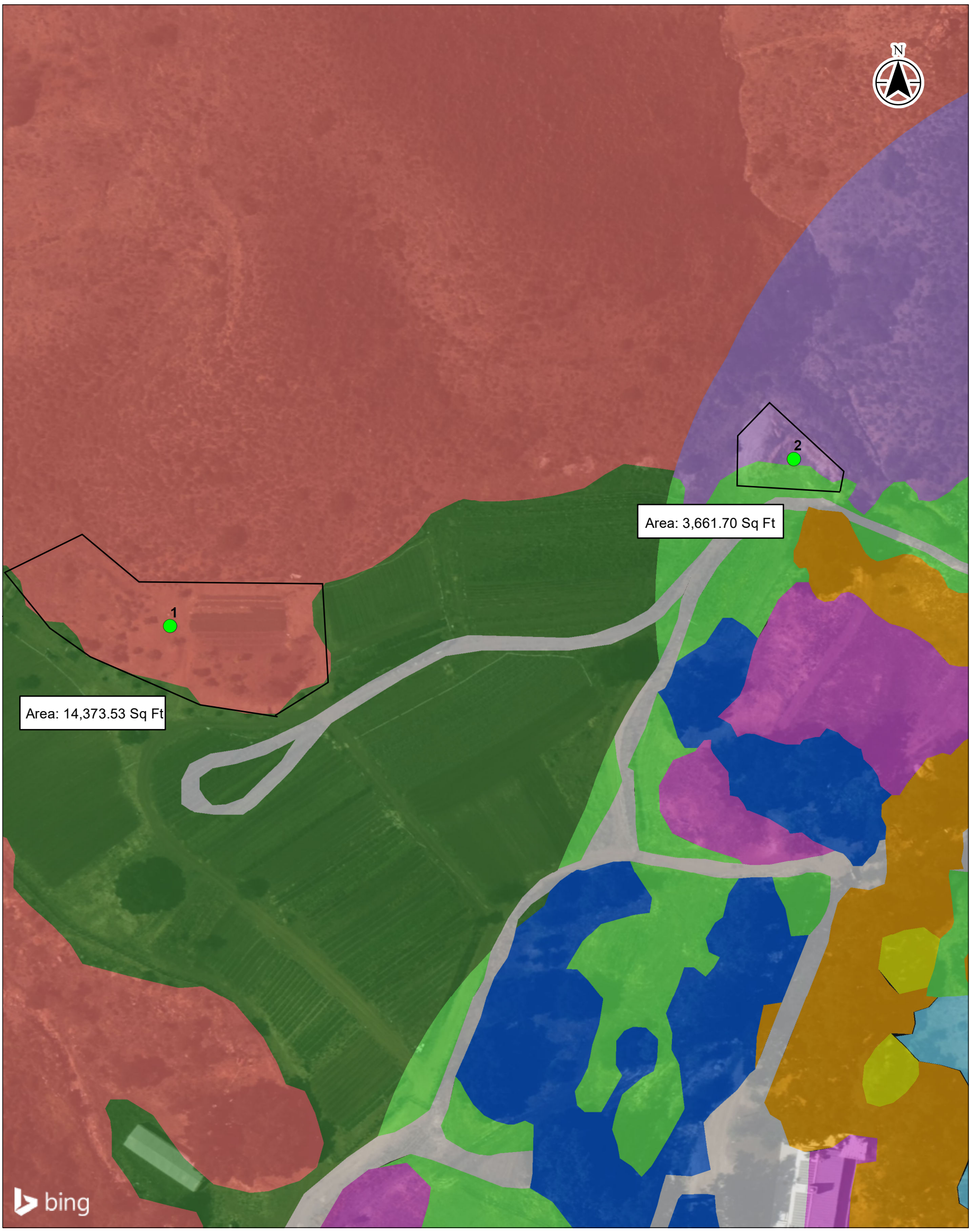
Figure No.
1

Title
Post Fire Habitat Impact Areas

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- PC13: Black Sage - California Encelia Shrubland
- Post Fire Impact Areas - Point
- Post Fire Impact Areas - Approximate Area

0 60 120 Feet
1:800 (At Original document size of 11x17)

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Project Location
Parcel APN 701003034, 701003035, 701003036
Ventura County, CA

185803068
Prepared by JV on 2023-08-30
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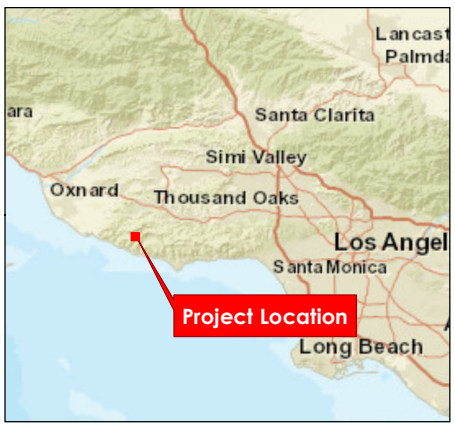
Client/Project
Taschen Ranch Project

Figure No.
2A

Title
Post Fire Habitat Impact Areas - Detail

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Notes

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2. 2016 National Agriculture Imagery Program (NAIP)

Legend

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- PC10: Urban/Disturbed or Built Up
- PC11: Laurel Sumac Mixed Shrubland
- PC12: Bigpod Ceanothus - Chamise Shrubland
- PC13: Black Sage - California Encelia Shrubland
- Post Fire Impact Areas - Point
- Post Fire Impact Areas - Approximate Area

0 40 80 Feet

1:500 (At Original document size of 11x17)

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Project Location

Parcel APN 701003034, 701003035, 701003036
Ventura County, CA

185803068
Prepared by JV on 2023-08-30
Technical Review by MW on 2023-08-30
Independent Review by GH on 2023-08-30

Client/Project

Taschen Ranch Project

Figure No.

2B

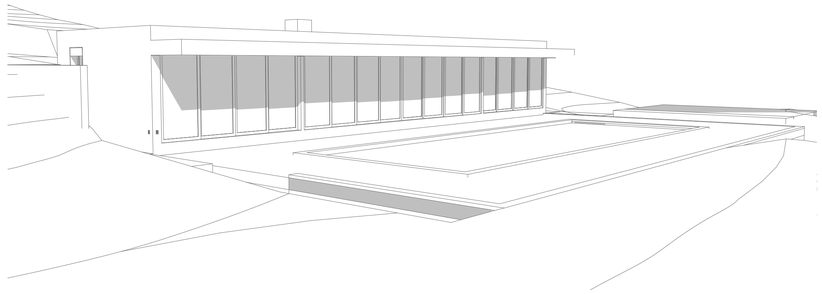
Title

Post Fire Habitat Impact Areas - Detail

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\\US0342-ppfs01\workgroup\185803068\05_report_deliv\dwgs_design\gis_figures\Taschen Ranch SBA\Fig2b_PostFireImpactAreas_Vegetation_Communities_11x17P.mxd Revised: 2023-08-30 By: jvaronin

TASCHEN RANCH POOL



MALIBU

November,2024

ABBREVIATIONS

ADDITIONAL	ADD'L.	MANUFACTURE	MFR.
ADJUSTABLE	ADJ.	MANUFACTURER'S	MFR'S.
ABOVE FINISHED FLOOR	A.F.F.	MATERIAL	MATL.
ABOVE RAISED FLOOR	A.R.F.	MAXIMUM	MAX.
AIR CONDITIONING	A/C	MECHANICAL	MECH.
ALTERNATE	ALT.	METAL	MTL.
ARCHITECT (URAL)	ARCH.	MINIMUM	MIN.
AREA DRAIN	A.D.	MISCELLANEOUS	MISC.
BLOCKING	BLKG.		
BOARD	BD.	NORTH	N
BUILDING	BLDG.	NOT IN CONTRACT	N.I.C.
		NOT TO SCALE	N.T.S.
CABINET	CAB.	NUMBER	NO. OR #
CEILING	CLG.		
CENTER	CTR.	ON CENTER	O.C.
CENTER LINE	C.L.	OUTSIDE DIAMETER	O.D.
CERAMIC TILE	C.T.	OPENING	OPG.
CLEAR	CLR.		
CONCRETE	CONC.	PAIR	PR.
CONCRETE MASONRY UNIT	C.M.U.	PERFORATED(ED)	PERF.
CONSTRUCTION	CONST.	PIECE/PIECES	PC./PCS.
CONTINUOUS	CONT.	PLANTER AREA	P.A.
CONTROL JOINT	C.J.	QUANTITY	QTY.
DIAMETER	D.I.A.,	RADIUS	RAD.
DIMENSION	DIM.	REFERENCE	REF.
DOUBLE	DBL.	REFRIGERATOR	REFRIG.
DOUBLE HUNG	D.H.	REINFORCE/REINFORCING	REINF.
DOWN	DN.	REQUIRED	REQ.
DRAWING	DWG.	RETURN AIR	R.A.
		ROUGH OPENING	R.O.
ELECTRIC	ELECT.		
ELECTRIC PANEL	ELECT. PNL.	SHEET	
ELEVATOR	ELEV.	SIMILAR	SIM.
ENCLOSURE	ENCL.	SOUTH	S
ENGINEER	ENGR.	SMOKE DETECTOR	S.D.
EQUAL	EQ.	SPEAKER	SPKR.
EQUIPMENT	EQUIP.	SPECIFICATIONS	SPECS.
EXISTING	EXIST.	SPRINKLER HEAD	S.H.
EXTRUDE OR EXTRUSION	EXTR.	SQUARE	SQ.
		STAINLESS STEEL	S.S.
FABRICATE(ED)	FAB.	STANDARD	STD.
FINISH	FIN.	STEEL	STL.
FIXTURE	FIXT.	STRUCTURAL	STRUCT.
FLOOR	FL.		
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOT	FT.	TELEVISION	TV
FRESH AIR INTAKE (OR INLET)	F.A.I.	TEMPORARY	TEMP.
FURNISH(ED)	FURN.	TONGUE AND GROOVE	T. & G.
FURRING	FUR.	TYPICAL	TYP.
GALVANIZED	GALV.	UNLESS OTHERWISE NOTED	U.O.N.
GAUGE	GA.		
GROUND	GRND.	VERTICAL	VERT.
GYPSUM BOARD	GYP. BD.	VINYL COMPOSITION TILE	V.C.T.
HEIGHT	HT.	WITH	W/
HOLLOW METAL	H.M.	WITHOUT	W/O
HORIZONTAL	HORIZ.	WOOD	WD.
HOT WATER	H.W.		
INSIDE DIAMETER	I.D.		
JOINT	JT.		

APPLICABLE CODES

- 2019 County of Ventura Building Code
- 2019 County of Ventura Mechanical Code
- 2019 County of Ventura Plumbing Code
- 2019 County of Ventura Electrical Code
- 2019 California Energy Code
- 2019 California Residential Code
- 2019 Residential Building Energy Efficiency Standards

•APPLICABLE CODES:

- Project shall comply with Title 24 and 2019 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code (CEnC) [§ R106.1.1 CRC]

SYMBOL LEGEND

TRUE NORTH ARROW

PLAN NORTH

NORTH ARROW

ELEVATION DATUM

BUILDING ELEVATION/ SECTION

WALL SECTION

DETAIL NUMBER / SHEET NUMBER — TYP. ELEVATION VIEW DETAIL CALL OUT

1 / A5.1 — TYP. PLAN VIEW DETAIL CALL OUT

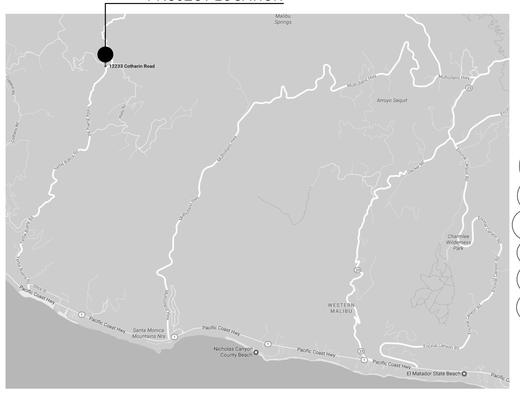
1 — GRID LINE SYMB.

101 — TYP. DOOR SCHEDULE SYMB.

A — TYP. WINDOW SCHEDULE SYMB.

VICINITY MAP

PROJECT LOCATION



PROJECT TEAM

•Architect:
Douglas W. Burdge, A.I.A.
Burdge & Associates Architects, Inc.
24911 Pacific Coast Hwy.
Malibu, CA 90265
Tel. (310) 456-5905

•Geology / Soils Engineer:
M3 Civil
5251 Verdugo Way
Suite L
Camarillo, CA 93012
Tel (805) 445-4404

•Biologist:
Santec Consulting
290 Conejo Ridge Ave.
Thousand Oaks, CA 91361
Tel (805) 230-1266

•Owner:
Taschen, LLC
6671 Sunset Boulevard
Suite 1508
Hollywood, CA 90028
Tel (323) 463-4349

•Surveyor:
Chris Nelson & Associates
31238 Via Colinas
Suite H
Westlake Village, CA 91362
Tel (818) 991-1040

•Archaeologist:
Brandon Lewis, Ph.D.
1232 18th Street
Unit C
Santa Monica, CA 90404
Tel (310) 453-0678

•Structural:
Joe Padilla. P.E.
Pacific Structures
P.O. BOX 21112
Oxnard, CA 93034
Tel. (805) 746 1033
Fax (805) 487 2580

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 3 - Project Plans

PROJECT DATA

PROJECT INFORMATION:

•ADDRESS:	12233 COTHARIN ROAD, MALIBU, CA 90265
•OWNER:	TASCHEN, LLC
•LEGAL DESCR.:	PER SURVEY
•A.P.N:	701-0-030-340 701-0-030-350 701-0-030-360
•OCC. GROUP:	U
•TYPE OF CONST:	VB
•NUMBER OF STORIES:	1
•BUILDING HEIGHT:	13'
•FIRE ZONE:	HFHSZ / EXPANSION INDEX = 61
•SPRINKLERED:	YES
•SEISMIC COEFFICIENTS:	S_{ds}: 1.25 , S_{d1} : 0.84 , C_s : 0.192 (PER STRUCTURAL PLANS)
•WIND EXPOSURE CATEGORY:	D
•ZONING:	COS - 10ac-sdf/M
*LAND USE:	GENEARL PLAN DESIGNATION: OPEN SPACE
•LOT AREA:	701-0-030-340: 37.27 acres 701-0-030-350: 30.43 acres 701-0-030-360: 124.35 acr es TOTAL: 192.05 acres
•SCOPE OF WORK:	NEW POOL, POOL DECK, AND POOL CABANA WITH FIREPLACE. MINIMAL GRADING / SITEWORK REQUIRED. UTILITY PAD FOR POOL EQUIPMENT AND CONCRETE PAD FOR OUTDOOR SEATING. CORRECTION OF EXISTING SITE VIOLATIONS AS NOTED BELOW

•CORRECTION OF EXISTING SITE VIOLATIONS:
-SHADE AND COOLER STRUCTURES TO BE REMOVED
-PRE-1940'S GOAT AND CHICKEN COUP STRUCTURES TO REMAIN

•AREA OF PROPOSED DEVELOPMENT:

POOL & DECK:	79' x 42' =	3,318 SQ. FT. FOOTPRINT
CABANA:	79' x 21' =	1,683 SQ. FT. FOOTPRINT
SEATNG PAD:	25' x 30' =	750 SQ. FT
EQUIP. PAD:	10' x 12.5' =	125 SQ. FT. FOOTPRINT
TOTAL:		**5,876 SQ. FT. FOOTPRINT**

SHEET INDEX

GENERAL

T-1.1	COVER SHEET/ PROJECT INDEX
T-2.1	SURVEY
T-2.2	PARTIAL SURVEY
T-3.1	STANDARD NOTES FOR R-3 CONSTRUCTION
T-3.2	CAL GREEN BUILDING STANDARDS CODE
T-3.3	TYPE V NOTES
T-3.4	TYPE V NOTES CONT'D
T-4.1	T24 ENERGY REPORT CALCULATION
T-4.2	T24 ENERGY REPORT CALCULATION CONT'D
T-4.3	T24 ENERGY REPORT CALCULATION CONT'D

CIVIL

1 OF 1	FIRE DEPARTMENT HYDRANT AND ACCESS PLAN
EC 1	EROSION AND SEDIMENT CONTROL PLAN
EC 2	EROSION AND SEDIMENT CONTROL DETAILS
C-1	GRADING AND DRAINAGE PLAN

ARCHITECTURAL

A-0.1	SITE PLAN
A-0.2	PARTIAL SITE PLAN A
A-0.3	PARTIAL SITE PLAN B
A-0.4	PARTIAL SITE PLAN C
A-1.1	PROPOSED POOL LEVEL PLAN
A-1.2	PROPOSED ROOF PLAN
A-1.3	PROPOSED POOL PLAN
A-2.1	PROPOSED ELEVATIONS
A-2.2	PROPOSED ELEVATIONS
A-3.1	PROPOSED SECTIONS
A-4.1	PROPOSED WALL SECTION
A-5.1	ARCHITECTURAL DETAILS
A-5.2	ARCHITECTURAL DETAILS
A-5.3	ARCHITECTURAL DETAILS
A-6.1	DOOR AND WINDOW SCHEDULE

STRUCTURAL

S-1	GENERAL NOTES
S-2	GENERAL NOTES
S-3	FOUNDATION PLAN
S-4	ROOF FRAMING PLAN
S-5	STRUCTURAL DETAILS
S-6	STRUCTURAL DETAILS

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW. BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

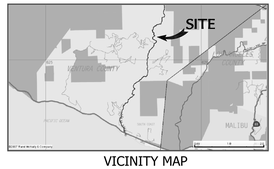
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

COVER SHEET/
PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	
DRAWN BY	D.W.B., J.J.H.



VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE COUNTY OF VENTURA BY DEED RECORDED AUGUST 22, 1929 IN BOOK 281, PAGE 99 OF OFFICIAL RECORDS, AND RE-RECORDED SEPTEMBER 7, 1929 IN BOOK 285, PAGE 3 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 1, PARCEL MAP WAIVER NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-0013861JOP OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE THEREOF,

1ST: SOUTH 89DEGREE 52' 03" WEST 75.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 270.56 FEET, TO WHICH A RADIAL BEARS SOUTH 59DEGREE 59' 45" EAST; THENCE ALONG SAID CURVE,

2ND: NORTHERLY 106.36 FEET THROUGH A CENTRAL ANGLE OF 22DEGREE 31' 28" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 128.73 FEET; THENCE ALONG SAID CURVE,

3RD: NORTHERLY 123.88 FEET THROUGH A CENTRAL ANGLE OF 55DEGREE 08' 19"; THENCE ALONG A RADIAL TO SAID CURVE,

4TH: NORTH 42DEGREE 20' 28" EAST 126.03 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG SAID WESTERLY LINE,

5TH: SOUTH 00DEGREE 32' 53" WEST 304.98 FEET TO THE POINT OF BEGINNING. SAID LAND IS DESCRIBED ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 09-07-743, RECORDED AUGUST 17, 2009 AS INSTRUMENT NO. 20090817-0013824-0 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-340

PARCEL 2:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE ALSO BEING A PORTION OF PARCEL 2 OF PMW NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-0013861JOP OFFICIAL RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND SHOWN ON THE MAP FILED IN BOOK 20 , AT PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER SHOWN ON SAID RECORD OF SURVEY AS NORTH 89DEGREE 49' 11" EAST 1306.94 FEET, FROM WHICH A STAKE IN A ROCK MOUND SET AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 BEARS SOUTH 89DEGREE 59' 00" WEST 1306.94 FEET; THENCE ALONG SAID SOUTH LINE,

1ST: NORTH 89DEGREE 59' 00" EAST, A DISTANCE OF 580.87 FEET; THENCE LEAVING SAID SOUTH LINE,

2ND: NORTH 00DEGREE 01' 00" WEST, A DISTANCE OF 255.18 FEET; THENCE,

3RD: NORTH 89DEGREE 50' 11" WEST, A DISTANCE OF 304.30 FEET; THENCE,

4TH: NORTH 63DEGREE 37' 38" WEST, A DISTANCE 42.19 FEET; THENCE,

5TH: NORTH 02DEGREE 15' 26" WEST, A DISTANCE OF 141.37 FEET; THENCE,

6TH: NORTH 29DEGREE 40' 34" EAST, A DISTANCE OF 467.46 FEET; THENCE,

7TH: NORTH 01DEGREE 24' 09" EAST, A DISTANCE OF 257.96 FEET; THENCE,

8TH: NORTH 52DEGREE 14' 58" WEST, A DISTANCE OF 229.18 FEET; THENCE,

9TH: NORTH 01DEGREE 09' 12" EAST, A DISTANCE OF 96.23 FEET; THENCE,

10TH: NORTH 40DEGREE 14' 14" EAST, A DISTANCE OF 212.97 FEET; THENCE,

11TH: NORTH 01DEGREE 03' 04" WEST, A DISTANCE OF 267.38 FEET; THENCE,

12: NORTH 67DEGREE 50' 20" EAST, A DISTANCE OF 244.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 945.00 FEET; THENCE ALONG SAID CURVE,

13TH: NORTHEASTERLY AN ARC DISTANCE OF 330.95 FEET, THROUGH A CENTRAL ANGLE OF 20DEGREE 03' 57"; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 47DEGREE 46' 23" EAST, A DISTANCE OF 262.57 FEET; THENCE,

15TH: NORTH 38DEGREE 40' 24" WEST, A DISTANCE OF 66.76 FEET; THENCE,

16TH: SOUTH 50DEGREE 10' 36" WEST, A DISTANCE OF 220.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHWESTERLY AN ARC DISTANCE OF 366.13 FEET, THROUGH A CENTRAL ANGLE OF 24DEGREE 49' 34" TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH 14DEGREE 59' 50" EAST; THENCE NON-TANGENT TO SAID CURVE,

18TH: SOUTH 88DEGREE 06' 29" WEST, A DISTANCE OF 145.04 FEET; THENCE,

19TH: SOUTH 50DEGREE 45' 07" WEST, A DISTANCE OF 369.37 FEET; THENCE,

20TH: NORTH 29DEGREE 58' 32" WEST, A DISTANCE OF 226.89 FEET; THENCE,

21ST: SOUTH 77DEGREE 07' 48" WEST, A DISTANCE OF 73.69 FEET; THENCE,

22ND: SOUTH 02DEGREE 46' 35" WEST, A DISTANCE OF 298.92 FEET; THENCE,

23RD: SOUTH 75DEGREE 45' 13" WEST, A DISTANCE OF 304.32 FEET; THENCE,

24TH: NORTH 44DEGREE 25' 44" WEST, A DISTANCE OF 483.98 FEET; THENCE,

25TH: NORTH 04DEGREE 28' 33" WEST, A DISTANCE OF 364.34 FEET; THENCE,

26TH: NORTH 42DEGREE 22' 27" WEST, A DISTANCE OF 206.38 FEET; THENCE,

27TH: SOUTH 59DEGREE 03' 08" WEST, A DISTANCE OF 72.44 FEET; THENCE,

28TH: SOUTH 28DEGREE 04' 26" EAST, A DISTANCE OF 312.52 FEET; THENCE,

29TH: SOUTH 08DEGREE 06' 04" WEST, A DISTANCE OF 303.71 FEET; THENCE,

30TH: SOUTH 35DEGREE 18' 03" EAST, A DISTANCE OF 221.33 FEET; THENCE,

31ST: SOUTH 00DEGREE 09' 49" WEST, A DISTANCE OF 351.51 FEET; THENCE,

32ND: SOUTH 64DEGREE 33' 49" EAST, A DISTANCE OF 130.79 FEET; THENCE,

33RD: SOUTH 40DEGREE 07' 44" EAST, A DISTANCE OF 163.40 FEET; THENCE,

34TH: SOUTH 05DEGREE 06' 09" WEST, A DISTANCE OF 170.12 FEET; THENCE,

35TH: SOUTH 73DEGREE 24' 31" EAST, A DISTANCE OF 407.54 FEET; THENCE,

36TH: SOUTH 25DEGREE 34' 04" EAST, A DISTANCE OF 339.66 FEET; THENCE,

37TH: SOUTH 23DEGREE 49' 22" WEST, A DISTANCE OF 339.66 FEET TO THE POINT OF BEGINNING. SAID LAND IS SHOWN AS PARCEL 1 OF THAT CERTAIN PARCEL MAP WAIVER (LOT LINE ADJUSTMENT) NO. SD10-0014, RECORDED JUNE 17, 2010 AS INSTRUMENT NO. 20100617-0008929-0OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-350

PARCEL 3:

ALL OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE ALSO BEING A PORTION OF PARCEL 2 OF PMW NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-0013861JOP OFFICIAL RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND SHOWN ON THE MAP FILED IN BOOK 20, AT PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER SHOWN ON SAID RECORD OF SURVEY AS NORTH 89°39'00" E 1306.94 FEET, FROM WHICH A STAKE IN A ROCK MOUND SET AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 BEARS SOUTH 89°39'00" W 1306.94 FEET; THENCE ALONG SAID SOUTH LINE,

1ST: SOUTH 89°39'00" W, A DISTANCE OF 580.87 FEET; THENCE LEAVING SAID SOUTH LINE,

2ND: NORTH 00°21'00" W, A DISTANCE OF 255.18 FEET; THENCE,

3RD: N 89°39'00" E, A DISTANCE OF 304.30 FEET; THENCE,

4TH: N 63°37'38" E, A DISTANCE OF 42.19 FEET; THENCE,

5TH: N 02°15'26" W, A DISTANCE OF 141.37 FEET; THENCE,

6TH: N 29°40'34" E, A DISTANCE OF 467.46 FEET; THENCE,

7TH: N 01°24'09" E, A DISTANCE OF 257.96 FEET; THENCE,

8TH: N 52°14'58" W, A DISTANCE OF 229.18 FEET; THENCE,

9TH: N 01°09'12" E, A DISTANCE OF 96.23 FEET; THENCE,

10TH: N 40°14'14" E, A DISTANCE OF 212.97 FEET; THENCE,

11TH: N 01°03'04" E, A DISTANCE OF 267.38 FEET; THENCE,

12TH: N 67°50'20" E, A DISTANCE OF 244.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 945.00 FEET; THENCE ALONG SAID CURVE,

13TH: NORTHEASTERLY AN ARC DISTANCE OF 330.95 FEET, THROUGH A CENTRAL ANGLE OF 20°03'57"; THENCE TANGENT TO SAID CURVE,

14TH: N 47°46'23" E, A DISTANCE OF 262.57 FEET; THENCE,

15TH: N 38°38'40" W, A DISTANCE OF 66.76 FEET; THENCE,

16TH: S 50°49'36" W, A DISTANCE OF 220.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHWESTERLY AN ARC DISTANCE OF 366.13 FEET, THROUGH A CENTRAL ANGLE OF 24°49'34" TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH14°09'36" EAST; THENCE NON-TANGENT TO SAID CURVE,

18TH: SOUTH 88°29'56" W, A DISTANCE OF 145.04 FEET; THENCE,

19TH: SOUTH 50°49'36" W, A DISTANCE OF 369.37 FEET; THENCE,

20TH: N 29°39'36" W, A DISTANCE OF 226.89 FEET; THENCE,

21ST: SOUTH 77°07'48" WEST, A DISTANCE OF 73.69 FEET; THENCE,

22ND: SOUTH 02°07'48" W, A DISTANCE OF 298.92 FEET; THENCE,

23RD: SOUTH 75°49'36" W, A DISTANCE OF 304.32 FEET; THENCE,

24TH: NORTH 44°49'36" W, A DISTANCE OF 483.98 FEET; THENCE,

25TH: NORTH 04°49'36" W, A DISTANCE OF 364.34 FEET; THENCE,

26TH: NORTH 42°49'36" W, A DISTANCE OF 206.38 FEET; THENCE,

27TH: SOUTH 59°49'36" W, A DISTANCE OF 72.44 FEET; THENCE,

28TH: SOUTH 28°49'36" E, A DISTANCE OF 312.52 FEET; THENCE,

29TH: SOUTH 08°49'36" W, A DISTANCE OF 303.71 FEET; THENCE,

30TH: SOUTH 35°49'36" E, A DISTANCE OF 221.33 FEET; THENCE,

31ST: SOUTH 00°49'36" W, A DISTANCE OF 351.51 FEET; THENCE,

32ND: SOUTH 64°49'36" E, A DISTANCE OF 130.79 FEET; THENCE,

33RD: SOUTH 40°49'36" E, A DISTANCE OF 163.40 FEET; THENCE,

34TH: SOUTH 05°49'36" W, A DISTANCE OF 170.12 FEET; THENCE,

35TH: SOUTH 73°49'36" E, A DISTANCE OF 407.54 FEET; THENCE,

36TH: SOUTH 25°49'36" E, A DISTANCE OF 488.40 FEET; THENCE,

37TH: SOUTH 23°49'36" W, A DISTANCE OF 339.66 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A STRIP OF LAND 60 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, BY DEED RECORDED AUGUST 22, 1929, IN BOOK 281, PAGE 99 OF OFFICIAL RECORDS, AND RERECORDED SEPTEMBER 7, 1929 IN BOOK 285, PAGE 3 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID LAND IS SHOWN AS PARCEL 2 ON THAT CERTAIN PARCEL MAP WAIVER (LOT LINE ADJUSTMENT) NO. SD10-0014, RECORDED JUNE 17, 2010 AS INSTRUMENT NO. 20100617-0008929O-0OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-360

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 89°39'00" E ON THE NORTH LINE OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, S.B.M. AND SHOWN AS N 89°40'34" E PER R2.

ABBREVIATIONS:

M INDICATES MEASURED/CALC DISTANCE
R1 RECORD OF SURVEY, 20 RS 47
R2 PARCEL MAP NO 4775, 53 PM 47
R3 PARCEL MAP NO 5529, 64 PM 8
R4 PARCEL MAP WAIVER NO SD 10-0014
PTR PRELIMINARY TITLE REPORT

NOTE:

1. BOUNDARIES SHOWN HEREON ARE PER FOUND MONUMENTS AND PER RECORD OF SURVEY, FILED IN BOOK 20 PAGE 47.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIPLINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. THIS ALTA SURVEY SHOWN HEREON REFLECTS EXISTING IMPROVEMENTS AND THE BUILDING AS SHOWN ON GROUND LEVEL AND DOES NOT REFLECT ANY BELOW SURFACE.
6. THE CENTERLINE LOCATION OF YERBA BUENA ROAD HAS BEEN ESTABLISHED FROM THE DESCRIPTION CONTAINED IN THE GRANT DEED RECORDED IN BOOK 115, PAGE 318 OF THE OFFICIAL RECORDS AS REFERENCED AND RELATED TO THE BOUNDARY LINES OF SECTION 11, T. 1 S., R. 20 W., S.B.M., BY PARCEL MAP 4775 (53PM46). THE LOCATION OF THE CENTERLINE OF COTHARIN ROAD DESCRIBED IN PARCELS A AND B PER DEED RECORDED IN BOOK 281, PAGE 99 OF SAID OFFICIAL RECORDS CONTAINS A MATHEMATICAL ERROR OF CLOSURE BETWEEN THE POINT OF BEGINNING ON THE CENTERLINE OF YERBA BUENA ROAD AND THE POINT OF TERMINUS REFERENCED TO THE N.W. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 11 AND IS SHOWN IN ITS APPROXIMATE LOCATION BASED ON THE MATHEMATICAL POSITION OF SAID N.W. CORNER.

LEGEND

PARCEL 1 PER PTR

PARCEL 2 PER PTR

PARCEL 3 PER PTR

N

200' 100' 0' 100' 200' 400'

GRAPHIC SCALE

LINE DATA:

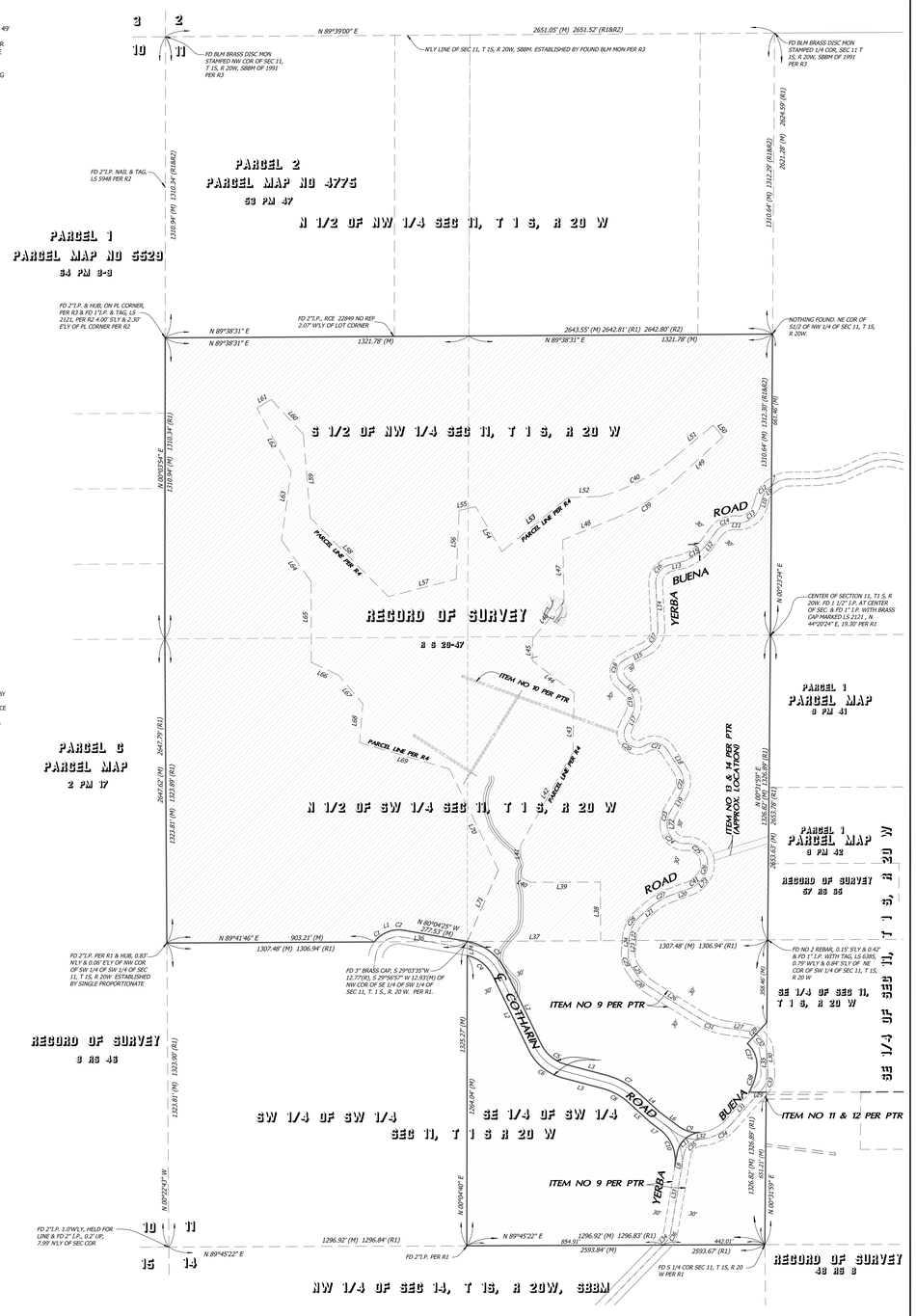
LINE	BEARING	DISTANCE
L1	N 69°52'07" E	1.89'
L2	N 25°47'25" W	354.97'
L3	N 77°08'25" W	181.06'
L4	N 47°37'25" W	124.55'
L5	N 47°37'25" W	127.43'
L6	N 53°07'25" W	105.49'
L7	N 53°07'25" W	50.61'
L8	N 09°34'58" E	60.75'
L9	N 55°18'28" E	1.16'
L10	N 03°22'32" W	32.52'
L11	N 87°39'32" W	8.97'
L12	N 36°05'58" E	66.31'
L13	N 76°12'34" E	48.38'
L14	N 02°52'02" W	191.33'
L15	N 62°29'28" E	104.31'
L16	N 46°58'32" W	34.96'
L17	N 26°58'28" E	60.73'
L18	N 32°44'32" W	99.34'
L19	N 29°59'28" E	89.54'
L20	N 70°15'28" E	85.24'
L21	N 48°50'28" E	48.75'
L22	N 04°12'28" E	8.19'
L23	N 04°12'28" E	54.82'
L24	N 04°12'28" E	63.01'

LINE	BEARING	DISTANCE
L25	N 33°52'32" W	35.13'
L26	N 58°06'02" W	251.03'
L27	N 81°58'32" W	91.09'
L28	N 42°19'34" E	126.04'
L29	N 89°51'09" E	70.77'
L30	N 00°31'59" E	304.98'
L31	N 41°36'58" E	184.63'
L32	N 84°18'28" E	5.62'
L33	N 09°34'58" E	339.04'
L34	N 44°11'58" E	9.29'
L35	N 03°22'32" W	88.50'
L36	N 89°41'46" E	404.25'
L37	N 89°41'46" E	580.83'
L38	N 00°18'14" W	255.18'
L39	N 89°52'35" E	304.30'
L40	N 63°54'52" W	42.19'
L41	N 02°32'40" W	141.37'
L42	N 29°23'20" E	467.46'
L43	N 01°06'55" E	257.96'
L44	N 52°32'12" W	229.18'
L45	N 00°51'58" E	96.23'
L46	N 39°57'00" E	212.97'
L47	N 01°20'18" W	267.38'
L48	N 67°33'06" E	244.34'
L49	N 47°29'09" E	262.57'

LINE	BEARING	DISTANCE
L50	N 38°57'38" W	66.76'
L51	N 49°53'22" E	220.02'
L52	N 87°49'15" E	145.04'
L53	N 50°27'53" E	369.37'
L54	N 30°15'46" W	226.89'
L55	N 76°43'34" E	73.69'
L56	N 02°29'21" E	298.92'
L57	N 75°27'59" E	304.32'
L58	N 44°42'58" W	483.98'
L59	N 04°45'47" W	364.34'
L60	N 42°39'41" W	206.38'
L61	N 58°45'54" E	72.44'
L62	N 28°21'40" W	312.52'
L63	N 07°48'50" E	303.71'
L64	N 35°35'17" W	221.33'
L65	N 00°07'25" W	351.51'
L66	N 64°50'03" W	130.79'
L67	N 40°24'58" W	163.40'
L68	N 04°48'55" E	170.12'
L69	N 73°41'45" W	407.56'
L70	N 25°51'18" W	488.39'
L71	N 23°32'08" E	339.66'
L72	N 00°26'02" W	12.63'
L73	N 44°01'28" E	15.18'
L74	N 00°03'29" E	61.01'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	33°00'58"	130.00'	74.91'	38.53'
C2	30°56'30"	130.00'	70.20'	35.98'
C3	54°17'04"	230.00'	217.91'	117.91'
C4	50°30'24"	170.00'	149.86'	80.19'
C5	49°21'00"	170.00'	146.42'	78.10'
C6	49°21'00"	230.00'	198.10'	105.67'
C7	27°31'00"	330.00'	158.48'	80.80'
C8	27°31'00"	270.00'	129.67'	66.11'
C9	42°34'08"	134.52'	99.94'	52.40'
C10	62°42'22"	170.00'	186.05'	103.58'
C11	74°44'30"	110.00'	143.49'	84.01'
C12	39°46'30"	100.00'	69.42'	36.17'
C13	76°48'30"	100.00'	134.06'	79.27'
C14	56°14'30"	100.00'	98.16'	53.44'
C15	40°04'30"	200.00'	139.89'	72.94'
C16	79°02'30"	80.00'	110.36'	66.00'
C17	65°21'30"	100.00'	114.07'	64.15'
C18	109°28'00"	60.00'	114.63'	84.85'
C19	73°57'00"	100.00'	129.07'	75.29'
C20	150°30'00"	60.00'	157.60'	227.90'
C21	90°47'00"	70.00'	110.91'	70.96'
C22	62°44'00"	100.00'	109.49'	60.96'
C23	30°25'30"	100.00'	53.10'	27.19'
C24	92°52'00"	78.00'	126.42'	82.00'
C25	84°50'30"	88.09'	130.44'	80.50'
C26	52°29'00"	100.00'	91.60'	49.30'
C27	21°25'00"	300.00'	112.14'	56.73'
C28	44°38'00"	150.00'	116.85'	61.57'
C29	38°05'00"	100.00'	66.47'	34.51'
C30	24°13'30"	200.00'	84.56'	42.92'
C31	23°52'30"	300.00'	125.01'	63.43'
C32	78°36'00"	100.00'	137.18'	81.85'
C33	44°59'30"	100.00'	78.53'	41.41'
C34	42°41'30"	200.00'	149.02'	78.16'
C35	74°44'30"	80.00'	104.36'	61.10'
C36	34°37'00"	100.00'	60.42'	31.16'
C37	55°08'18"	128.73'	123.88'	67.21'
C38	22°31'28"	270.56'	106.36'	53.88'
C39	20°03'57"	945.00'	330.95'	167.19'
C40	24°49'34"	845.00'	366.14'	185.99'
C41	26°14'00"	100.00'	45.79'	23.30'



NOTE: SEE SHEETS 2 & 3 OF 3 SHEETS FOR IMPROVEMENTS ON SITE

PRELIMINARY TITLE REPORT PREPARED BY:

FIDELITY NATIONAL TITLE COMPANY

6060 SEPULVEDA BLVD., SUITE 100, VAN NUYS, CA 91411

TITLE OFFICER; SHEILA ISHAM PHONE NO. (818)758-5718

ITEMS PER SCHEDULE B OF P.T.R. NO.19689490, DATED 02-12-2012

NOTE: THIS CONDENSATION OF ITEMS IN THE P.T.R. IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

ITEM NO.	FOR	PURPOSE	IN FAVOR OF	RECORDED DATA
1-4.	PROPERTY TAXES			
5.	LIEN OF SUPPLEMENTAL TAXES			
6.	ASSESSMENTS, IF ANY FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND			
7.	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS			
8.	ANY RIGHTS OF THE PARTIES IN POSSESSION			
△9.	EASEMENT	ROAD	COUNTY OF VENTURA	BOOK 115, PAGE 318, O.R.
△10.	EASEMENT	PUBLIC UTILITIES	SO. CA. EDISON CO.	BOOK 1499, PAGE 384, O.R.
△11.	EASEMENT	ROAD		BOOK 4342, PAGE 987, O.R.
△12.	EASEMENT	ROAD		02-11-1988, INST. NO. 88-17778, O.R.
△13.	EASEMENT	PUBLIC UTILITIES	SO. CA. EDISON CO.	11-20-1990, INST. NO. 90-173602, O.R.
△14.	EASEMENT	POLE LINES		05-15-1991, INST. NO. 91-66614, O.R.
15.	NOTICE OF GRADING NON-COMPLIANCE			01-21-1999, INST. NO. 99-012442, O.R.
16-19.	TITLE COMPANY MATTERS			

△= INDICATES PLOTTED ITEMS

SURVEYOR'S NOTE:

CHRIS NELSON & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE-MENTIONED TITLE REPORT NO 19689490, DATED FEBRUARY 12, 2012 PREPARED BY FIDELITY TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. CHRIS NELSON & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLED REPORT.

FURTHER ALL INTERESTED PARTIES ARE ADVISED THAT LIENS, TAXES, C.C. & RS, TRUST DEEDS, COUNTY CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS OR POLICIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY OTHER THAN AS NOTED HEREON, AND THEN ONLY TO THE EXTENT ADDRESSED HEREON.

NOTES OF SPECIFIC INTEREST

1) MINOR IRRIGATION DEVICES, I.E. SPRINKLERS, PIPING, CONTROLLERS, LANDSCAPE, LOCAL AREA DRAINS AND TIMERS, VALVE BOXES, ETC. EXIST ABOUT THE PROPERTY. SUCH ITEMS MAY OR MAY NOT HAVE BEEN SURVEYED AND NO REPRESENTATIONS IS MADE TO THEIR LOCATION OR RELATION TO PROPERTY LINES.

SURVEYOR'S STATEMENT:

TO FIDELITY NATIONAL TITLE COMPANY AND TASCHEN AMERICA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 5, 8, 13, 14, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2012.

CHRIS NELSON & ASSOCIATES

CHRIS D. NELSON
NO. 6385
EXP. 12-31-2012
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

CHRIS NELSON
PLS 6385, LICENSE EXPIRES 12-31-12

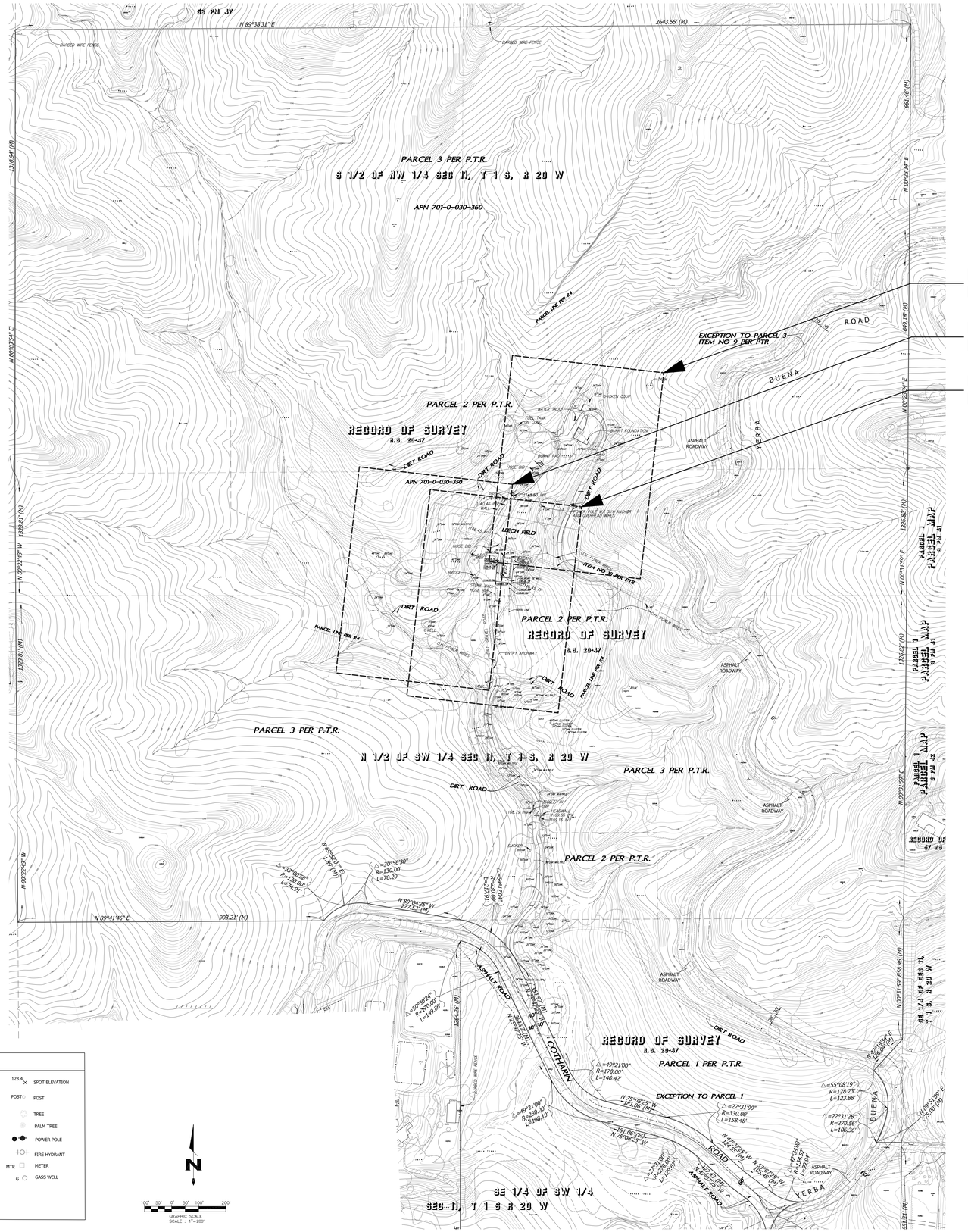
TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON

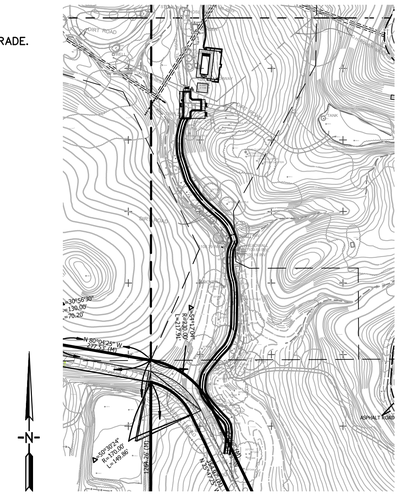

PARCEL 3 PER P.T.R.
S 1/2 OF NW 1/4 SEC 11, T 1 S, R 20 W
APN 701-0-030-360
PARCEL 2 PER P.T.R.
RECORD OF SURVEY
R.S. 29-37
APN 701-0-030-350
PARCEL 3 PER P.T.R.
N 1/2 OF SW 1/4 SEC 11, T 1 S, R 20 W
PARCEL 2 PER P.T.R.
RECORD OF SURVEY
R.S. 29-37
PARCEL 2 PER P.T.R.
PARCEL 3 PER P.T.R.
PARCEL 1 PER P.T.R.
RECORD OF SURVEY
R.S. 29-37
EXCEPTION TO PARCEL 1
SE 1/4 OF SW 1/4
SEC 11, T 1 S R 20 W
EXCEPTION TO PARCEL 3 ITEM NO 9 PER PTR
ITEM NO 10 PER PTR
PARCEL LINE PER R4
PARCEL 1 PARCEL MAP 9 PM 47
RECORD OF 57 OS
N 89°38'31" E
2643.55' (M)
N 89°41'46" E
903.23' (M)
N 00°03'54" E
1316.94' (N)
N 00°21'39" E
1326.82' (M)
N 00°23'54" W
1323.81' (N)
N 89°04'25" W
377.53' (M)
N 75°08'25" W
181.06' (M)
N 75°08'25" W
N 52°37'25" W
N 52°37'25" W
1264.26' (M)
N 89°52'19" E
25.08' (M)
N 00°21'39" E
1326.82' (M)
N 00°21'39" E 659.46' (M)
661.48' (M)
N 00°23'54" E
659.18' (M)
N 89°52'19" E
25.08' (M)
N 00°21'39" E
1326.82' (M)
N 00°21'39" E
1326.82' (M)
N 00°23'54" W
1323.81' (N)
N 89°41'46" E
903.23' (M)
N 89°38'31" E
2643.55' (M)
N 00°03'54" E
1316.94' (N)
BARBED WIRE FENCE
HARVARD WIRE FENCE
BUENA VISTA ROAD
BUENA VERBA
COTHARIN ROAD
DIRT ROAD
ASPHALT ROADWAY
ASPHALT ROAD
LEACH FIELD
CHICKEN COOP
WATER TANK
FUEL TANK
CONCRETE FOUNDATION
ASPHALT PAD
WOOD SHED
WOOD SHED
WOOD SHED

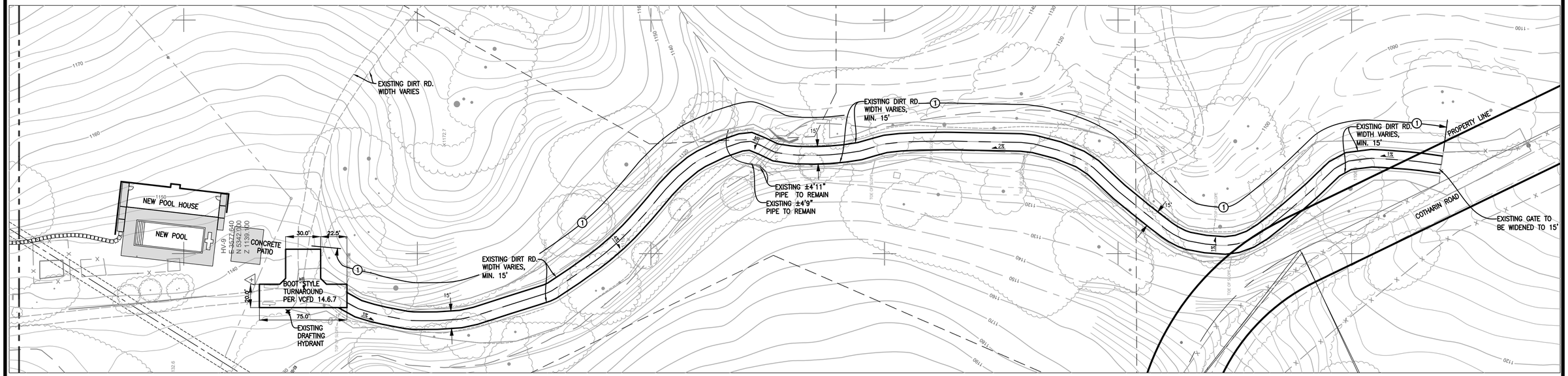
CONSTRUCTION NOTES

① CONSTRUCT ACCESS ROAD: 6" CEMENT TREATED SOIL, 5% CEMENT CONTENT, TO 95% RELATIVE COMPACTION. INSTALLED PER SOILS ENGINEER'S RECOMMENDATIONS. MAX. 10% GRADE.

NOTES

1. 13'–6" VERTICAL CLEARANCE REQUIRED.
2. 50' INSIDE TURNING RADIUS REQUIRED.
3. CERTIFICATION OF ALL WEATHER SURFACE ACCESS REQUIRED.
4. ROAD WIDTHS; 15' AS NOTED PER PLAN.
4. ROAD WIDTHS; 15' AS NOTED PER PLAN.





DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JACOB G. LUKIEWSKI
C 71534
EXP.12-31-23
CIVIL
STATE OF CALIFORNIA

A.P. NO.: 701–0–030–350 & 701–0–030–360

△	REVISION	DESCRIPTION	RCE	APP.	DATE
6					
5					
4					
3					
2					
1					

M³ CIVIL
Consulting Civil Engineers
4000 CALLE TECATE, SUITE 108
CAMARILLO, CA 93012
(805) 445–4404
FAX (805) 445–4401
JACOB G. LUKIEWSKI, RCE 71534 EXP 12–31–23 DATE

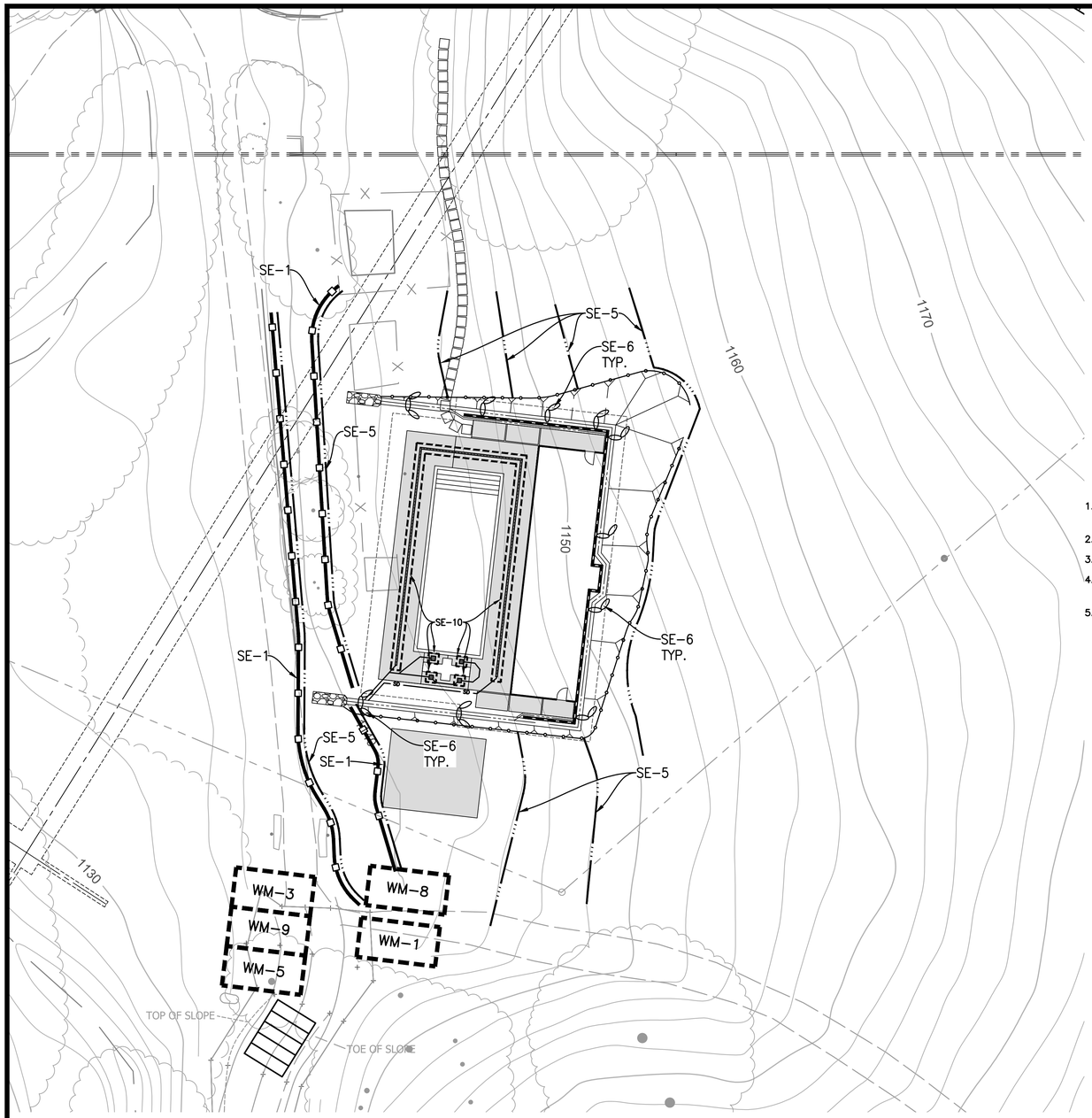
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05/31/2023

DESIGNED	03/09/2022
DRAWN	03/09/2022
CHECKED	
APPROVED	

FIRE DEPARTMENT HYDRANT AND ACCESS PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 1
OF 1
DRAWING No.



EROSION CONTROL BMP LIST AND LEGEND

TC-1	STABILIZED CONSTRUCTION ENTRANCE	
EC-1	SCHEDULING	
EC-2	PRESERVATION OF EXISTING VEGETATION	
SE-1	SILT FENCE	
SE-5	FIBER ROLL	
SE-6	BURLAP, GRAVEL BAG BERM	
SE-10	STORM DRAIN INLET PROTECTION	
WM-1	MATERIAL DELIVERY AND STORAGE	WM-1
WM-3	STOCKPILE MANGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	

NOTES

1. THESE ARE MINIMUM ON-SITE EROSION CONTROL MEASURES. OTHER MEASURES MAY BE BE REQUIRED TO PREVENT EROSION DURING INTENSE RAINFALL PERIOD.
2. BMP'S NOT TO SCALE.
3. ACTUAL BMP'S LOCATIONS MAY VARY BASED ON CONSTRUCTION PHASE.
4. ALL BMP'S ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST VERSION OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP HANDBOOK.
5. DESIGNATED AREAS FOR THE STORAGE OF CONSTRUCTION MATERIALS, SOLID WASTE MANAGEMENT, AND PORTABLE TOILETS MUST NOT DISRUPT DRAINAGE PATTERNS OR SUJECT THE MATERIAL TO EROSION BY SITE RUNOFF.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call Adam Stern at (310) 592-2912.
2. Total Disturbed Area 0.22 ac
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
11. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
14. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
20. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

_____ _____ _____
Civil Engineer/QSD Sign ature Date

21. As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

_____ _____
Owner or Authorized Representative (Permittee) Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.
23. The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

DIGALERT
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

-N-
0 20 40 60
SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
JACOB G. LUKIEWSKI
C 71534
EXP.12-31-23
CIVIL
STATE OF CALIFORNIA

A.P. NO.: 701-0-030-350 & 701-0-030-360

6					
5					
4					
3					
2					
1					
△	REVISION	DESCRIPTION	RCE	APP.	DATE

M³ CIVIL
Consulting Civil Engineers
JACOB G. LUKIEWSKI, RCE 71534 EXP 12-31-23 DATE 05/31/2023

J.N.: 13.06
FILE: Erosion_Working.dwg
4000 CALLE TECATE, SUITE 108
Camarillo, CA 93012
(805) 445-4404
FAX (805) 445-4401

DESIGNED 03/09/2022
DRAWN 03/09/2022
CHECKED
APPROVED

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____
MANAGER, DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

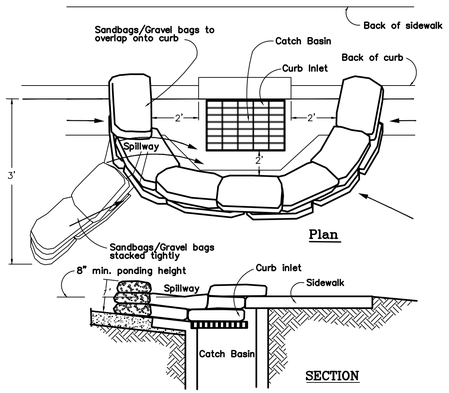
SPEC. NO.
PROJ. NO.

EROSION AND SEDIMENT CONTROL PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 1 OF 2
DRAWING No. EC1

SE-10

Catch Basin/Inlet Protection

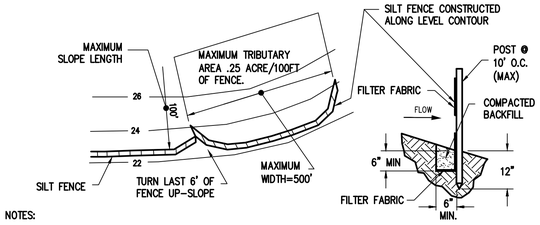


Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v-ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.
8. See CASQA SE-10 (Storm Drain Inlet Protection) for more information.

SE-1

Silt Fence

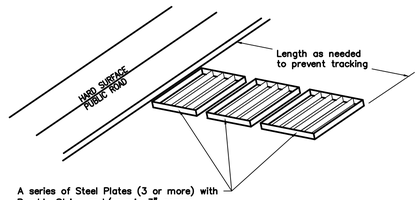


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2003 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

TC-1

Stabilized Construction Entrance



Notes:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
   Stabilized construction entrance shall be:
2. a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.
   b. A series of steel plates with "rumble strips", and/or min 4" coarse aggregate with length, Add with a width keeps with a restricted to be largely enough to collect dirt on vehicles and allow it to be placed as uniformly.
3. improve efficiency.
   All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.
4.
5. See CASQA TC-1 (Stabilized Construction Entrance and Exit) for more information.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.
4. See CASQA SE-7 (Street Sweeping) for more information.

WM-1

Material Storage

APPLY BMP WM-1 FROM THE 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.

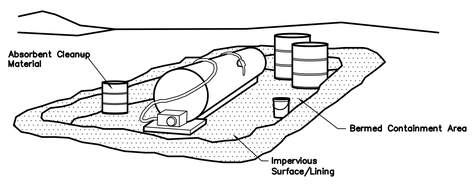
MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.

MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.

EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

NS-9

Vehicle/Equipment Fueling



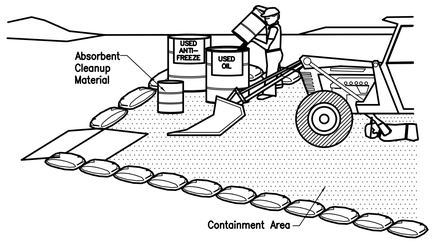
Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.
3. See CASQA NS-9 (Vehicle and Equipment Fueling) for more information.

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NS-14

Equipment Repair/Maintenance



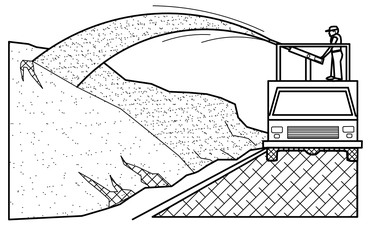
Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
   Vehicles and equipment shall be maintained, and repaired on-site only in designated areas.
3. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
4. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
5. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
6. Legally dispose of used oils, fluids, and lubricants.
7. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
8. Maintain an adequate supply of absorbent spill cleanup materials in designated area.
9. See CASQA NS-8, & NS-10 (Vehicle and Equipment Cleaning and Maintenance) for more information.



EC-2

Erosion Control

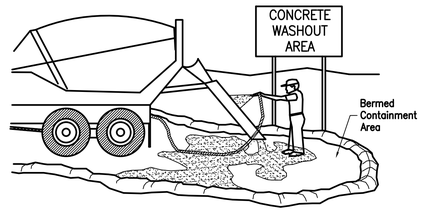


Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas (14 days or more) and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500
7. lbs/acre, that does not contain more than 50 percent newsprint.
   For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.
8. See CASQA EC-1 through EC-16 for more information.

WM-8

Concrete Waste Management



Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.
4. See CASQA WM-8 (Concrete Waste Management) for more information.
5. Concrete washout area shall either be in an approved, leak proof washout bin, or be lined with a minimum 10 mil Polyethylene sheeting.

A.P. NO.: 701-0-030-350 & 701-0-030-360

△	REVISION	DESCRIPTION	RCE	APP.	DATE
6					
5					
4					
3					
2					
1					

M³ CIVIL
Consulting Civil Engineers
JACOB G. LUKIEWSKI, RCE 71534 EXP 12-31-23 DATE
05/31/2023
J.N.: 13.06
FILE: Erosion_Working.dwg
4000 CALLE TECATE, SUITE 108
Camarillo, CA 93012
(805) 445-4404
FAX (805) 445-4401

DESIGNED	03/09/2022
DRAWN	03/09/2022
CHECKED	
APPROVED	

APPROVED: COUNTY OF VENTURA

DATE: _____

BY: _____
MANAGER, DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.

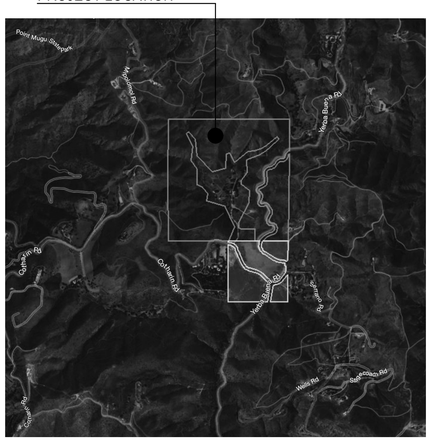
PROJ. NO.

EROSION AND SEDIMENT CONTROL DETAILS
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 2
OF 2

DRAWING No. EC2

PROJECT LOCATION



VICINITY MAP 3

NOT TO SCALE

•ADDRESS:	12233 COTHARIN ROAD, MALIBU, CA 90265
•LEGAL DESCR.:	PER SURVEY
•A.P.N:	701-0-030-340 701-0-030-350 701-0-030-360
•OCC. GROUP:	U
•TYPE OF CONST:	VB
•NUMBER OF STORIES:	1
•FIRE ZONE:	HFHSZ / EXPANSION INDEX = 61
•SPRINKLERED:	YES (PER 610B)
•SEISMIC COEFFICIENTS:	S_{ds}, S_{d1}, S_s
•WIND EXPOSURE CATEGORY:	C
•ZONING:	COS - 10ac-sdf/M
*LAND USE:	GENEARL PLAN DESIGNATION: OPEN SPACE
•LOT AREA:	701-0-030-340: 37.27 acres 701-0-030-350: 30.43 acres 701-0-030-360: 124.35 acres TOTAL: 192.05 acres
•SCOPE OF WORK:	NEW POOL, POOL DECK, AND POOL CABANA WITH FIREPLACE. MINIMAL GRADING / SITEWORK REQUIRED. UTILITY PAD FOR POOL EQUIPMENT AND CONCRETE PAD FOR OUTDOOR SEATING. CORRECTION OF EXISTING SITE VIOLATIONS AS NOTED BELOW

PLAN NORTH



SITE PLAN 1

SCALE: 1" =500'

SITE PLAN 2

SCALE: 1" = 50'

NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

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WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW.BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

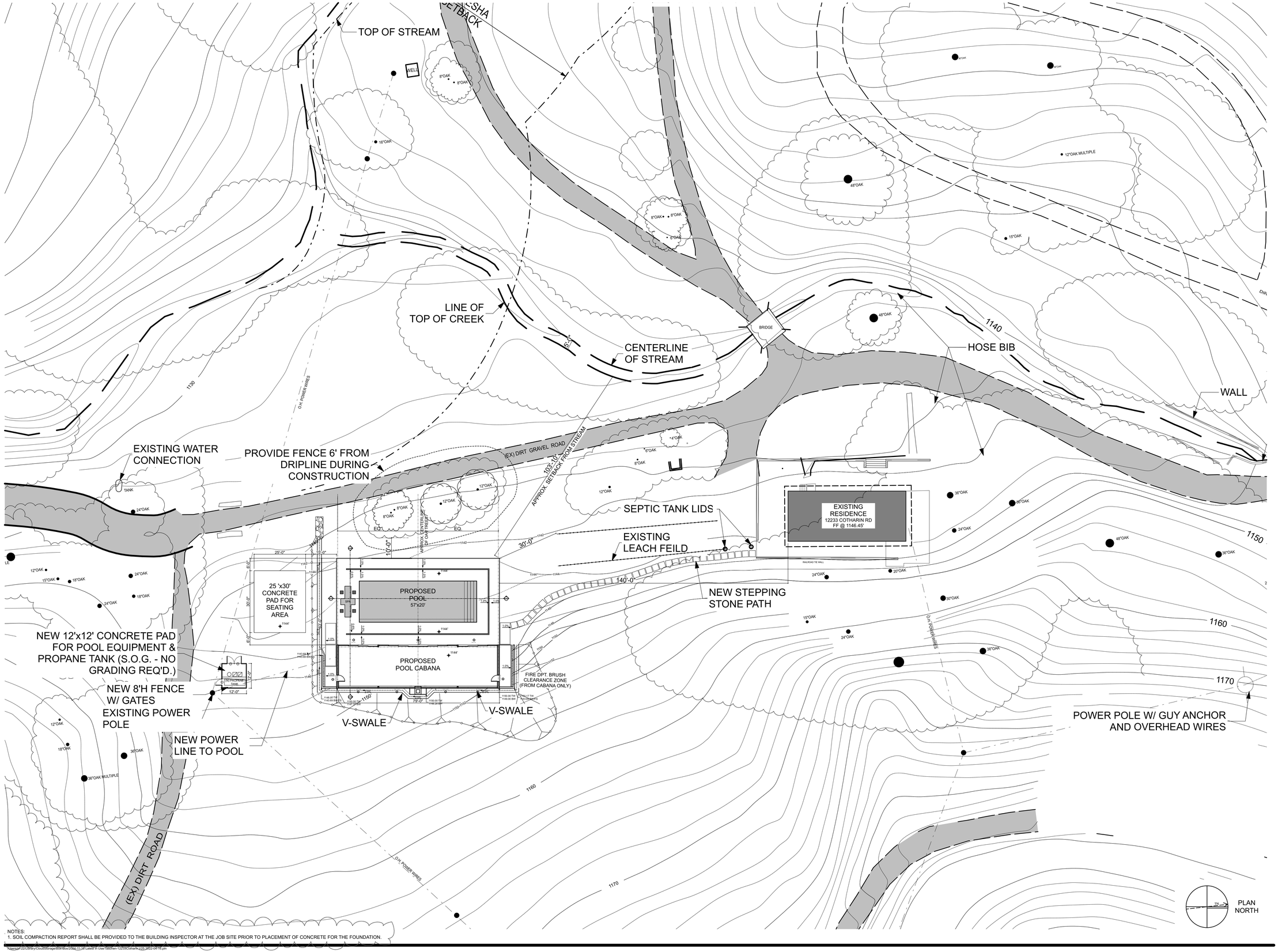
SHEET TITLE

SITE PLAN

DRAWING NO.

A-0.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.



NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
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	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates
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SUN VALLEY
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24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PARTIAL SITE PLAN A

DRAWING NO.
A-0.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.

PLASTIC SHEET SHADE HOUSE WOOD FRAMED 16' X 50' 800 SQ. FT. TO BE REMOVED

PLASTIC FABRIC SHADE HOUSE WOOD FRAMED 20' X 30' 600 SQ. FT. TO BE REMOVED

PLASTIC SHEET SHADE HOUSE WOOD FRAMED 16' X 50' 800 SQ.FT. TO BE REMOVED

3-COOLER SHEDS WOOD FRAMED 10' x 12' 120 SQ. FT. TO BE REMOVED

100' ESHA SETBACK

CENTERLINE OF STREAM

TOP OF STREAM

LINE OF TOP OF CREEK

CENTERLINE OF STREAM

DIRT ROAD

BRIDGE

HOSE BIB

WALL

PIPE

EXISTING WATER CONNECTION

PROVIDE FENCE 6' FROM DRIPLINE DURING CONSTRUCTION

(EX) DIRT GRAVEL ROAD

100'-10" APROX. SETBACK FROM STREAM

OH POWER WIRES

WELL

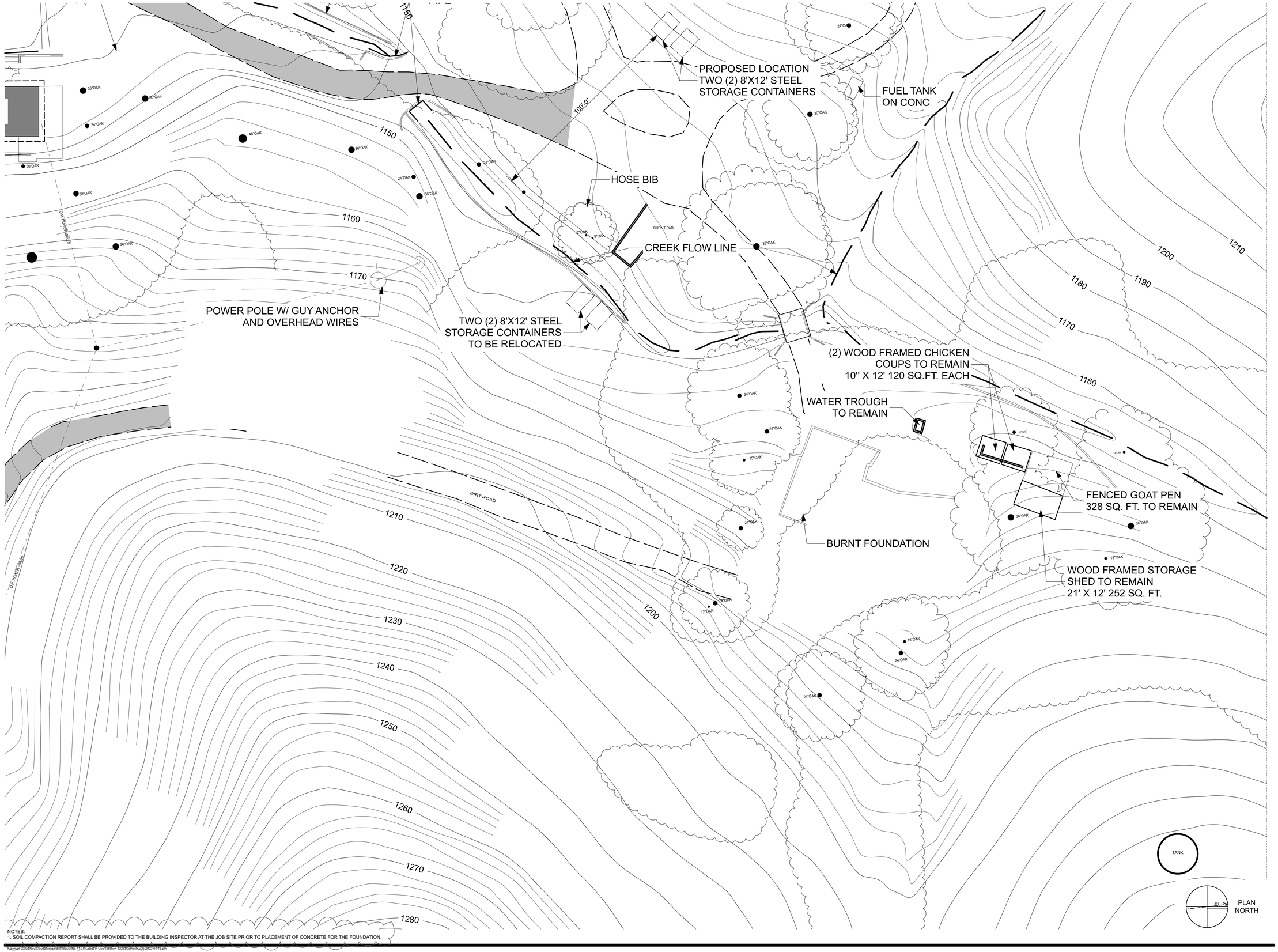
TANK

PLAN NORTH

1170 1160 1150 1140 1130

NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

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NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
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	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

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TEL: 208-495-3228

SHEET TITLE

PARTIAL SITE PLAN C

DRAWING NO.
A-0.4

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.

LIGHTING AND ELECTRICAL LEGEND

- **LED POOL LIGHT:** PENTAIR INTELLIBRITE 5G UNDERWATER COLOR-CHANGING LED POOL & SPA LIGHTS
- **RECESSED LED DOWNLIGHT:** WAC LIGHTING - SUMMIT 2.0 3.5" SQUARE AC-LED HR3S-IC
- **DECORATIVE PENDANT FIXTURE:** EXTERIOR RATED STYLE AND MANUFACTURER TBD
- EXHAUST FAN ONLY (INSTALL W/ REGGIO REGISTER COVER PLATE)
- DUPLEX RECEPTACLE (110V)
- WP/GFI — DUPLEX GROUND FAULT INTERRUPTER RECEPTACLE (W/ WATER PROOF COVER)
- GFI — DUPLEX GROUND FAULT INTERRUPTER RECEPTACLE
- AFCI — ARC-FAULT CIRCUIT INTERRUPTER
- SMOKE DETECTOR/ CARBON MONOXIDE ALARM
- DUPLEX RECEPTACLE (110V)

PROVIDE FENCE 6' FROM DRIPLINE DURING CONSTRUCTION

1142

1144

1146

1148

1150

1152

1 A-3.1

WEST A-2.1

10'-0"

79'-0"

57'-0"

11'-0"

2'-0" 7'-0" 2'-0"

SEATING PATIO
20'x20'
(CONCRETE SLAB ON GRADE)

1,144.00'

15'-0"

2'-6"

42'-0"

63'-0"

21'-0"

19'-0"

1'-0"

APPLIED EQUIPOTENTIAL BONDING AROUND PERIMETER OF POOL SHALL MEET SPECIFICATIONS PER 680.26 CEC

POOL DECK
79'x11'

POOL ALARM SOUND UPON DETECTION TO MEET ASTM STANDARD F2208

2'-0" 3'-0" 2'-0"

7' DEEP

3.5' DEEP

1144.25' WL

POOL COVER TO MEET ASTM SPECS F1346-91

1143.50 TW
1143.50 BW

SPA
3'x6'

POOL
57'x20'

DN

6'-0"

3'-0"

6'-0"

UNDERWATER POOL LIGHTS (TYP)

DRAIN

U/W BENCH (-18")

UNDERWATER POOL LIGHTS (TYP)

WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS LOCATED WITHIN 10 FEET OF THE BUILDING SHALL BE IGNITION-RESISTANT MATERIAL COMPLYING WITH BOTH SFM 12-7A-4 AND SFM 12-7A-5, EXTERIOR FIRE RETARDANT-TREATED WOOD, NONCOMBUSTIBLE MATERIAL OR MEET THE REQUIREMENTS OF SFM 12-7A-4A WHEN THE EXTERIOR WALL COVERING IS EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT. [§R337.9.2, R337.9.3 CRC]

POOL DECK
79'x11'
1,143.75'

EXTERIOR PORCH CEILINGS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7A-3 OR ASTM E2957. [§R337.7.6 CRC]

SLOT DRAIN

SLOT DRAIN

4 PANEL SLIDER 101 9'-6" x 10'

STEEL COL REF TO STRUCTURAL

102 19' x 10'

BI-PARTING DOORS - 8 PANELS TOTAL

103 9'-6" x 10'

4 PANEL SLIDER

SOUTH A-2.1

NORTH A-2.1

WP/GFI

RECESSED LED DOWNLIGHTS (TYP)

1,144.00'

STEEL COL REF TO STRUCTURAL

RECESSED LED DOWNLIGHTS (TYP)

1143.69 TW
1143.69 BW/FS

R-21

WOOD FRAMED WALL

POOL CABANA
79'x21'

DECORATIVE PENDANT FIXTURE

BOARD-FORMED CONCRETE WALL BELOW WINDOWS

HEAT&GLO GAS FIREPLACE MEZO 72, ANSI Z21.88-2017

3 A-5.3

R-15

STEEL COL REF TO STRUCTURAL

105 3'x10' GLASS DOOR

104 3'x10' GLASS DOOR

19' x 3'-10" 1D 2.0%

17'-6" x 3'-10" 1C

17'-6" x 3'-10" 1B

19' x 3'-10" 1A 2.0%

3'-0"

REINFORCED COLORED CONCRETE V-SWALE (TYP.)

V-DITCH

REINFORCED COLORED CONCRETE V-SWALE (TYP.)

1148.00 TW
1143.69 BW/FS

1150.00 TW
1147.37 BW

1150.00 TW
1148.28 BW

1150.00 TW
1149.00 BW

1150.17 TW
1143.69 BW/FS

EAST A-2.1

1'-0" 19'-0" 0'-6" 17'-6" 3'-0" 17'-6" 0'-6" 19'-0" 1'-0"

79'-0"

PLAN NORTH

NOTES:
1. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.
2. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED FOR RECEPTACLES THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES DENS, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT. CEC 406 12, 210.52
3. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION. EVIDENCE OF SUCH INSPECTION SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
4. WHOLE BUILDING VENTILATION TO BE PROVIDED VIA EXHAUST DUCT LOCATED IN CEILING, DUCTED TO EXTERIOR WITH MINIMUM AIR FLOW RATE OF 64 CFM. MAX SOUND RATING TO BE 1 SONE AND SWITCH LABELING TO BE PROVIDED WITH INSTALLATION.
5. DUCTS INSIDE CONDITIONED SPACE SHALL BE INSULATED WITH R-4.2 AND WHEN IN UNCONDITIONED SPACE SHALL BE INSULATED WITH R-6.

Autodesk Docs://Taschen Ranch Pool 2020-01-18 Latest.rvt 3d View: 12345 Cotharin, 2022-04-14.dwg

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

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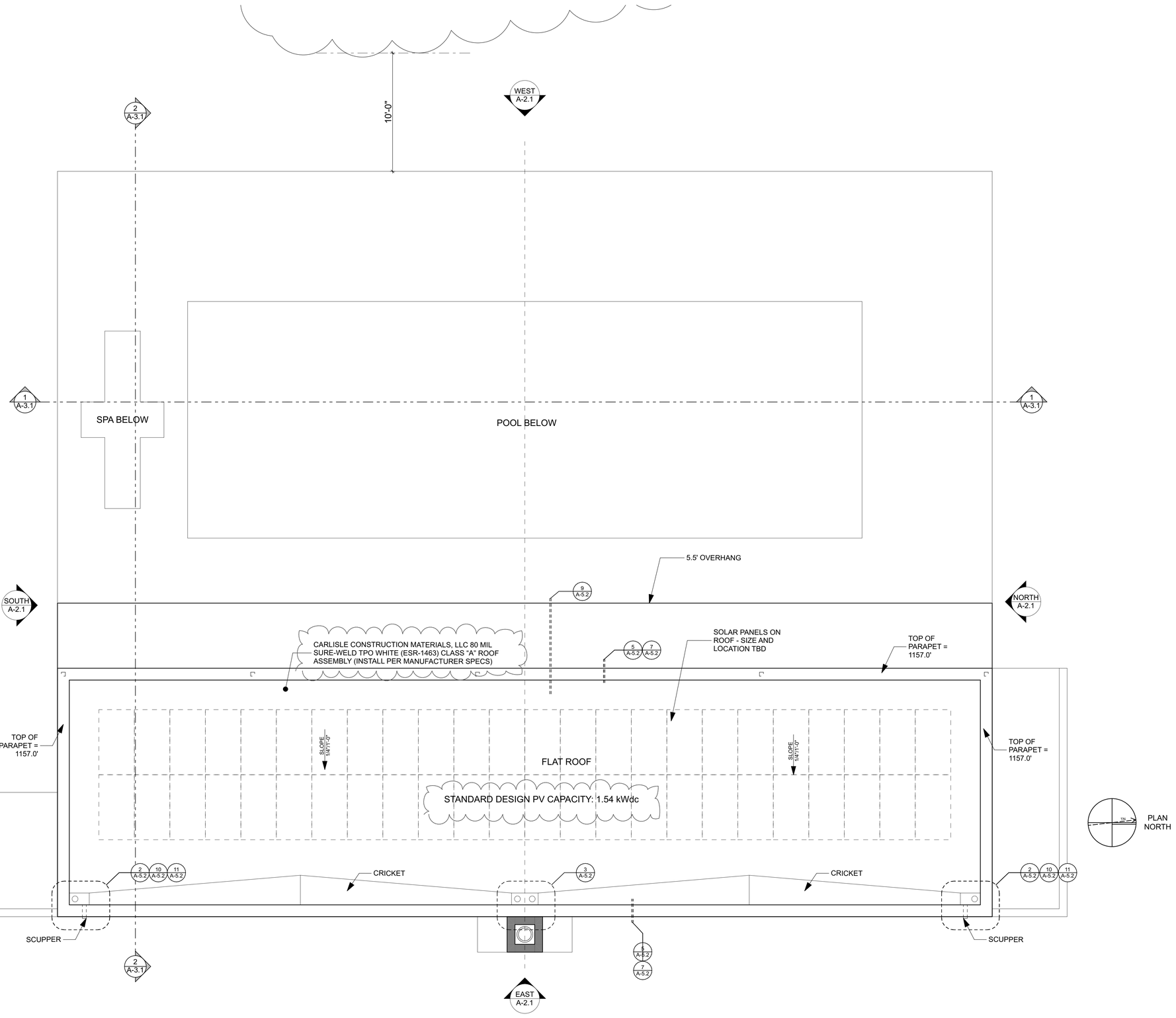
480 WASHINGTON AVE.
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KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED POOL LEVEL PLAN

DRAWING NO.
A-1.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.



NOTES:
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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
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SHEET TITLE

PROPOSED ROOF PLAN

DRAWING NO.
A-1.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.

Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3 Of the CA B.C.

A)-Barrier height and clearances.
The top of the barrier shall be not less than 60inches above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm). [CA BC 3109.4.4.3.2]

B)- Openings.
Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
[CA BC 3109.4.1.1]

C)-Solid barrier surfaces.
Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints. [CA BC 3109.4.1.2]

D)- Closely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall be not greater than 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width.[CA BC 3109.4.1.3]

E)- Widely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width. [CA BC 3109.4.1.4]

F)- Chain link dimensions.
Mesh size for chain link fences shall be not greater than a 2 1/4 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches (44 mm).[CA BC 3109.4.1.5]

G)- Diagonal members.
Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). [CA BC 3109.4.1.6]

H)-Gates.
Access doors or gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1008.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the door or gate, the release mechanism shall be located on the pool side of the door or gate 3 inches (76 mm) or more, below the top of the door or gate, and the door or gate and barrier shall be without openings greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. [CA BC 3109.4.4.3.1]

Mechanical, Electrical and Plumbing notes:

1.The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011

2.Potable water supply to swimming pools or spas shall be protected by an air gap or a reduced pressure principle backflow preventer if the unit is equipped with a submerged fill line. [§603.5.21 CPC]

3. Specify gas line material, size and length for pool equipment. [§107.2 CBC] If plastic piping is used, note on plans that it will be installed according to CPC 1210.1.7,including tracer wire. Gas piping shall under any building be encased in an approved conduit designed to withstand imposed loads or piping/encasement system listed for installations beneath buildings per §1210.16 CPC

Gas line to be used is 2 inch poly pipe (SDR-11 gas) with tracer wire #14 length of run 80 ft.

4. Provide at least one GFCI receptacle located a minimum of 6 ft and not more than 20 ft from the inside of pool. [§680.22 CEC]

5. Equipotential bonding is required to reduce voltage gradients in the pool area. Specify on the plans bond wire system specifications per 680.26 CEC

Ground wire to be # 8 copper wire attached with brass clamps to pool steel bond beam and connect to area deck steel at the corners of pool and mid-distance center of pool with another brass clamp. 12 ft copper ground rod pounded into ground for equipment grounding at equipment deck, also with a brass clamp connector to a #8 copper ground wire to equipment panel, pumps, and htr/filter

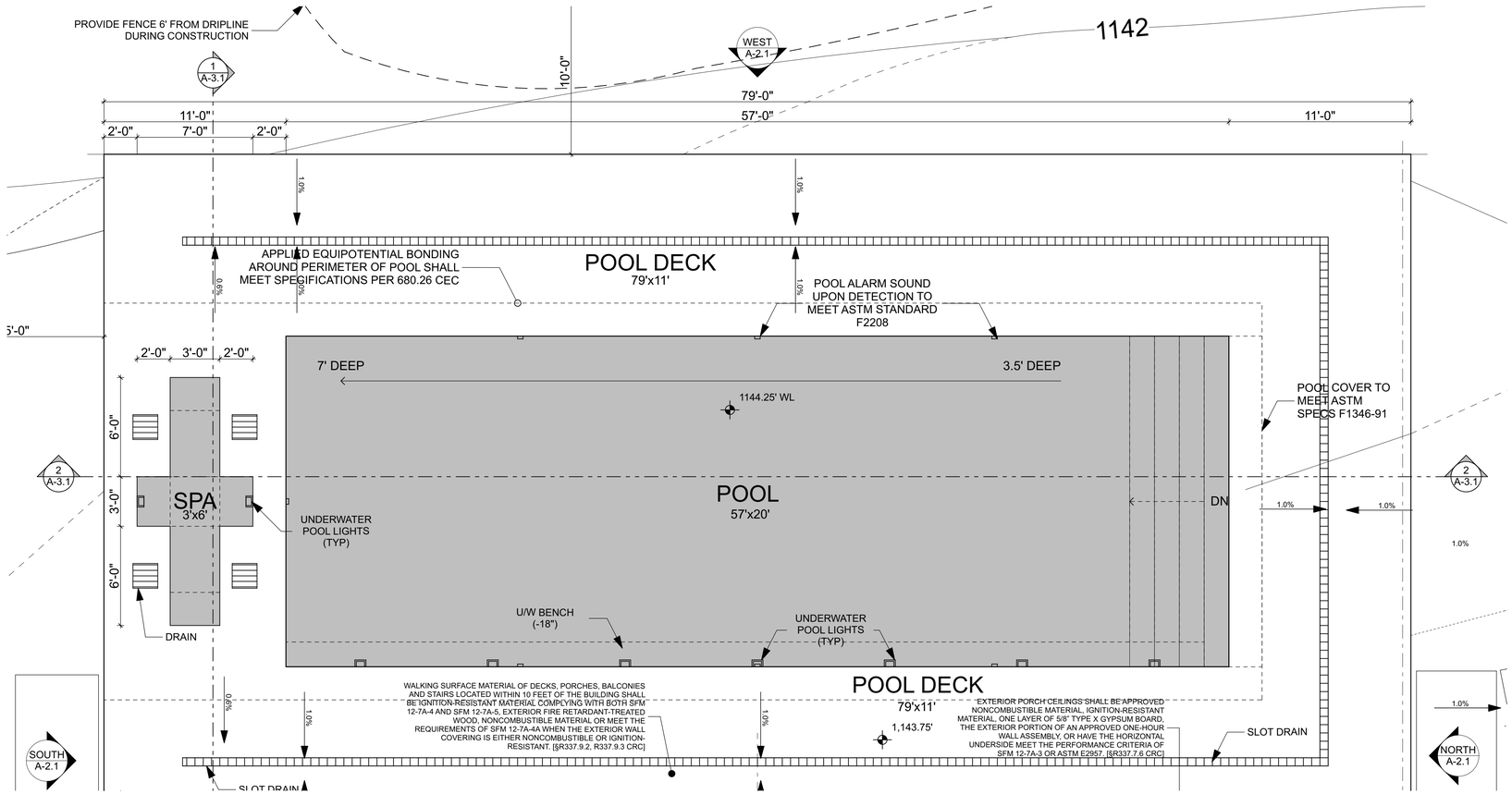
6. Outdoor pools or spas that have a heat pump or gas heater shall have a cover [§110.4(b)2 CEnC]

7. Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating [§110.4(b)1 CEnC]

8.All elbows shall be sweep elbows [§150(p)2.C CEnC]

9.Pool shall have directional inlets that adequately mix the pool water, and time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand period [§110.4(b)3 CEnC]

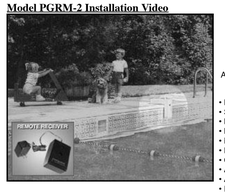
10. The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three
feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011



INGROUND POOL ALARM - MODEL PGRM-2

"NSF Certified to ASTM F 2208-08"

Model PGRM-2 Installation Video





As Well As the states of CA, CT, FL, and TN

- Detects Intruders
- Sits on Deck
- Battery Powered
- Low Battery Indicator
- New Sensing Technology
- Easy to Use
- Completely Portable
- Automatic Reset
- Affordable Price
- Important Safety Feature
- In House Remote Receiver
- Horns are 85 dB at 10 feet



POOLGUARD/PBM INDUSTRIES, INC. has been manufacturing pool alarms, door alarms, and gate alarms since 1982. All Poolguard products are proudly Made in the USA. Poolguard Pool Alarms were tested and "Top Rated" by Good Housekeeping Magazine. Poolguard Pool Alarms have been Tested and Certified by NSF International to the ASTM Standard Safety Specification for Residential Pool Alarms, ASTM F 2208-08.

POOLGUARD IN GROUND POOL ALARM
NSF CERTIFIED TO ASTM F 2208-08
NEW Weatherproof Design
NEW Sensing Technology
NEW Microprocessor Technology
3 Year Warranty

- The Poolguard POOL ALARM, once installed in the pool, cannot be de-activated; it is always in the alarm ready mode.
- Tamper Proof: Poolguard POOL ALARM will sound an alarm when removed from the pool.
- Sleep mode: when you would like to use your pool, simply remove the alarm from the pool and put it into sleep mode.
- Automatic Wake-up: The Poolguard Pool Alarm will automatically wake up and run a system test when installed into the pool.
- The Poolguard Pool Alarm comes with an in-house remote receiver that has a range up to 200 ft., and comes with a 12 volt power supply.
- The Poolguard poolside alarm works on a 9-volt battery (not included); with a battery life of approximately one year.
- Audible low battery indicator at the poolside alarm is also indicated by the in house remote receiver.
- New sensing technology provides less chance of false alarms due to wind, rain or small objects such as sticks or toys entering the water.
- Poolguard Pool Alarms have been tested and comply to the ASTM Standard Specification for Pool Alarms ASTM F2208, in a 16' x 32' pool. Poolguard Alarms can be used in pools up to 20' x 40' or 800 square feet.
- The Poolguard Pool Alarm can be used with a solar blanket.
- Most reliable, advanced, and affordable alarm available.
- Poolguard PGRM-2 is designed to detect intrusions similar to a one year old child

EQUIPOTENTIAL BONDING NOTES:
Comply with section 680.26 (7) of the 2014CoLAEC
Provide connection with minimum #8 AWG solid conductor for bonding all metallic parts in and around the pool area prevents differences of potential from developing in the event of an electrical equipment fault and reduces the possibility of electrical shock. (Provide an equipotential plane created by bonding the metallic parts together)

The NEC requires bonding all of the following metallic parts in permanently installed swimming pool with a #8 AWG solid or larger conductor.

Concrete reinforcing steel & all metallic structural components. Uncoated reinforcing steel and all other metallic structures.

Underwater lighting. All metallic parts (housing & mounting brackets).
Metal fitting. Metal fitting for pipes, drains & water inlets.
Electrical equipment. All metal parts of any electrical equipment associated with pool including pumps & recirculating equipment, heaters and blowers and automatic covers.

Metallic tubing and conduit, metal-sheathed cable, metal piping and all fixed metal parts.
In addition to metal wiring methods and equipment, any component within 5' horizontally and 12 ft vertically from the water must be bonded.

NOTE :

1. FINISH GRADE ARUOND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [§ R401.3 CRC]

2. THE DISCHARGE OF SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN WATER AND FILTER BACKWASH, INCLUDING WATER CONTAINING BACTERIA, DETERGENTS, WASTES, ALAGECIDES OR OTHER CHEMICALS IS PROHIBITED. SWIMMING POOL , SPA, AND DECORATIVE FOUNTAIN WATER MAYBE USED AS LANDSCAPE IRRIGATION ONLY IF THE FOLLOWING ITEMS ARE MET:
   A.-THE DISCHARGE WATER IS DECHLORINATED, DEBROMINATED OR IF THE WATER IS DISINFECTED USING OZONATION;
   B.- THERE ARE SUFFICIENT BMPs IN PLACE TO PREVENT EROSION
   C.- THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)

3. A NEW SIGN STATING "IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060 (D) (5)" MUST BE INSTALLED BY THE FILTRATION OR PUMPING EQUIPMENT.

4. RESIDENTIAL POOL SYSTEM OR EQUIPMENT MEET THE PUMP SIZING, FLOR RATE, PIPING, FILTERS, AND VALVE REQUIREMENTS OF 150(p) CEnC- AND TO BE INSTALLED PER MANUFACTURER.

5. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.



TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW. BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

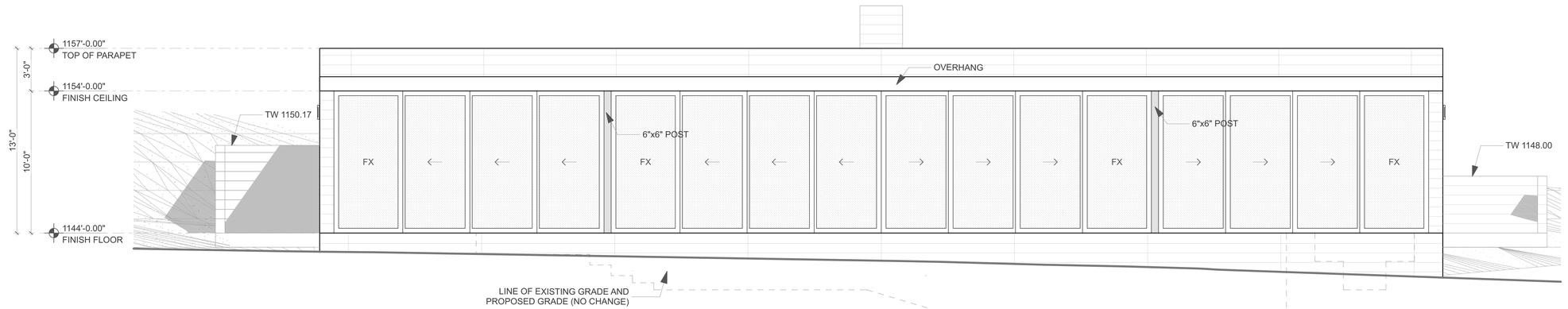
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED POOL PLAN

DRAWING NO.
A-1.3

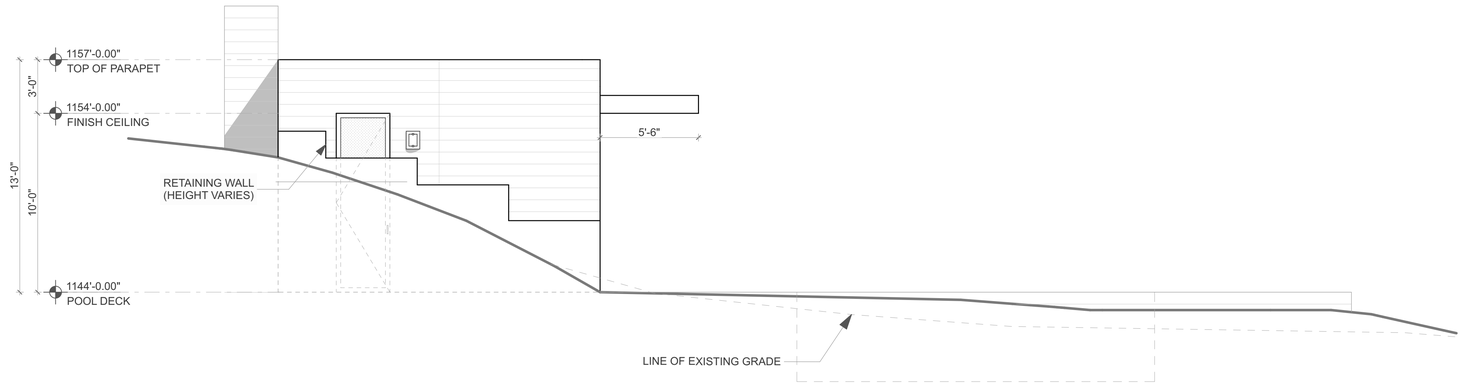
PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
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11/30/2023
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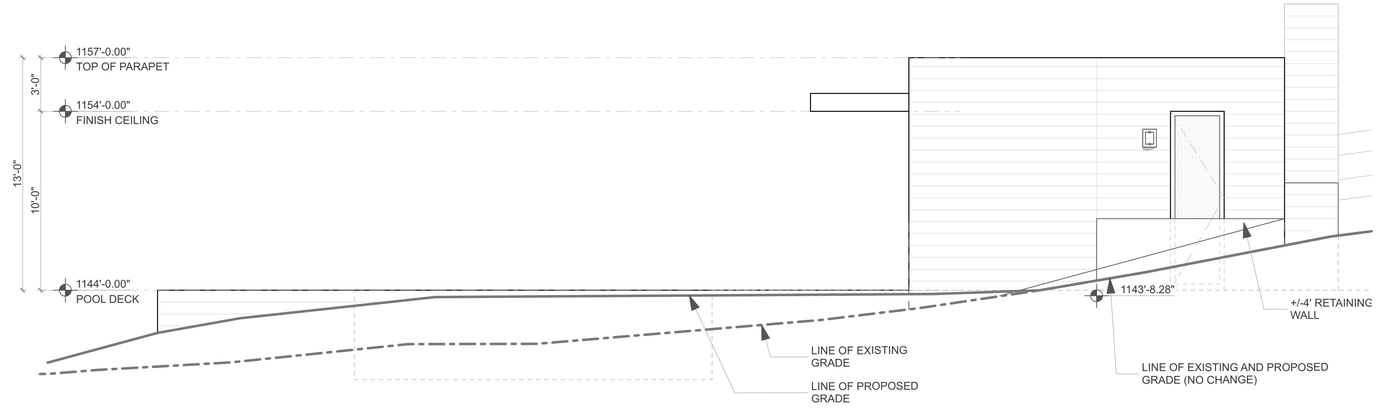
SHEET TITLE

PROPOSED ELEVATIONS

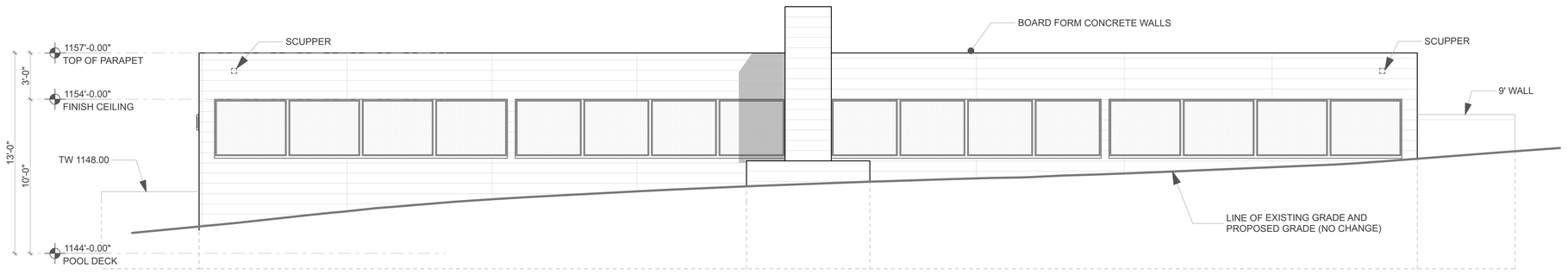
DRAWING NO.

A-2.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.



SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"



EAST ELEVATION 2
SCALE: 1/4" = 1'-0"

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
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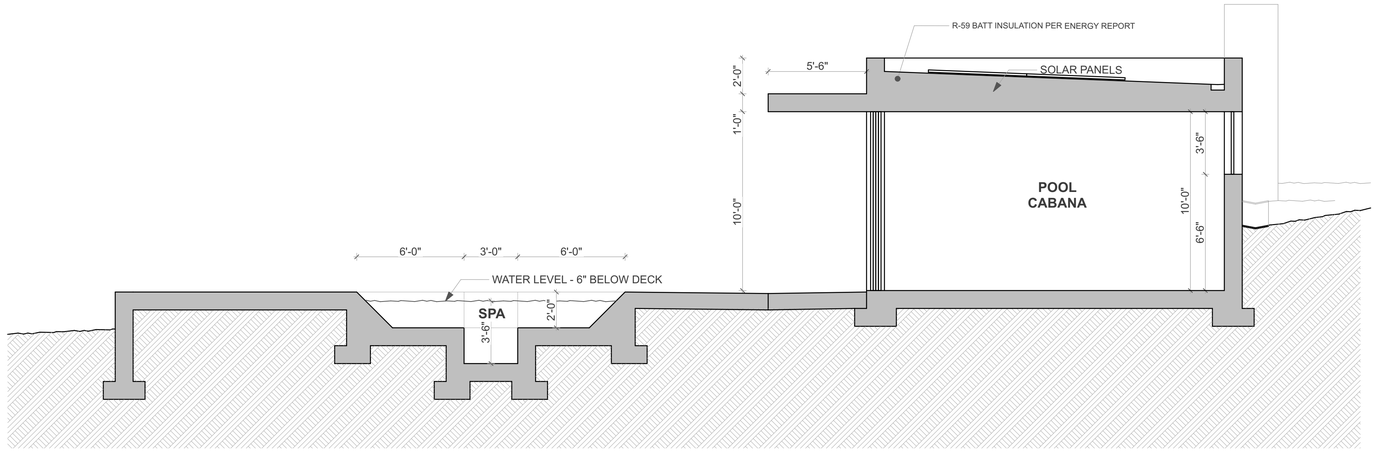
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED ELEVATIONS

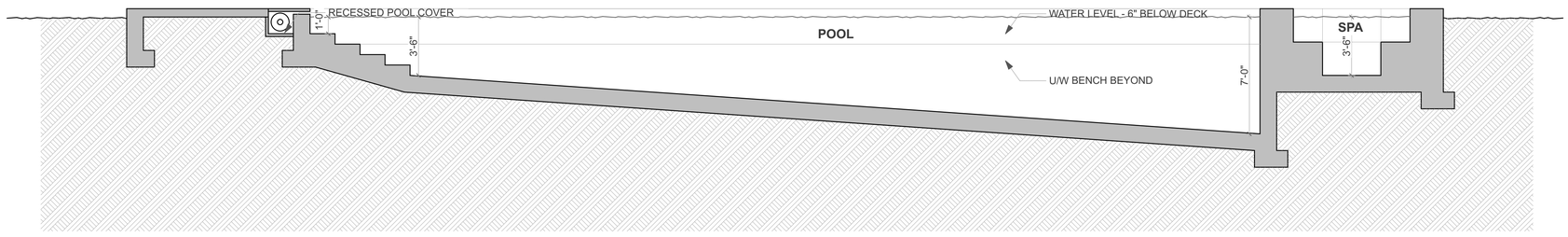
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A-2.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.



EAST-WEST SECTION 1

SCALE: 1/4" = 1'-0"



NORTH-SOUTH POOL SECTION 2

SCALE: 1/4" = 1'-0"

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
STATE OF CALIFORNIA

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KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED SECTIONS

DRAWING NO.
A-3.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.

JOB ADDRESS: 12233 COTHARIN ROAD
MALIBU, CA 90265

APN: 701-0-030-350 & 701-0-030-360

OWNER: THE TASCHEN RANCH

SOILS REPORT PREPARED BY: M3 CIVIL
DATED: 05/21/2017 & 12/01/2021
PROJECT NUMBER: 13.06

SITE PREPARATIONS PER THE SOILS ENGINEERING REPORT

DIMENSIONS: 103' X 73' DEPTH: 5.67' AVG.

BUILDING OFFSETS: 5'

EARTHWORK QUANTITIES (ESTIMATED C.Y.)

EXCAVATED: ~ 1,600 FILL: ~ 1,600

IMPORT: 0 EXPORT: 0

SOURCE/DISPOSAL SITE LOCATION: N/A

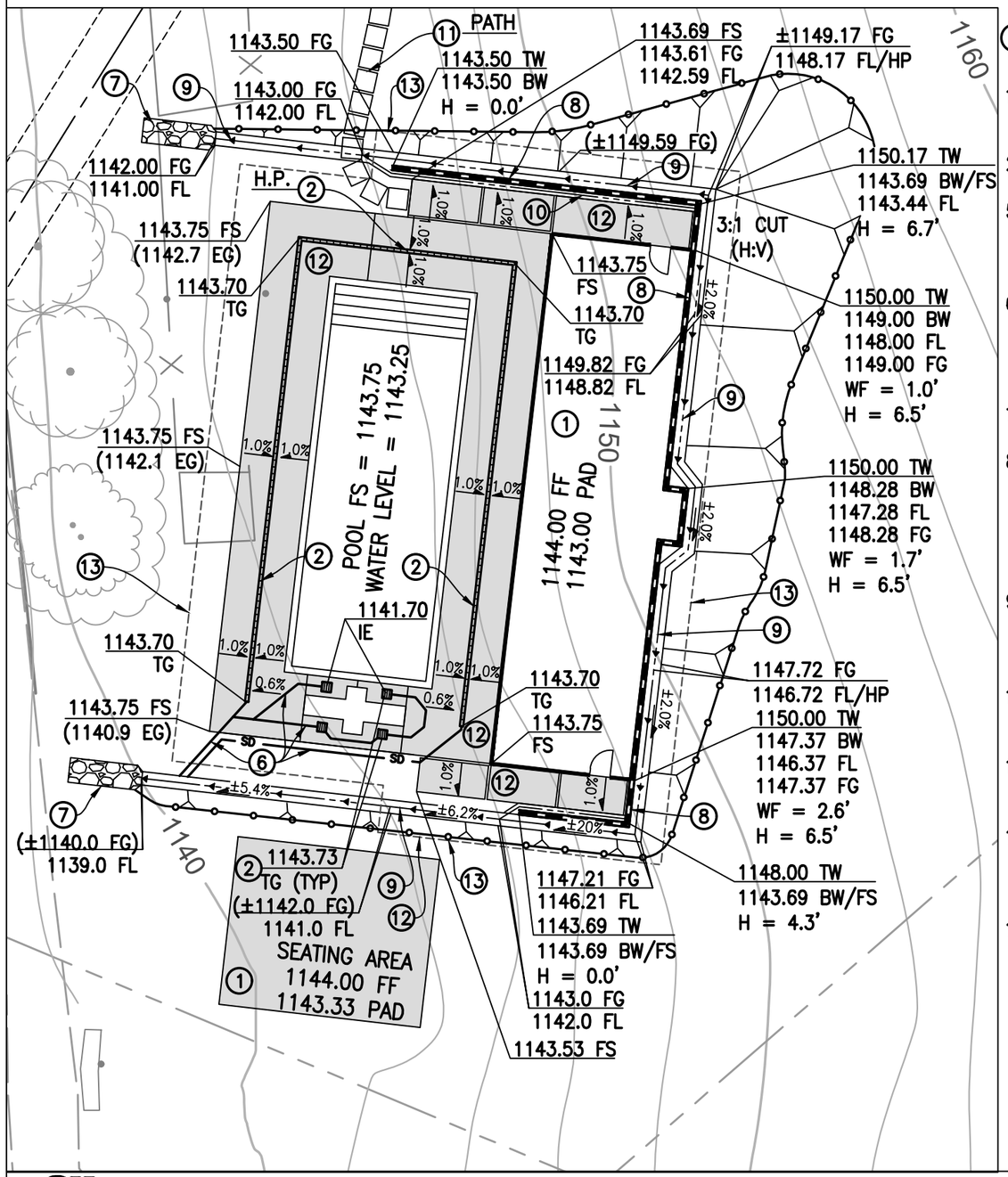
NOTE: ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGIC PROFESSIONAL, WHERE EMPLOYED) CONTAINED IN THE REPORTS AS APPROVED OR CONDITIONED BY THE COUNTY OF VENTURA SHALL BE A PART OF THIS GRADING PLAN.

CONSTRUCTION NOTES

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO ANY GRADING ACTIVITY OR LAND DISTURBANCES WITH THE FOLLOWING PARTIES PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, GEOTECHNICAL ENGINEERING PROFESSIONAL, GEOLOGICAL PROFESSIONAL, VCPWA INSPECTOR(S), AND OTHER JURISDICTIONAL AGENCIES WHEN REQUIRED.
2. HEAVY EQUIPMENT NOISE SHALL NOT BEGIN UNTIL AFTER 7:00 A.M AND SHALL END BY 7:00 P.M. NO WORK BEYOND 4:30 PM UNLESS APPROVED BY VCPWA.
3. TOTAL TRUCK ROUND TRIPS FOR THE GRADING OPERATIONS CARRYING EARTH MATERIALS SHALL NOT EXCEED 5 TRUCKS PER HOUR OR OCCUR DURING PEAK TRAFFIC HOURS - UNLESS AUTHORIZED TO DO SO UNDER AN APPROVED DISCRETIONARY GRADING PERMIT AND APPROVAL BY VCPWA GRADING INSPECTOR. TRUCK TRAFFIC SHALL NOT CREATE A SAFETY HAZARD FOR INGRESS OR EGRESS ROUTES SUCH AS TRUCK STAGING, CLOGGING TURN POCKETS, OR LINE OF SIGHT.
4. NO GRADING ACTIVITY SHALL OCCUR IN ANY WETLAND, BLUE-LINE STREAM, RED-LINE CHANNEL, DRAINAGE COURSE, OR FLOODPLAIN WITHOUT THE PROPER PERMITS & PERMISSION FROM THE VCPWA & RESOURCE MANAGEMENT AGENCY (RMA), OR OTHER AUTHORITIES HAVING JURISDICTION.
5. RETAINING WALLS, BRIDGES, AND OTHER STRUCTURES REQUIRE A SEPARATE PERMIT FROM BUILDING AND SAFETY.
6. ENCROACHMENT PERMITS MAY BE REQUIRED. PLEASE CONTACT VCPWA ROADS & TRANSPORTATION TO OBTAIN ANY NECESSARY PERMITS.
7. ALL AREAS TO RECEIVE FILL SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGICAL PROFESSIONAL, WHERE EMPLOYED) AND VCPWA INSPECTOR AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR FILL.
8. THE GEOTECHNICAL ENGINEERING PROFESSIONAL SHALL DIRECT THE REMOVAL OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS SEPTIC TANKS, IRRIGATION LINES, ETC.
9. THE USE OF CORRUGATED STEEL PIPE IS NOT ALLOWED IN ANY COUNTY RIGHTS OF WAY. THE USE OF CORRUGATED STEEL PIPE ON PRIVATE PROPERTY SHOULD BE MINIMIZED. HOWEVER, IF USED SHOULD BE COATED TO MINIMIZE CORROSION AND TO EXTEND USEFUL SERVICE LIFE.
10. THE TRUNK LOCATION OF ALL TREES WITHIN THE AREA OF GRADING (INCLUDING ACCESS ROADS AND STORAGE AREAS) SHALL BE SHOWN. SHOW THE APPROXIMATE OUTLINE OF ALL TREE CANOPIES WITH TRUNKS OUTSIDE THE GRADING AREA THAT ARE WITHIN 50' OF THE LIMITS OF GRADING, INCLUDING CANOPIES OF TREES GROWING ON ADJACENT PARCEL(S). CONTACT PLANNING DIVISION FOR TREE PERMIT INFORMATION INCLUDING A LIST OF PROTECTED TREES & REQUIRED SETBACKS.

REV. Dec 2020

REMOVE & RECOMPACT



CONSTRUCTION NOTES

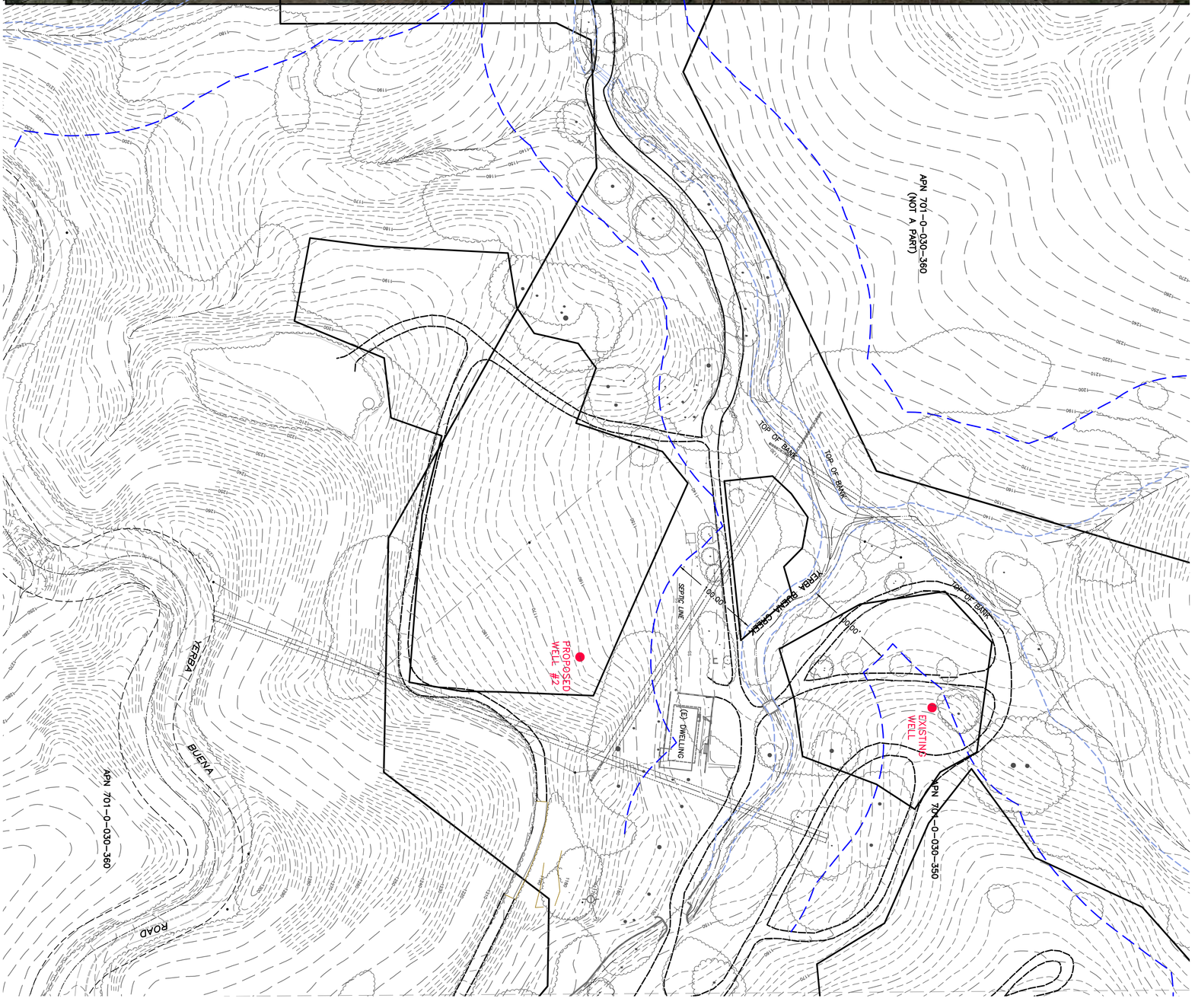
1. CONSTRUCT BUILDING PAD PER SOILS REPORT.
2. INSTALL PRE-SLOPED SLOT DRAIN.
5. INSTALL NDS 4" SQUARE AREA DRAIN, INSTALL RISERS AS REQUIRED TO MEET INVERT ELEVATIONS SHOWN.
6. INSTALL 4" PVC (SDR 35) STORM DRAIN PIPE, 2% MINIMUM SLOPE. CONNECT DOWN SPOUTS TO STORM DRAIN.
7. CONSTRUCT RIP-RAP DISSIPATER.
8. CONSTRUCT RETAINING WALL, APPROX. "H" AS NOTED ABOVE FF, WF = WALL FACE EXTERIOR EXPOSURE ABOVE FINISH GRADE, UNDER SEPARATE PERMIT.
9. CONSTRUCT V-SWALE, MINIMUM 2' WIDE, 12" DEEP, CONSTRUCT SPLASH WALL WHERE SHOWN PER PLAN.
10. CONSTRUCT V-SWALE, MINIMUM 1' WIDE, MINIMUM 4" DEEP.
11. CONSTRUCTED NOTED ARCHITECTURAL FEATURE PER ARCHITECTURAL PLANS.
12. CONSTRUCT PCC CONCRETE FLATWORK, 4" THICK, REINFORCED #3 BARS AT 18" ON-CENTER, OR PER SOILS REPORT.
13. ESTIMATED REMOVAL AND RECOMPACTION LIMITS, PER SOILS REPORT.

811 Know what's before you dig.

GRADING / SITE PLAN

GP _____





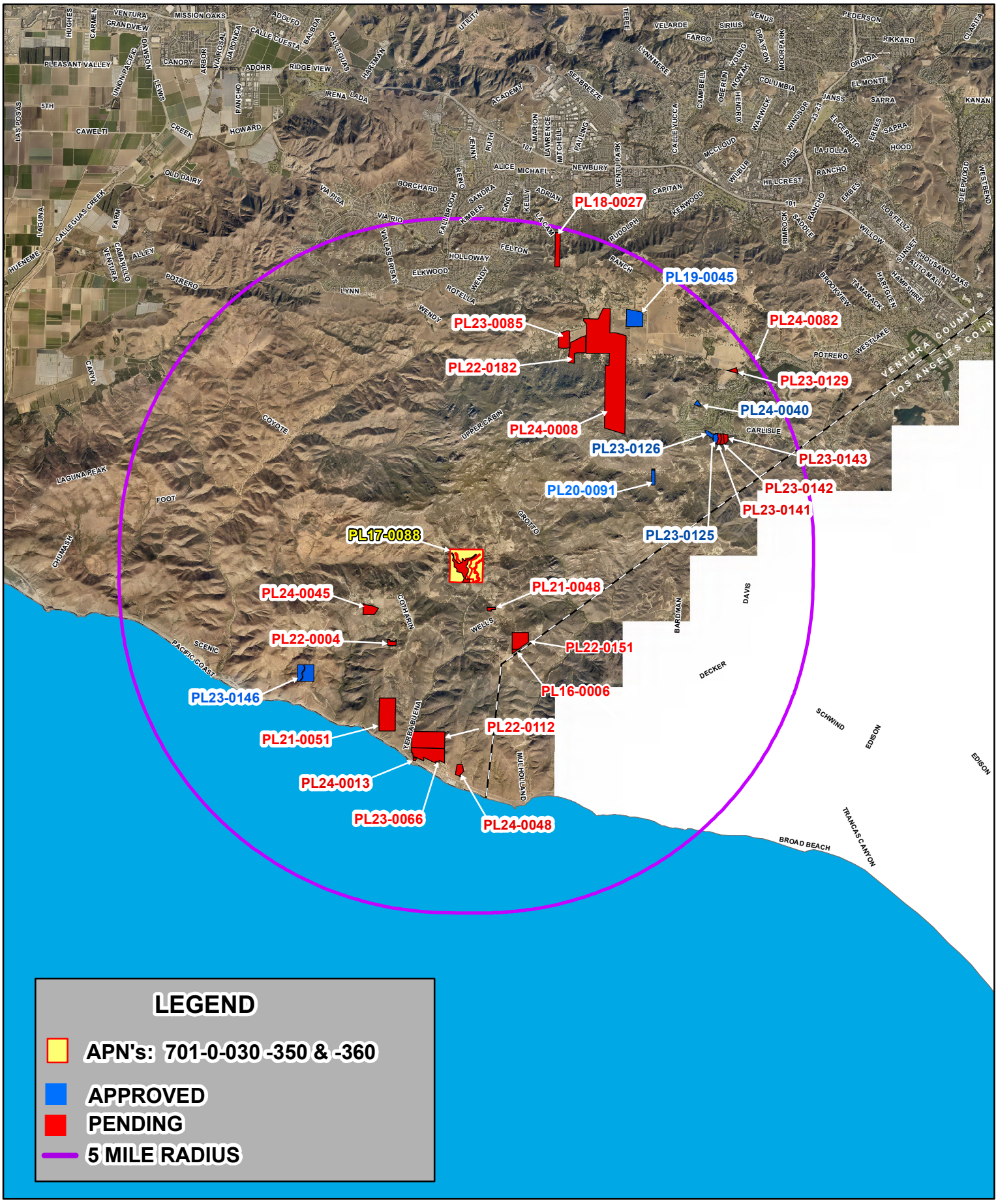
L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611 (PHONE)
(805) 962-4161 (FAX)

CLIENT:

ATTN:

PROPOSED WELL PERMIT SITE PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
MALIBU, CALIFORNIA 90265

PROJECT NO.
20-003.01
DRAWING NAME:
WELL SITE PLAN.DWG
DATE:
11-15-2021



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-19-2024
This aerial imagery is under the copyrights of Pictometry
Source: Vexcel 2020

COUNTY of VENTURA

RMAgis

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 4 - Maps of Past, Present, and Reasonable Foreseeable Future Projects

0 1 2 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 no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH

GOLD COAST GEOSERVICES, INC.
Engineering Geologic and Geotechnical Consultants

December 10, 2021
File No. GC12-032401

BENEDIKT TASCHEN
23622 Calabasas Road, #331
Calabasas, CA

SUBJECT: Geologic evaluation of water well usage for organic farming, Taschen Ranch, APN 701-0-030-340, -350, -360, 12233 Cotharin Road, Malibu, County of Ventura.

Dear Mr. Taschen:

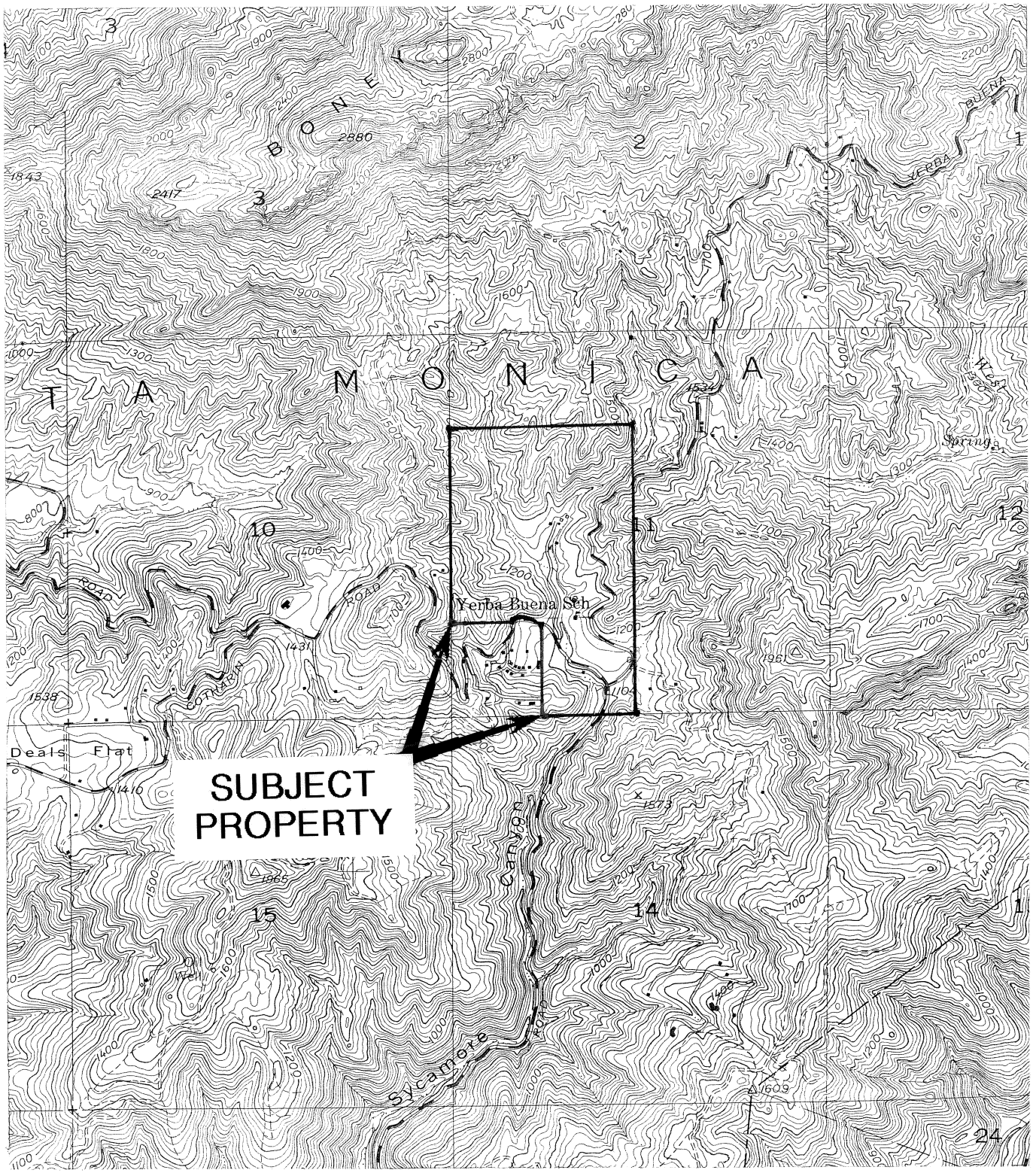
In accordance with your request, this report provides the findings from a geologic evaluation of water well usage at 12233 Cotharin Road, for organic farming operations. The primary purpose of this geologic evaluation is to assess the potential impact from the proposed extraction of groundwater resources from within the subject property to the groundwater resources that may or may not occur on adjacent or nearby parcels.

Site Conditions

The 192-acre Taschen Ranch is located in the South Coast region of the County of Ventura in the southwest Santa Monica Mountains (see Site Location Map, Figure 1). The site is accessed via Yerba Buena Road along its east side, and by Cotharin Road along its south side. The property is bordered by similar large acreage private ranch properties along all sides.

The ranch is situated within the bottom of a southerly trending canyon (Little Sycamore Canyon) at the south side of the Boney Mountains. The property incorporates moderate to steep hillside terrain and south sloping valley bottom terrain. Site drainage is by sheetflow runoff and by concentrated flow through south trending drainage courses. The drainage courses through the ranch are U.S. Geological Survey designated "blueline streams".

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 5 - Geologic Evaluation of Water Well Usage for Farming



BASE MAP: USGS 7.5' TRIUNFO PAS QUADRANGLE.

NORTH
1" = 2000'

GOLD COAST GEOSERVICES, INC.	**SITE LOCATION MAP**	DATE: 03-27-2012 (11/20) FILE NO.: GC12-032401 FIGURE 1

An existing well is located within the central part of the property, at the location shown on the attached Well Site Plan. The depth and conditions of the well is unknown. The existing well is not recorded with the County of Ventura Public Works Agency. Three additional wells are proposed to be constructed at the locations shown on the attached Well Site Plan.

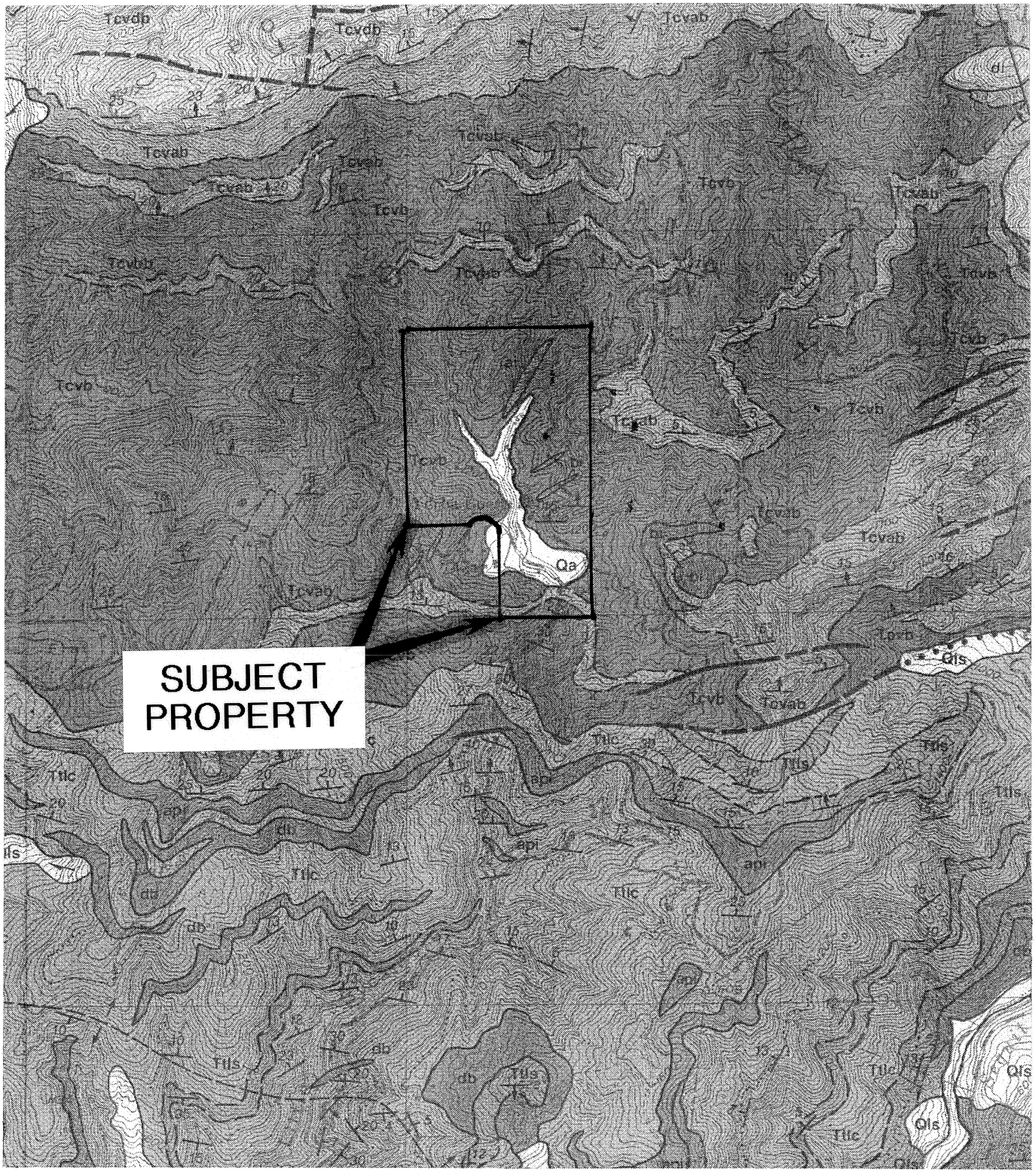
Historical Usage

The property has been historically utilized for low impact ranching and light agricultural usage. A caretaker's residence is the main structure on the property, located in the south-central part of the ranch. Other structures include two chicken coops located about 500 feet north of the caretaker's residence, low walls and bridge crossing to the northeast side of the site, and two other bridge crossings in the vicinity of the caretaker's residence. Unimproved roads have been made through the property for vehicular access to the caretaker's residence and for organic farming usage.

Site Geology

The property is located in the southwest part of the Transverse Range Province of California, characterized by predominantly east-west trending features including its geologic structures, mountain ranges, and valleys. South trending canyons and south trending drainage courses such as those within this property are prevalent along the south side of the Santa Monica Mountains, where they developed during Pleistocene time in response to the south facing slope and drainage of the mountains which drains to the Pacific Ocean along its southerly side.

The site and its vicinity are underlain by volcanic rocks, primarily extrusive basalt and basaltic flow breccia, assigned to the Miocene (approximately 15 million years old) Conejo Volcanics. Exposures of the Conejo Volcanics are afforded in outcrops on the site, and good exposure of the volcanic rock are afforded in road cut embankments and in natural rock outcroppings in the site vicinity, including the Boney Mountain range along the crest of the Santa Monica Mountains to the immediate north of the ranch.



BASE MAP: THOMAS W. DIBBLEE Jr., GEOLOGIC MAP OF THE POINT MOGU AND TRIUNFO PASS QUADRANGLE (1990).

NORTH
1" = 2000'

GOLD COAST GEOSERVICES, INC.	**GEOLOGIC SITE LOCATION MAP**	DATE: 03-27-2012 (11/20) FILE NO.: GC12-032401 FIGURE 2

Site Drainage and Groundwater

Site drainage is by sheetflow runoff and by concentrated flow through the south trending drainage courses that traverse this site within the bottom of Little Sycamore Canyon. Groundwater occurs within water-filled sediments (alluvium) within the canyon bottom, and with fractures within the Conejo Volcanics basaltic bedrock that underlies the alluvium.

No aquifers are known to exist within the ranch or within the South Coast region of Ventura County. Groundwater data for this site and for the South Coast region is lacking in available literature.

Existing Wells

The attached water well location maps (Figures 3 and 4) show the locations of water wells in the site vicinity from the database with the County of Ventura Hydrologist.

A water well is constructed in the south-central part of the property, at the approximate location shown on Figures 3 and 4 (only one of the two existing wells are shown). The locations, depths, and status of water wells on adjacent parcels are shown on Figures 3 and 4.

Groundwater Sources

No aquifers have been documented within the South Coast region of the Santa Monica Mountains. Groundwater levels fluctuate with changes in seasonal rainfall. Stratigraphic traps and fault traps for groundwater can occur within the Conejo Volcanics and could occur within this site and may provide a good source for groundwater. This property is not known to be underlain by any stratigraphic traps or fault traps, however unmapped or unknown stratigraphic traps and fault traps can occur within the Conejo Volcanics in unexplored areas. No faults have been mapped within the site or its vicinity. The southwest trending Boney Mountain fault and Sycamore Canyon fault are both located about 2-3

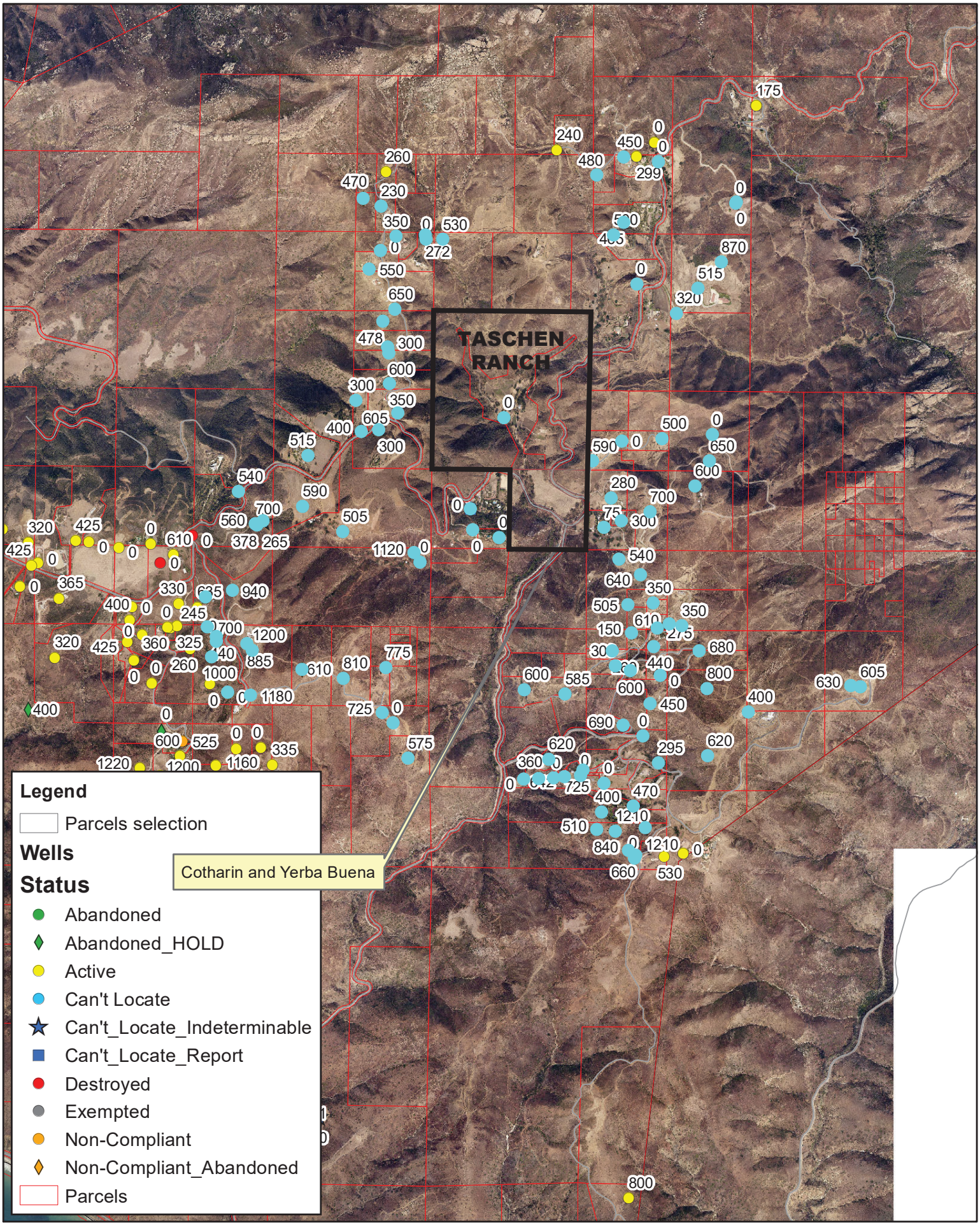


FIGURE 3

DISCLAIMER: The information contained herein was created by the Ventura County Watershed Protection District; Water & Environmental Resources Division for its own use. The VCWPD assumes no liability for damages incurred directly or indirectly as a result of errors, omissions or discrepancies.

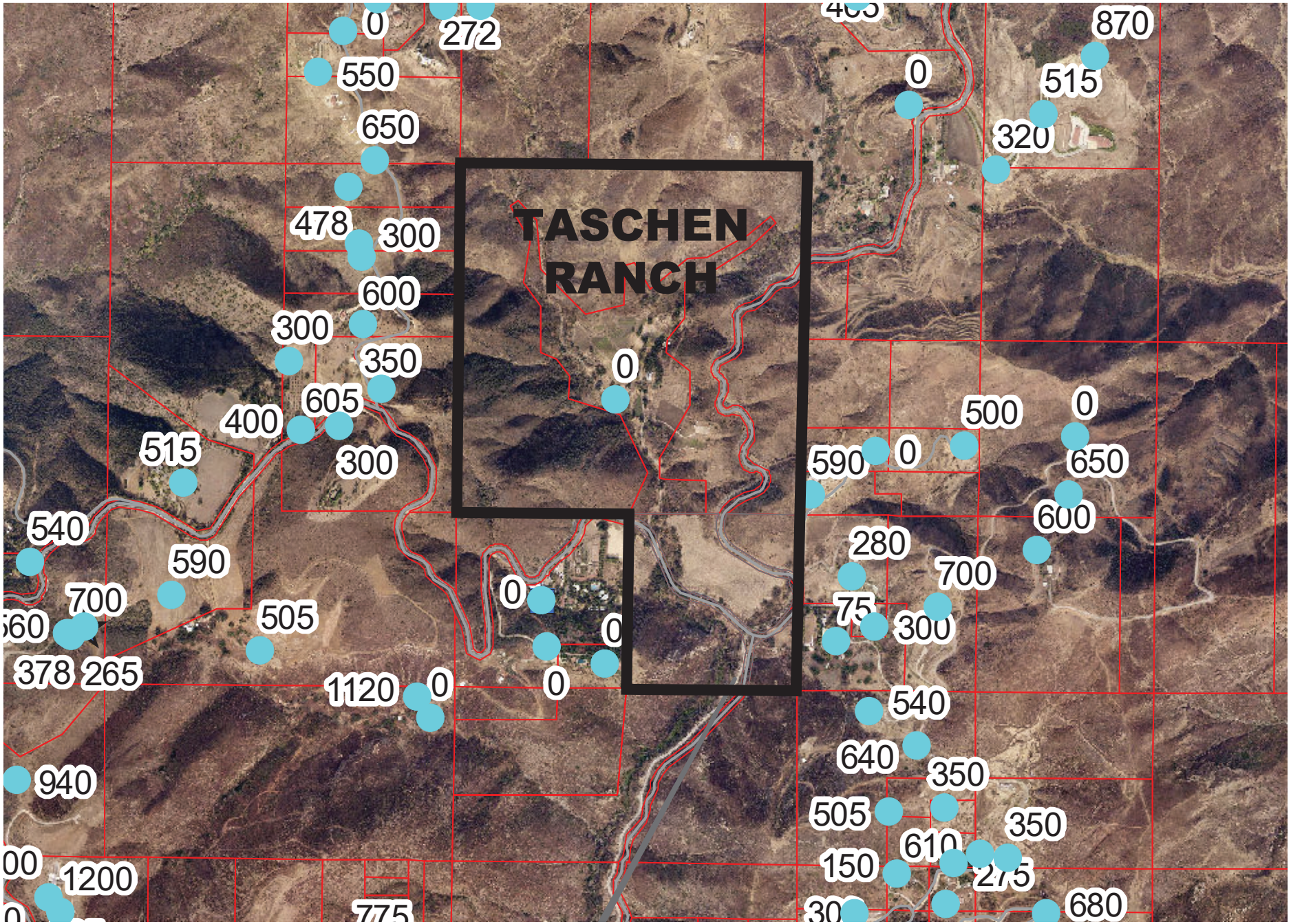


FIGURE 4
Existing Wells

miles west-northwest from this site. Several west-southwest trending faults that are subparallel to the Boney Mountain fault have been mapped in the site vicinity. The closest significant fault is the Malibu Coast fault and offshore Dume fault along the south front of the Santa Monica Mountains where mapped about 5 miles southeast of this site.

Potential Impact from Well Usage to South Coast Groundwater Resources

A common or shared groundwater resource, or aquifer, is undocumented in the Santa Monica Mountains which includes the Taschen Ranch and all other ranch properties adjacent to the Taschen Ranch. Ground water extraction wells within the Taschen Ranch, and within the surrounding properties are each extracting groundwater at differing and unique depths, and from potentially differing and unique groundwater sources that may be unique to each site. The occurrence of groundwater within the Taschen Ranch is considered to be unique to this ranch, due to the very complex structural geology of the sedimentary formations and intrusive volcanic rocks within the Santa Monica Mountains. Therefore it cannot be said with any substantiated hydrogeologic data that groundwater extraction within the Taschen Ranch property will have any impact on the potential groundwater resources on adjacent properties. It is regarded as highly unlikely that groundwater extraction within the Taschen Ranch would have any negative impact on other adjacent or nearby parcels based on geological conditions discussed herein, and the location of adjacent wells that are at least 1,000 feet distant and at higher elevations. Collectively, these hydrological conditions ensure that local or nearby groundwater supply or levels will not be significantly impacted by the proposed well extractions. It is further noted that the rural, very low density of the area results in very low usage of the groundwater resources by any individual property owner.

Project Consistency Findings with Water Resources Element of the 2040 Ventura County General Plan

The following provides information that demonstrates that the proposed well water extractions are consistent with applicable policies of the Water Resources Element of the 2040 Ventura County General Plan:

WR-1.2 Watershed Planning: The location of the wells will not negatively impact the water source in the area or adversely influence adjacent wells due to the hydro-geological conditions of localized water deposits as described herein, the lack of a regional water aquifer, and the proposed well locations being significantly distant and in lower elevations as compared to adjacent property wells.

WR-1.11 Adequate Water for Discretionary Development: The proposed wells are to supplement irrigation demand for existing agricultural cultivation and not for long-term water supply for development requiring potable water use as a health and safety consideration. If the long-term supply proves to be inadequate for the irrigation demand, the irrigated crops will be reduced in area and irrigation demand to correspond to safe yield of well(s).

WR-4.5 Water Quantity and Quality: Well extractions will not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins. The well extractions are in the bottom of the watershed and as an irrigation application will provide a level of groundwater recharge. There is no local groundwater basin to impact.

WR-4.1 Groundwater Management: The County is working with water suppliers, water users, groundwater management agencies and groundwater sustainability agencies and is implementing the Sustainable Groundwater Management Act, and manage groundwater resources within the sustainable yield of each basin. The subject extractions are not within any defined groundwater basin.

CONCLUSIONS AND RECOMMENDATIONS

This site contains drainage courses within the bottom of Little Sycamore Canyon. The south-southeast side of this ranch, within the bottom of Little Sycamore Canyon, presents a reasonably good source of groundwater that is likely contained within both the alluvial deposits within the drainage course and within water-filled fractures within the underlying basalt bedrock (Conejo Volcanics). The proposed water well locations are shown on the attached Well Site Plan. The well driller shall obtain a water well permit from the County of Ventura Public Works Agency / Groundwater Resource Management Agency, prior to well construction.

REMARKS

Please call this office at (805) 484-5070 if you have any questions regarding this report.

Respectfully submitted,

GOLD COAST GEOSERVICES, INC.



Scott J. Hogrefe
Registered Geologist #4855
Certified Engineering Geologist #1516

REFERENCE MATERIALS

California Division of Mines and Geology Preliminary Report 14, Geologic Map of Southern Ventura County, California, 1973.

California Division of Mines and Geology, California Division of Mines and Geology Open-File Report 76-5-LA, 1975.

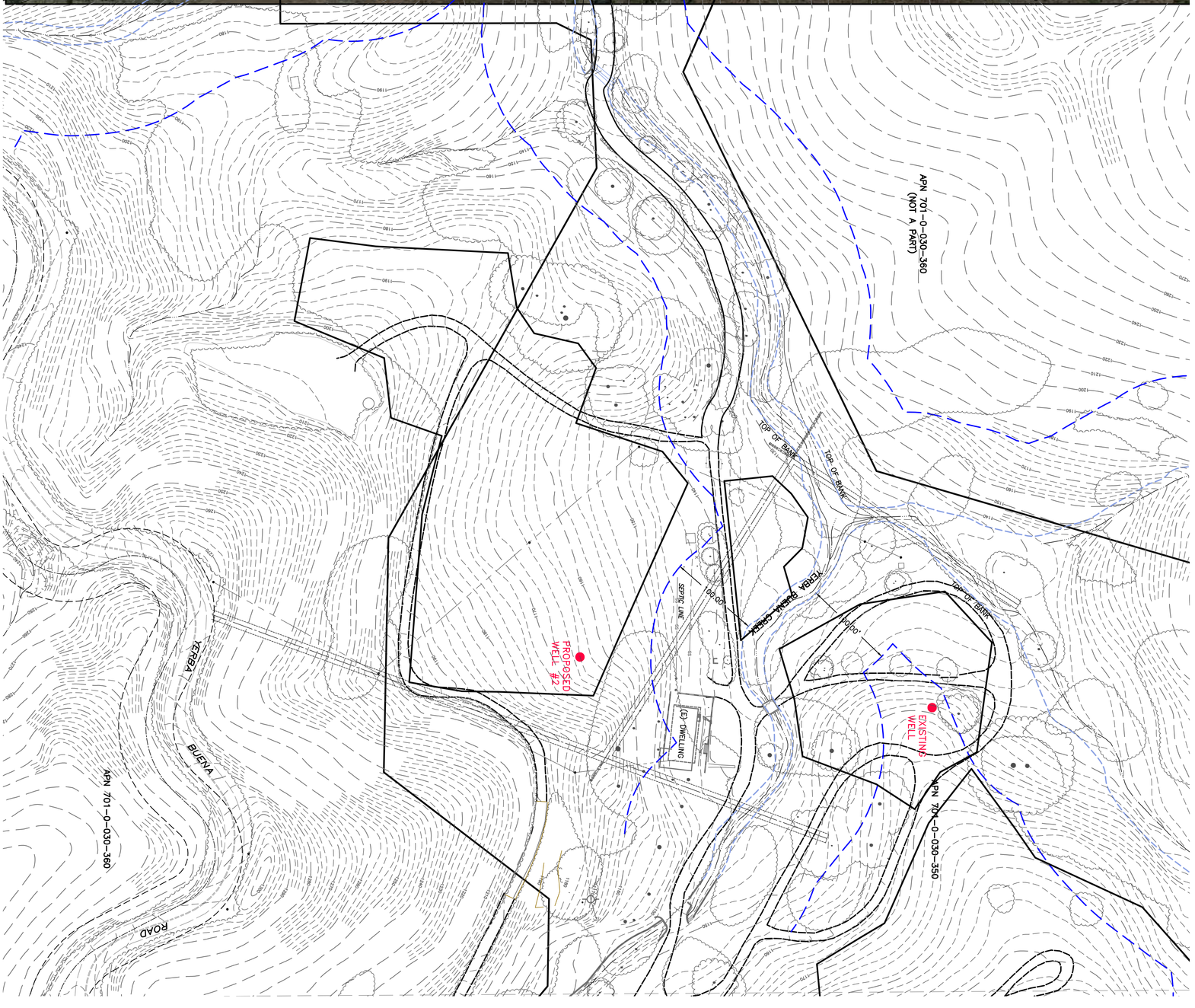
California Division of Mines and Geology, Landslide Map of the Central and Western Santa Monica Mountains, Los Angeles and Ventura Counties, Open-File Report 83-13, 1983.

California Division of Mines and Geology, Seismic Hazards Zone Map, Triunfo Pass Quadrangle, 1999.

County of Ventura Public Works Agency, Groundwater Resource Management Agency

Dibblee, T.W., Jr., and Ehrenspeck, H.E., 1990, Geologic Map of the Point Mugu and Triunfo Pass Quadrangles, Los Angeles County, California: Dibblee Geological Foundation.





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CLIENT:

ATTN:

PROPOSED WELL PERMIT SITE PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
MALIBU, CALIFORNIA 90265

PROJECT NO.
20-003.01
DRAWING NAME:
WELL SITE PLAN.DWG
DATE:
11-15-2021

GEOTECHNICAL ENGINEERING REPORT
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APPENDIX A – LABORATORY TESTING
APPENDIX B – EXPLORATORY EXCAVATIONS

1.0 INTRODUCTION

This geotechnical engineering report has been prepared to present results of our study for the proposed swimming pool and cabana at 12233 Cotharin Road, in the Santa Monica Mountains of unincorporated County of Ventura, Malibu Area. The purposes of this study are to (1) identify on-site soil conditions that may affect the proposed project, and (2) provide geotechnical recommendations for site preparation, temporary excavations, foundation design, retaining wall design, pavement design, and drainage. This report presents the findings of our data review, subsurface exploration, laboratory testing, engineering analyses and evaluations, and our conclusions and recommendations.

2.0 SCOPE OF SERVICES

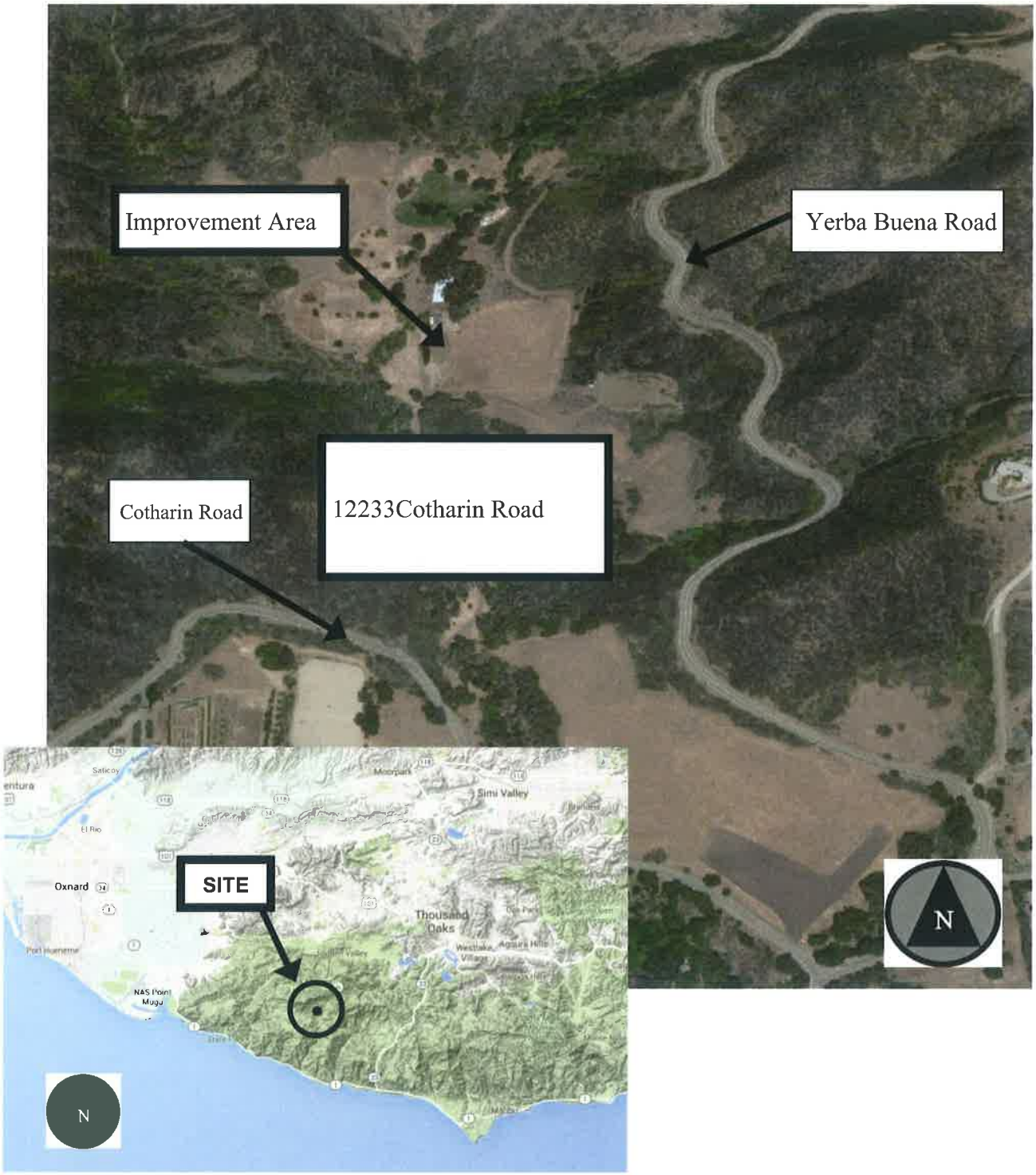
This geotechnical engineering report provides the following services:

- A reconnaissance of subsurface data within the site and adjacent areas. Including literature review and site observations.
- A coordinate subsurface exploration of 4 test pits below the existing ground surface for geotechnical evaluation. This included collection of select material samples encountered in the explorations. The exploration logs are included in Appendix B.
- Laboratory testing of selected material samples intended to characterize and assess the geotechnical engineering properties of on-site soils. Laboratory testing included gradation, hydrometer, moisture and density and shear strength. The results of laboratory testing are presented in Appendix A.
- Determination of seismic parameters for potential on-site ground motion.
- Geotechnical engineering analysis of the field, laboratory and reconnaissance data for development of geotechnical recommendations for site preparation and earthwork construction, and geotechnical design criteria for foundations, underground utility trenches, temporary excavations, and drainage.
- Preparation of this report summarizing our findings, conclusions, and geotechnical recommendations regarding the feasibility of the proposed site improvements.

3.0 Site Description

The subject property is located at 12233 Cotharin Road within the Malibu area of Ventura County. The subject site consists of a previously developed, graded site with a remaining existing care takers residence, existing access roadways, historically cleared areas, and previously developed building pads.

Exhibit A – Site Location Maps



4.0 PROPOSED DEVELOPMENT

The proposed development consists of a swimming pool, deck with an adjoining open air cabana.

The cabana structure will consist of a 1,116 square feet notch into the gently native ground. The structure will be built of cast in place reinforced concrete on shallow foundations founded in recompacted native soils. The pool will be supported on recompacted soils.

A site layout showing the exploratory excavations is included in Appendix B.

EXHIBIT B – GEOTECHNICAL SITE EXHIBIT

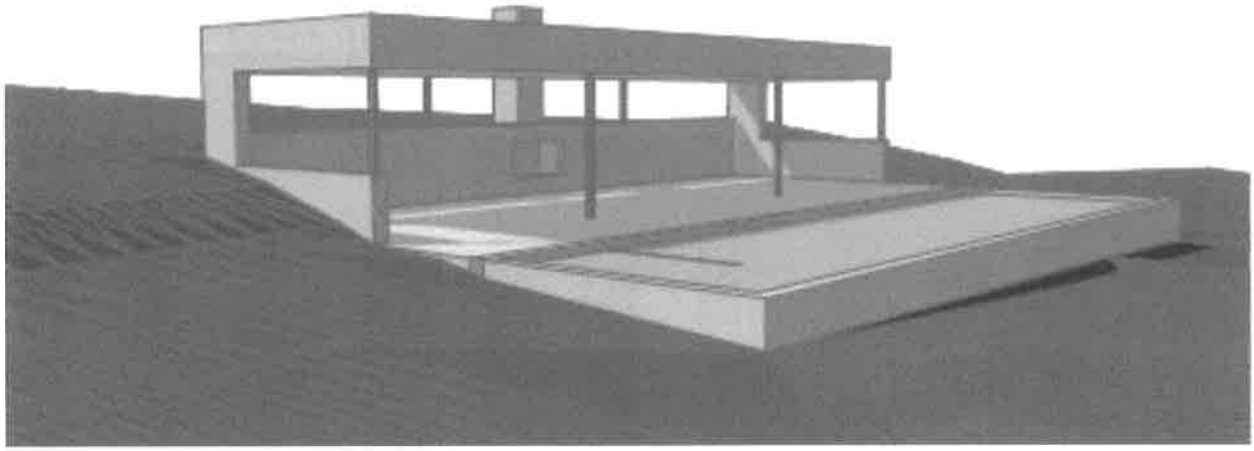
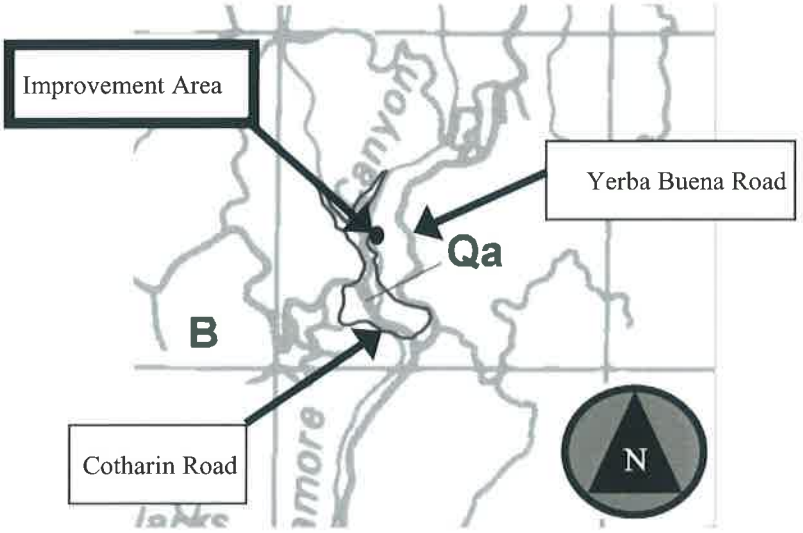


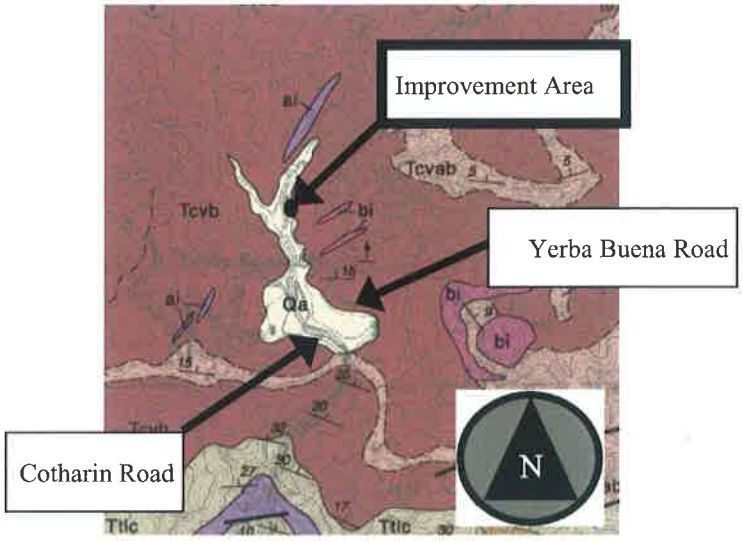
Exhibit Prepared by: Burdge Architects

5.0 GEOLOGY AND SUBSURFACE CONDITIONS

The proposed improvement area are underlain predominately by Colluvium soils with a thin veneer of overlying uncertified artificial fill, most likely placed during past grading of the existing access road. Test pit logs are provided in Appendix B.

The subject site is located within the northwest corner of the Triunfo Pass USGS 7.5-minute quadrangle. According to Dibblee's 1990 map, see below. The subject site is underlain by volcanic basalt of the Tertiary Age Conejo Volcanics Formation (Tcvb). Quaternary aged alluvium (Qa) has been mapped as being present within the valley of the existing, generally north-south trending drainage area. Regional geologic mapping as performed by Dibblee has indicated that regionally the flow bedding within the Conejo Volcanics tends to strike roughly east-west and to dip gently to moderately to the north. Likewise, mapping as reported by the 1975 California Division of Mines and Geology in Open-File Report 76-5 indicates that the subject site is underlain by layered basalt of the Conejo Volcanics.





5.1 ARTIFICIAL FILL (AF) / TOPSOILS

Artificial fill was encountered in two of the exploratory test pits excavated as a part of this study, and was observed to extend to depths ranging from approximately 1 to 1.5 feet below the existing ground surface. We have *not* recovered compaction documentation or an Engineer's certification of the existing artificial fill soil. The existing artificial fill will be removed as part of the proposed site preparation. This material consisted of dark yellowish brown silty sandy clay. The consistency of this material was generally slightly moist and loose. Test pit logs are provided in Appendix B.

5.2 COLLUVIUM DEPOSITS (QCOL)

Older colluvium deposits were encountered both below the existing artificial fill soils and at the surface. The excavations reached a maximum depth of 15.5 feet. This material consisted of dark to moderate to light yellowish brown silty sandy clay with pinhole voids and rootlets close to the surface. The consistency of this material was generally moist and increased in density with depth. Test pit logs are provided in Appendix B.

5.3 COMPACTION

A compaction curve was developed in this study for a sample of the near surface soils. The maximum dry density was 101.0 pcf at optimum moisture contents of 22%. Laboratory test results are provided in Appendix B.

5.4 COMPRESSIBILITY

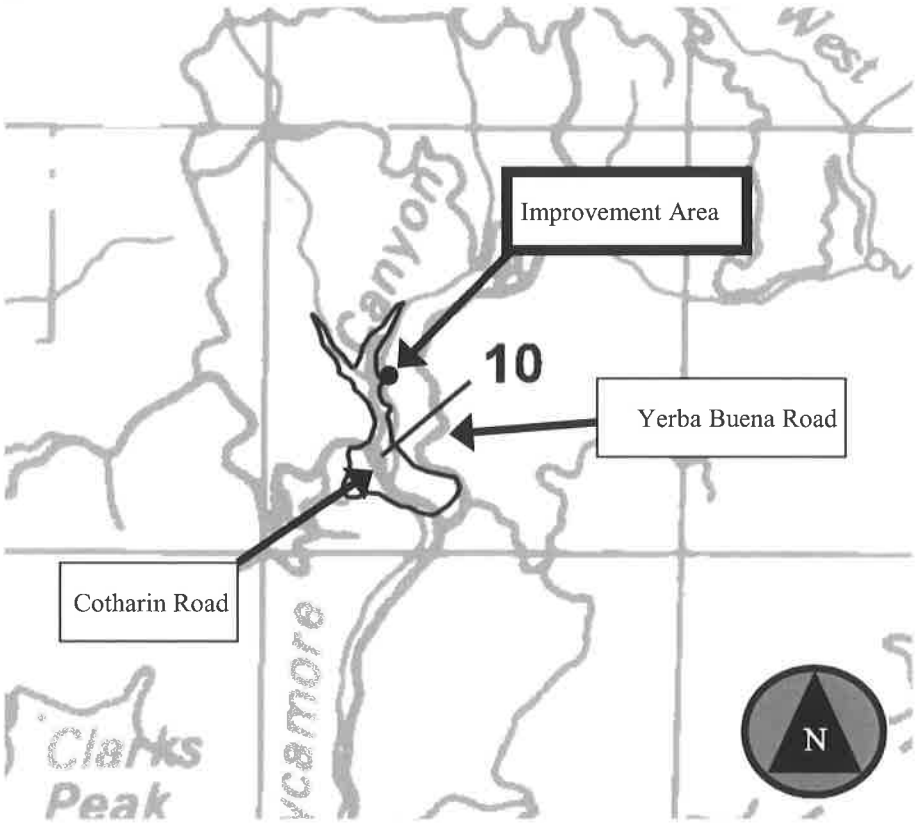
Consolidation tests were performed on a sample of undisturbed native soils and a remolded sample of native soil. The consolidation test results showed that undisturbed native soils at depth has a very slight tendency to swell with hydro consolidation and a low potential of compressibility. The remodeled sample demonstrated similar characteristics under unloaded conditions. Laboratory test results are provided in Appendix B.

5.5 SHEAR STRENGTH

A direct shear test was used to measure the peak and ultimate shear strength of select soil samples in terms of a cohesion and friction angle. A direct shear test was performed on a remolded sample collected from depths of 1 to 3 feet below the existing ground surface to evaluate the shear strength properties of native soils recompacted as artificial fill soil. The ultimate cohesion was 450 psf, and the ultimate friction angle was 23 degrees. Laboratory tests results are provided in Appendix B.

5.6 GROUNDWATER

At the time of our field exploration, no groundwater was encountered to the maximum depths explored within our exploratory test pits. The recorded high groundwater levels have not been mapped in the proposed site improvements areas per the Seismic Hazard Zone Report. The groundwater within the alluvial valley drainage path below and adjacent to the proposed site improvement areas was recorded at 10-feet below the ground surface. Groundwater elevations are dependent on seasonal precipitation, irrigation, land use and climatic conditions among other factors and as a result fluctuates. Therefore, water levels at the time of construction and during the life of the facility may vary from the observations or conditions at the time of our field exploration.



5.7 EXPANSION CATEGORY

The potential of the soil to swell or expand increases with an increase in soil density, a decrease in initial moisture content (low percent saturation), an increase in clay content, and an increase in the activity of the clay content. Expansive soils change in volume (shrink or swell) due to changes in the soil moisture content. In addition to swell potential of the soil, the amount of volume change depends on (1) the availability of water, (2) the restraining pressure, and (3) time. The risk of soil expansion increases with an increase in expansion index. The test results for a representative sample of the upper site soils showed an expansion index of 61, which falls in the moderate expansion category. For design purposes the moderate expansion category 51-100 should be assumed.

6.0 SEISMICITY AND GEOLOGIC HAZARDS

The subject site is located within one of the most tectonically active regions in California. The primary hazards at the site are associated with earthquakes creating the potential for strong ground shaking. Descriptions of each primary hazard phenomenon and an assessment of each, as it affects the proposed site, are included in the following paragraphs.

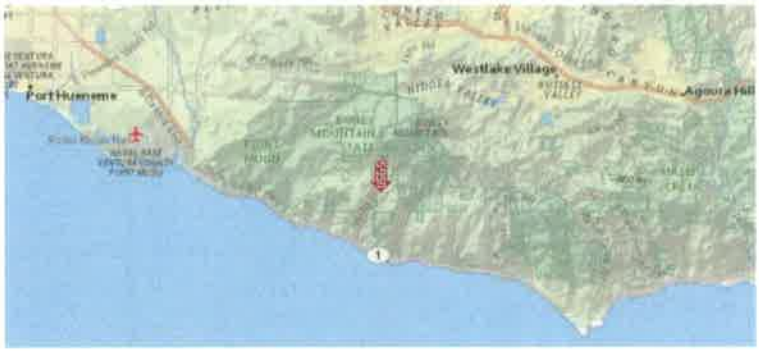
6.1 SEISMIC DESIGN CRITERIA

The current California Building Code (CBC) requires the use of maximum considered earthquake ground motion seismic parameters for use in structural analyses of structures.

USGS Design Maps Summary Report

User-Specified Input

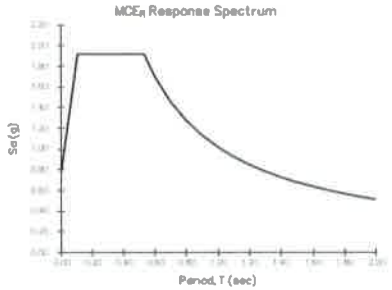
Report Title	12233 Cotharin Road May 2017
Building Code Reference Document	2012/2015 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.0951°N, 118.95°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

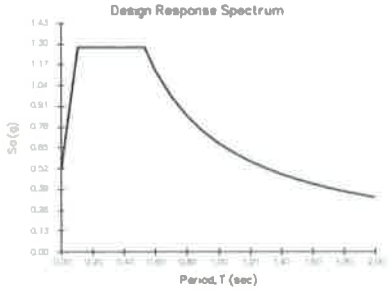


USGS-Provided Output

S_S =	1.920 g	S_{MS} =	1.920 g	S_{DS} =	1.280 g
S_1 =	0.679 g	S_{M1} =	1.019 g	S_{D1} =	0.679 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

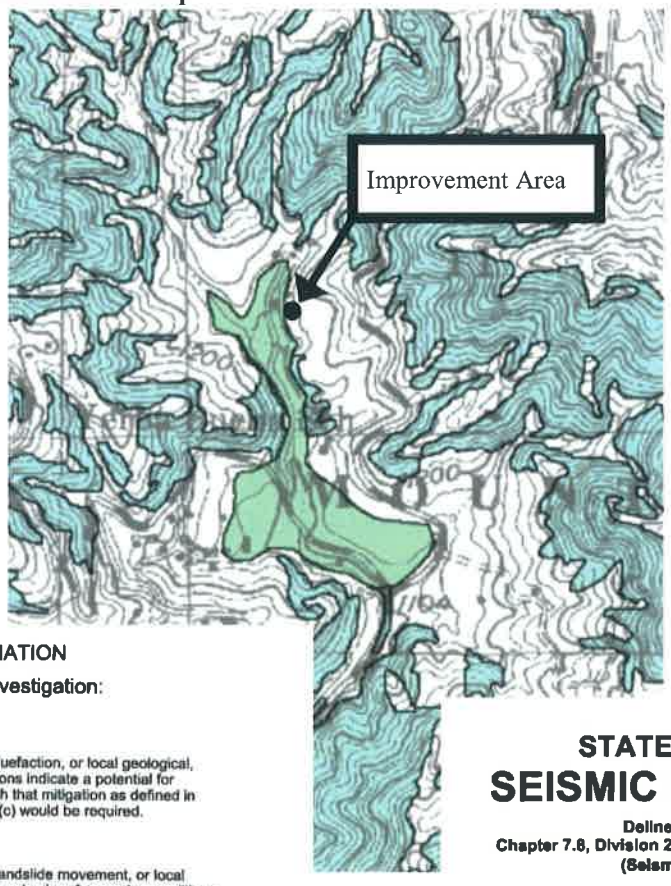
6.2 SURFACE RUPTURE

Surface rupture occurs when the movement of an active fault reaches the earth's surface. The site is not located within an Alquist-Priolo Earthquake Fault Zone. It should be noted that a detailed subsurface fault investigation was not performed.

6.3 EARTHQUAKE-INDUCED LANDSLIDING

Landslides are slope failures that occur where the horizontal seismic forces act to induce soil failure. The proposed site improvement area is located on the Seismic Hazard Zones Map (CDMG 2002) in an area not considered to be susceptible to hazards associated with earthquake induced landslides.

Exhibit C – Seismic Hazard Zones Map



MAP EXPLANATION

Zones of Required Investigation:

Liquefaction

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

NOTE: Seismic Hazard Zones identified on this map may include developed land where delineated hazards have already been mitigated to city or county standards. Check with your local building/planning department for information regarding the location of such mitigated areas.

STATE OF CALIFORNIA

SEISMIC HAZARD ZONES

Delineated in compliance with
Chapter 7.8, Division 2 of the California Public Resources Code
(Seismic Hazards Mapping Act)

TRIUNFO PASS QUADRANGLE

OFFICIAL MAP

Released: February 7, 2002

6.4 GROUND LURCHING

Ground lurching is defined as earthquake motion at right angles to a cliff or bluff, or more commonly to a stream bank or artificial embankment that results in yielding of material in the direction to which it is unsupported. The topography and distance the proposed site improvement area along with the recommendations for removal and compaction in the vicinity of the proposed improvements does not lend itself to this type of lurching.

Lurching is also sometimes used to describe undulating surface waves in the soil that have some similarities to the Liquefaction induced ground oscillation, but generally occurs in soft, saturated, fine-grained soils during seismic excitation. When this phenomenon occurs adjacent to bodies of water, lurching can continue for a short time after the seismic shaking stops. The soil conditions at this site are not typical of those associated with lurching, and we do not consider this type of lurching to be a risk at this site.

6.5 SEICHES AND TSUNAMIS

Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The Site is located roughly 1,200 feet above sea level and is not considered to be located in a potential Tsunami Inundation Zone. Seiches are an oscillation of the surface of an inland body of water that varies in period from a few minutes to several hours. Seismic excitations can induce such oscillations. The pool cabana and pool are located roughly 5 feet apart and may be susceptible to damage due to seiches during a seismic event. Drainage design should include the effect of potential seiches.

6.6 EVALUATION OF LIQUEFACTION POTENTIAL

The site is located on the Seismic Hazard Zones Map (CDMG 2000) in an area not considered to be susceptible to hazards associated with liquefaction, see Exhibit "C" Seismic Hazard Zones Map. The results of our field exploration and laboratory testing programs indicate that the subject site does not meet the minimum conditions for being susceptible for liquefaction. Thus, the risk of liquefaction and associated hazards are considered to be very low at this site.

Since the site is not considered to be susceptible to liquefaction, further analyses were not performed to evaluate the potential and extent of liquefaction, lateral spreading, ground oscillation, flow failure, reduction of bearing strength, and surface manifestations of sand boils and ground fissuring.

6.7 SETTLEMENT DUE TO SEISMIC SHAKING

Granular soils, in particular, are susceptible to settlement during seismic shaking, whether the soils liquefy or not. Recommended removal and compaction of the near surface soils should effectively limit the potential for seismically induced settlement in these materials. The potential for earthquake-induced settlement for deeper high relative density soils is considered to be very *low*.

7.0 CONCLUSIONS

Based on the findings of our data review, subsurface exploration, laboratory testing, field testing, and engineering analysis, and within the scope of this study, it is our professional opinion that the proposed Site Improvements are considered to be *feasible* from a geotechnical engineering viewpoint, provided the recommendations in this report are incorporated into the improvement plans and implemented during construction. The following paragraphs discuss conditions that should be anticipated and provide recommendations for specific mitigation during the design and construction phase of the proposed project.

8.0 GEOTECHNICAL RECOMMENDATIONS

8.1 PLAN REVIEW

We recommend relevant design plans be reviewed by M³ Civil prior to being submitted to a regulatory agency for approval to verify that the recommendations contained in this report have been properly interpreted and are incorporated into the project specifications. Additional analysis may be required at that time depending on specific details and/or changes of the proposed development. Such changes may require additional evaluation which could modify the recommendations provided in the following sections of this report.

8.2 HAZARDOUS MATERIALS

M³ Civil has not been retained to provide any type of environmental assessment of the subject property, nor to provide recommendations with respect to any contamination that might be present.

8.3 EXPLORATORY EXCAVATIONS

The locations and dimensions of excavations completed during site exploration should be noted relative to the future grading/building plans. Although test pit backfill was tamped during placement, these materials are essentially uncompacted. Remediation of these materials will be required for improvements over these excavations.

8.4 EARTHWORK

Grading and earthwork should be based in general accordance within applicable County of Ventura ordinances and applicable chapters of the California Building Code. The following recommendations are provided regarding general aspects of earthwork construction. The recommendations should be considered general and subject to revisions based on final design documents and on-site observations made during construction.

8.4.1 SITE PREPARATION

Site preparation should include off-site removal of all vegetation, deleterious materials and/or other improvements from construction areas. Existing subsurface utilities to be abandoned should be removed and properly backfilled.

8.4.2 NEW NON-STRUCTURAL FILL

In areas where site grades will be raised by filling, without proposed structural loads, the existing soil to a depth of one foot below the existing grade should be removed and recompacted prior to the placement of new fill.

8.4.3 COMPRESSIVE SOIL REMOVAL

To reduce the risk of potential distresses related to heaving and settlement, we recommend that all compressible soils overlying competent native soils be removed in structural fill areas and beneath structures and be replaced by a uniformly compacted fill mat. We anticipate a minimum of five feet up to six feet of compressible soils beneath the present slightly sloping grade.

8.4.4 SLAB ON GRADE CONSTRUCTION – REMOVAL AND RECOMPACTION

In areas to support structures with slab-on-grade construction, the existing soil to a depth of five feet below the existing grade, or three feet below finished surface, whichever is deeper, should be removed and recompacted as certified fill.

8.4.5 SHALLOW FOUNDATION CONSTRUCTION – REMOVAL AND RECOMPACTION

In areas to support shallow foundation elements in structural fill, the existing soil to a depth of five to six feet below existing grade or three feet below the bottom of the foundation, whichever is deeper, should be removed and recompacted as certified fill. A minimum of five feet beyond the edges of each foundation element should be removed and recompacted as structural fill. During construction where footings are in close proximity, over-excavating the entire structural area may be desirable and less costly.

8.4.6 FLATWORK / PAVING CONSTRUCTION – REMOVAL AND RECOMPACTION

In non-structural flatwork and hardscape surfaces, a minimum of one-foot below either existing grade or the bottom of the proposed section, whichever is deeper, shall be over-excavated and recompacted as certified fill.

8.4.7 REMOVAL BOTTOMS

The exposed bottom of removal areas should be scarified, mixed, and moisture conditioned to at least optimum moisture and compacted prior to the placement of fill. A careful search shall be made for deeper loose soil spots during grading operations. If encountered, these loose spots should be properly removed to the firm underlying soil and properly backfilled and compacted as directed by a representative of the Project Soils Engineer.

8.4.8 Removal Extents Constraints

Removals may be limited in situations where a physical constraint, such as the oak tree drip lines, would prevent such removals from being made. Removals adjacent to the existing trees, etc. should not extend more than fifteen feet in one continuous stretch without review and written approval from the Project Soils Engineer.

8.4.9 Suitable Fill Soils

The on-site soils can be re-used for fill. By use of selective grading, each layer of fill beneath foundation elements shall be of similar composition to provide a relatively uniform expansion index. Rock larger than 12 inches should not be buried or placed in compacted structural fill. Rock fragments less than 12 inches should not be placed in concentrated pockets or within 3 feet of final grade. The placement of rock must be under the continuous observation of the Soils Engineer.

8.4.10 Fill Compaction

All fill materials should be placed in controlled, horizontal layers not exceeding 8 inches thick and moisture conditioned to at least optimum moisture but no more than 5% above optimum. Fill materials are required to be compacted to a minimum 90%, of the laboratory maximum dry density, as determined by ASTM D1557. If either the moisture content or relative compaction does not meet these criteria, the Contractor should rework the fill until it does meet the criteria.

8.4.11 Testing and Observations

All grading work shall be observed and tested by the Project Soils Engineer or their representative to confirm proper site preparation, excavation, scarification, compaction of on-site soil, selection of satisfactory fill materials, and placement and compaction of fill. All removal areas and footing excavations shall be observed by the representative of the Project Soils Engineer before any fill or steel is placed. At least one compaction test shall be performed for every 500 yd^3 of the fill material or every 2 feet of fill thickness. The grading contractor has the ultimate responsibility to achieve uniform compaction in accordance with the geotechnical report and grading specifications.

9.0 Utility Trench Backfill

The on-site soils are suitable for backfill of utility trenches from 1-foot above the top of the pipe to the surface, provided the material is free of organic matter and deleterious substances. The natural soils should provide a firm foundation for site utilities, but any soft or unstable material encountered at pipe invert should be removed and replaced with an adequate bedding material.

The utility lines should be placed in accordance with manufacturer's requirements and should specify the type of bedding materials. Granular soils will need to be imported for bedding or shading of utilities. Jetting of bedding materials should not be permitted unless appropriate drainage is provided and the bedding has a sand equivalent greater than 50.

Trench backfill should be placed in 8-inch lifts, moisture conditioned to near-optimum moisture content, and compacted to at least 90% of the maximum density as determined by ASTM D1557, with the exception of the 1st foot below subgrade in areas to be paved, which should be compacted to 95% of the maximum dry density. Jetting of trench backfill is not acceptable to compact the backfill.

In areas where utility trenches pass through an existing pavement section, the trench width at the surface shall be enlarged a minimum of 6 inches on each side to provide bearing on undisturbed material for the new base and paving section to match the existing section.

Major underground utilities shall not cross beneath buildings unless specifically approved by the Project Engineers and respective utility company. If approved, trenches crossing building areas shall be backfilled with a select gravelly sand compacted to 95% relative compaction.

10.0 Temporary Excavations

Temporary excavations of 5 feet or less in height in on-site soils may not require any special shoring. Vertical excavations more than 5 feet deep, if necessary, will, however, require conventional shoring per CAL/OSHA regulations, or the excavation may be laid back with a 1(H):1(V) gradient. Excavations should not be allowed to become soaked with water or to dry out. Surcharge loads should not be permitted within a horizontal distance equal to the height of the excavation from the top of the excavation, unless the excavation is properly shored. Excavations that might extend below an imaginary plane inclined at 45 degrees below the edge of an existing foundation should be properly shored to maintain foundation support of the existing structure.

11.0 FOUNDATION RECOMMENDATIONS

11.1 SHALLOW FOUNDATIONS

Conventional footings founded into certified compacted fill can be used to support the proposed improvements. An expansion / settlement joint should be placed at transition points between structures and site flatwork and at transition points of differing support materials or foundation types.

Support Material	Minimum Footing Embedment Depth, Inches	Minimum Width, Inches	Minimum Isolated or Spread Footing Width, Inches
Compacted Fill	24	12	24

The above embedment depths are below the lowest adjacent, final grade. Where located adjacent to utility trenches, footings shall extend below a one-to-one plane projected upward from the inside bottom of the trench. When located next to a descending 3(H):1(V) slope or steeper, the base of footings for buildings should be a minimum of 5 feet or one-third the slope height from the face of slope, whichever is greater, but need not exceed 40 feet from the face of slope.

Allowable net vertical soil bearing pressure, including dead and live loads, are given below for footings founded on compacted fill at the minimum required embedment depths, provided the footing width equals or exceeds the recommended minimum.

Support Material	Allowable Bearing Pressure, psf	Allowable Sliding Friction Coefficient	Allowable Passive Resistance, psf per foot of depth	Maximum Passive Resistance, psf
Compacted Fill	2,000	0.35	225	2,250

The above bearing values may be increased by 150 psf for each additional foot of embedment above the minimum to a maximum allowable bearing increase of 500 psf. Additional embedment of foundations will increase the depth of removal and recompacted soil. This allowable bearing value includes a safety factor of 3 or more and can be increased by ⅓ when considering short duration wind or seismic loads.

Resistance to lateral loads can be assumed to be provided by friction along the base of the foundation and by passive earth pressures on the side of the footing. The allowable friction coefficient may be used with the vertical dead loads, and the allowable lateral passive pressure can be utilized for the sides of footings poured against the supporting material to resist lateral loads. These allowable values can be increased by a factor of 1.5 to convert from allowable to ultimate values. Where the soil on the resistance side of the passive wedge in not covered by a hard surface (e.g., concrete or pavement), however, the upper 1-foot of soil shall be neglected when computing resistance due to the potential for the material to become disturbed or degraded during the life of the structure.

All foundation elements should be reinforced with a minimum of four #4 steel bars. Two of these should be placed near the top of the foundation, and two should be placed near the bottom. Structural details of the footings, such as footing thickness, concrete strength, and amount of reinforcement, should be established by your Structural Engineer.

Prior to placing concrete in the footing excavations, an observation should be made by the representative of the Project Soils Engineer to confirm that the footing excavations are free of loose and disturbed soils and are embedded in the recommended certified compacted earth materials.

11.2 SLAB-ON-GRADE

We recommend that concrete slabs be reinforced. The structural details, such as (1) slab thickness, (2) concrete strength, (3) type, amount, and placement of reinforcing, and (4) joint spacing, should be established by your Structural Engineer.

Cracking of concrete flatwork will occur and is relatively common. Steel reinforcement and crack control joints are intended to reduce the risk of concrete slab cracking, as are the use of fiber reinforced concrete and proper concrete curing. When cracks develop in concrete slabs during construction (for example due to shrinkage), your Structural Engineer shall evaluate the integrity of the slab and determine if the design has been compromised. Typically, concrete slabs are generally not perfectly level, but they should be within tolerances included in the project specifications.

Tile flooring can crack, reflecting cracks in the underlying concrete slab. Therefore, if tile flooring is used, the slab designer should consider additional steel reinforcement, above minimum requirements, in the design of concrete slab-on-grade where tile will be installed. Furthermore, the tile installer should consider installation methods, such as using a vinyl crack isolation membrane between the tile and concrete slab, to reduce the potential for tile cracking.

We recommend a 4-inch thick sand or aggregate base layer be used under floor slabs in moisture sensitive areas. The sand should be classified as a clean sand (with less than 5% fines in accordance with ASTM D2488).

If earthwork operations are conducted such that the construction sequence is not continuous or if construction operations disturb the surface soils, we recommend that the exposed subgrade to support concrete slabs be tested within a day of the concrete pour to verify adequate compaction and moisture conditions. If adequate compaction and moisture conditions are not demonstrated, the disturbed subgrade should be over-excavated, scarified, and recompacted in accordance with the above guidelines prior to the slab being poured.

11.3 Foundation and Slab Movement

11.3.1 Shallow Foundation Movement

In addition to the settlement due to seismic shaking, foundation, slab and pavement movement will result from (1) the anticipated live and dead loads (2) the settlement of compacted fill and underlying soils due to the weight of the compacted fill, and (3) swell or shrinkage if moisture changes occur within the supporting soils.

Total settlement is expected to be about 0.75 inch under the assumed loading conditions if designed in accordance with the recommendations in this report. The amount of total differential movement is expected to be about 0.35 inches over 25-feet. Such differential movement may possibly result in the development of cracks in the slabs and foundations. The on-site soils are slightly expansive and may experience heave if infiltrated with moisture.

11.3.2 Slab on Grade Movement

As slabs are to be lightly loaded, the anticipated settlement is expected to be less than 0.25 inches under the proposed loading conditions.

12.0 Retaining Wall Design

Foundations for retaining walls can be designed in accordance with the Site Preparation and Foundation Design sections of this report.

The earth pressure behind any buried wall depends on the allowable wall movement, type of backfill materials, backfill slopes, wall inclination, surcharges, any hydrostatic pressures, and compaction effort. The following equivalent fluid pressure is recommended for vertical walls with no hydrostatic pressure, no surcharge, no seismic effects, and a backfill slope with a gradient less (flatter) than 5(H):1(V). If the on-site soil is used as backfill between the wall stem and an imaginary plane rising at a 45-degree angle from below the edge (heel) of the wall footing an equivalent fluid unit weight associated with a soil classification of SC, 45 pcf for walls free to deflect and 70 pcf for restrained walls should be used. In areas where the backslopes are steeper than 5(H):1(V), the equivalent unit weights should be increased by 15 pcf for gradients of 2(H):1(V) and 30 pcf for gradients of 1.5(H):1(V).

The surcharging effect of anticipated adjacent loads on the wall backfill due to traffic, footings, or other loads, should be included in the wall design. The magnitude of lateral load due to surcharging depends on the magnitude of the surcharge, the size of the surcharge-loaded area, the distance of the surcharge from the wall, and the restraint of the wall. We can provide assistance in evaluating the effects of surcharge loading and seismic loading, if desired, once details are known and provided. During grading and backfilling operations adjacent to any wall, heavy equipment should not be allowed to operate within 5 feet laterally of the wall or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand-operated equipment should be used to compact the backfill soils.

Except for the upper 1 foot, the soil immediately adjacent to backfilled retaining walls should be free-draining filter material (such as Caltrans Class 2 permeable material) with a minimum horizontal distance of 1 foot wrapped on all sides with an approved synthetic filter fabric. The top 1 foot should be backfilled with less permeable compacted fill to reduce infiltration. A concrete-lined V-shaped drainage swale should be constructed behind retaining walls with ascending backslopes to intercept runoff and debris.

Weep holes and/or drainpipes, as appropriate, should be installed at the base of these walls. Backdrain pipe material should consist of a minimum 4-inch-diameter perforated (perforation pointed down) PVC pipe meeting ASTM D2729 or better. Accordion or similar type pipe is not acceptable for subdrain pipe.

All retaining walls should be properly waterproofed.

13.0 Drainage Improvements

Final grading shall provide a positive drainage away from structures in compliance with the local jurisdiction's grading requirements. Building pads should be designed to control the flow of water and reduce water-induced erosion and soil deterioration. Fine grading of the site should provide positive drainage away from structural fill areas, and water should not be allowed to pond or gather in the structural fill areas. Landscaping should avoid disrupting flow patterns created when the property was originally graded or altering slopes or design grades. All drainage devices should be inspected, cleaned and repaired prior to the rainy season.

14.0 Limits and Liability

This report is issued with the understanding that it is the responsibility of the owner, or their representative or a legally responsible person, to ensure that the information and recommendations contained herein are called to the attention of the necessary design consultants for the project and incorporated into the plans and the necessary steps are taken to see that the contractors carry out such recommendations in the field.

Changes in the conditions of a property can occur with the passage of time whether due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards occur due, for example, to legislation and broadening of knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to our review and remains valid for a maximum period of one year.

Test findings and statements of professional opinions do not constitute a guarantee or warranty, and no warranties either expressed or implied, are made as to the professional advice provided under the terms of this agreement. We have strived, however, to provide our services in accordance with generally accepted geotechnical engineering practices in this community at the time of this report.

15.0 REFERENCES

American Society for Testing and Materials (2013), ASTM Standards, Section 4: Construction, Volume 04.08 Soil and Rock (I): D 420 – D 5611, West Conshohocken, PA.

California Department of Conservation (CDC 1997), Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117, Division of Mines and Geology.

Department of the NAVY, NAVFAC Design Manual 7.02, (1986), Foundations and Earth Structures, Naval Facilities Engineering Command, September.

Google (2016), Google Earth Interactive web program, http://www.google.com/earth

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Southern California Earthquake Center (1999), Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction Hazards in California, Martin, G. R. and Lew, M. Co-Chairs and Editors, University of Southern California, March 1999.

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APPENDIX A

LABORATORY TESTING

Laboratory tests were conducted on representative samples for the purpose of classification and determining their properties for use in analyses and evaluations.

Classification Tests
Classification testing is performed to identify differences in material behavior and to correlate the results with shear strength and volume change characteristics of the materials.

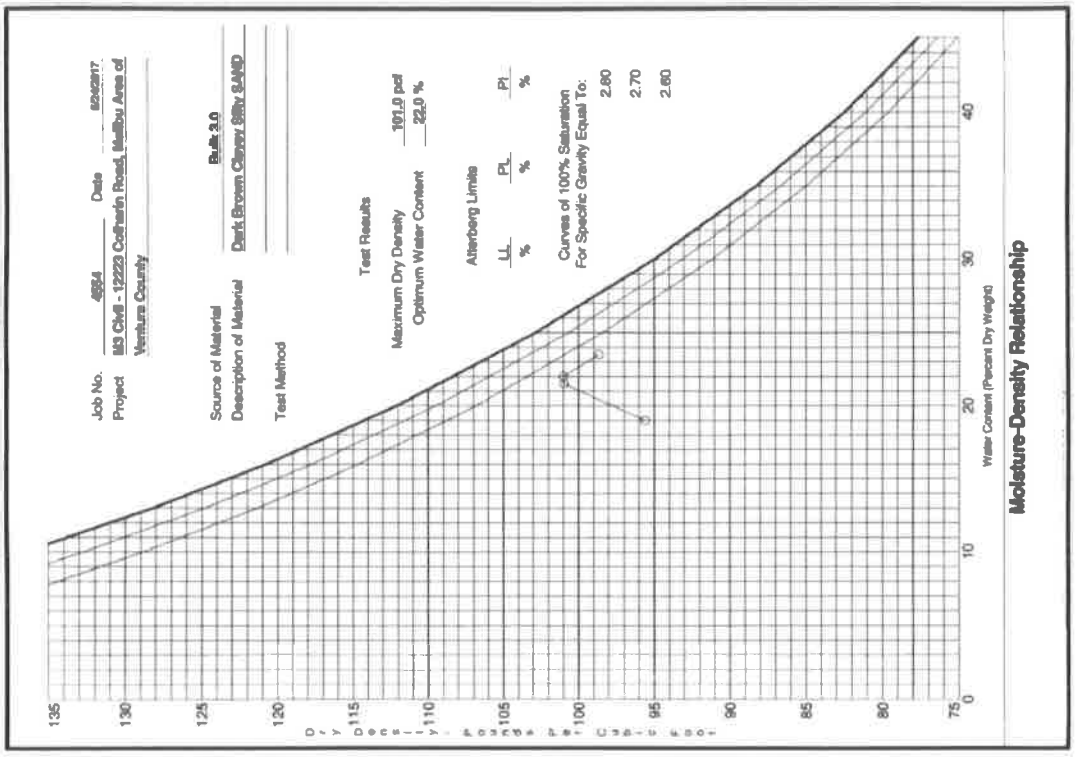
Sieve Analysis
Sieve analysis tests were conducted on the on-site soils in general accordance with sieve analysis test procedure from ASTM Test Designation D422. This method covers the quantitative determination of the distribution of particle sizes in soils.

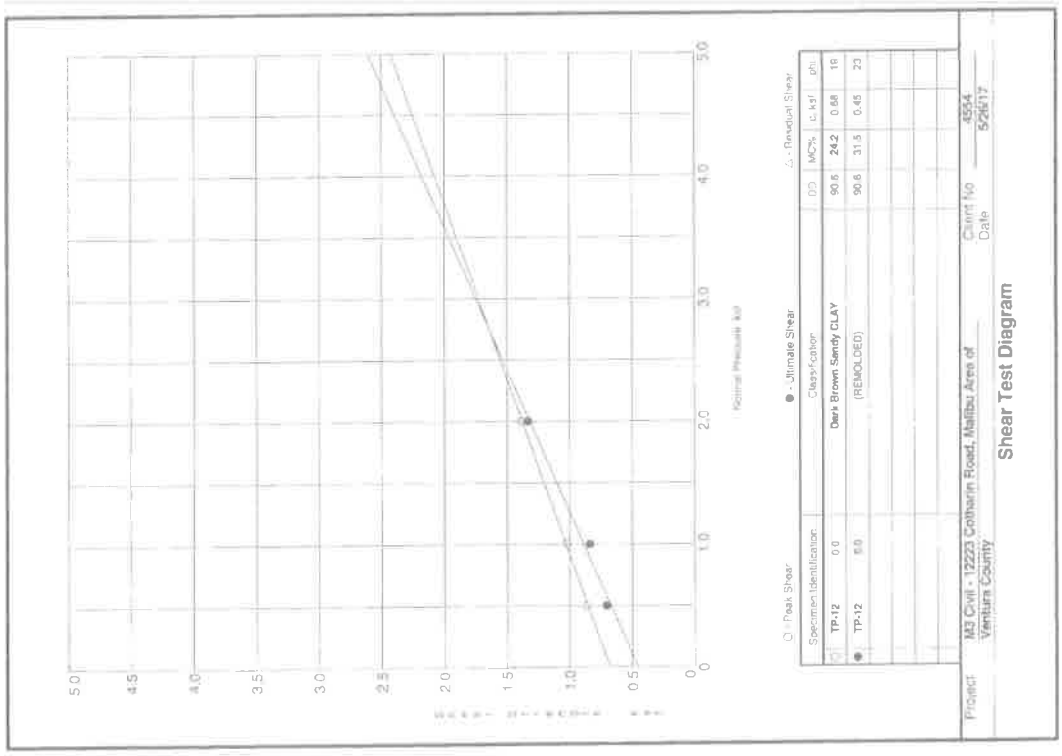
Hydrometer Test
Hydrometer tests were performed in general accordance with ASTM Test Designation D422.

Shear Tests
Direct shear tests were performed in general accordance with ASTM D3080 to determine the shear strength parameters of undisturbed on-site soils or remolded soil specimens. A rate of displacement of 0.005 inches per minute was used. The results from the 3 tests are plotted on a diagram of shear stress and normal (vertical) stress at failure, and linear approximations are drawn of the failure curves to determine the angle of internal friction and cohesion. The first moisture content shown on the graphs (associated with peak values) is for either the in-situ condition or the remolded condition, and the second moist~ire content (associated with ultimate value) is for the soaked condition.

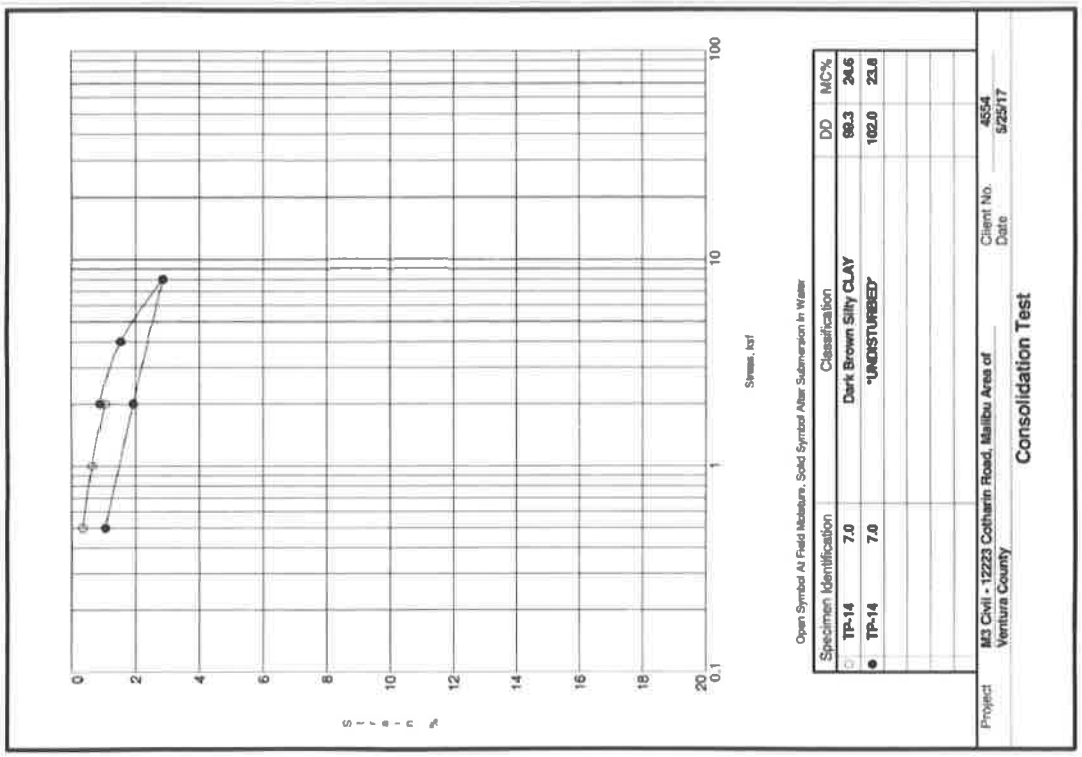
Sample Remolding
In some cases remolded samples are used when performing direct shear tests and consolidation tests.

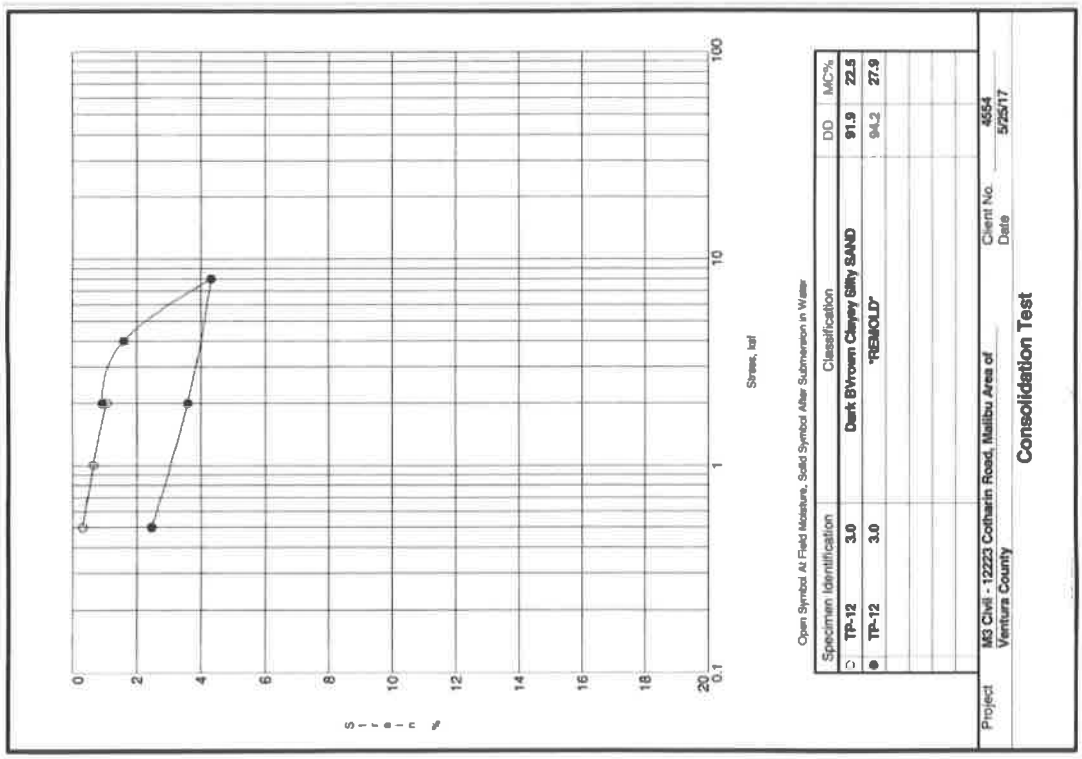
APPENDIX A - LABORATORY TESTING





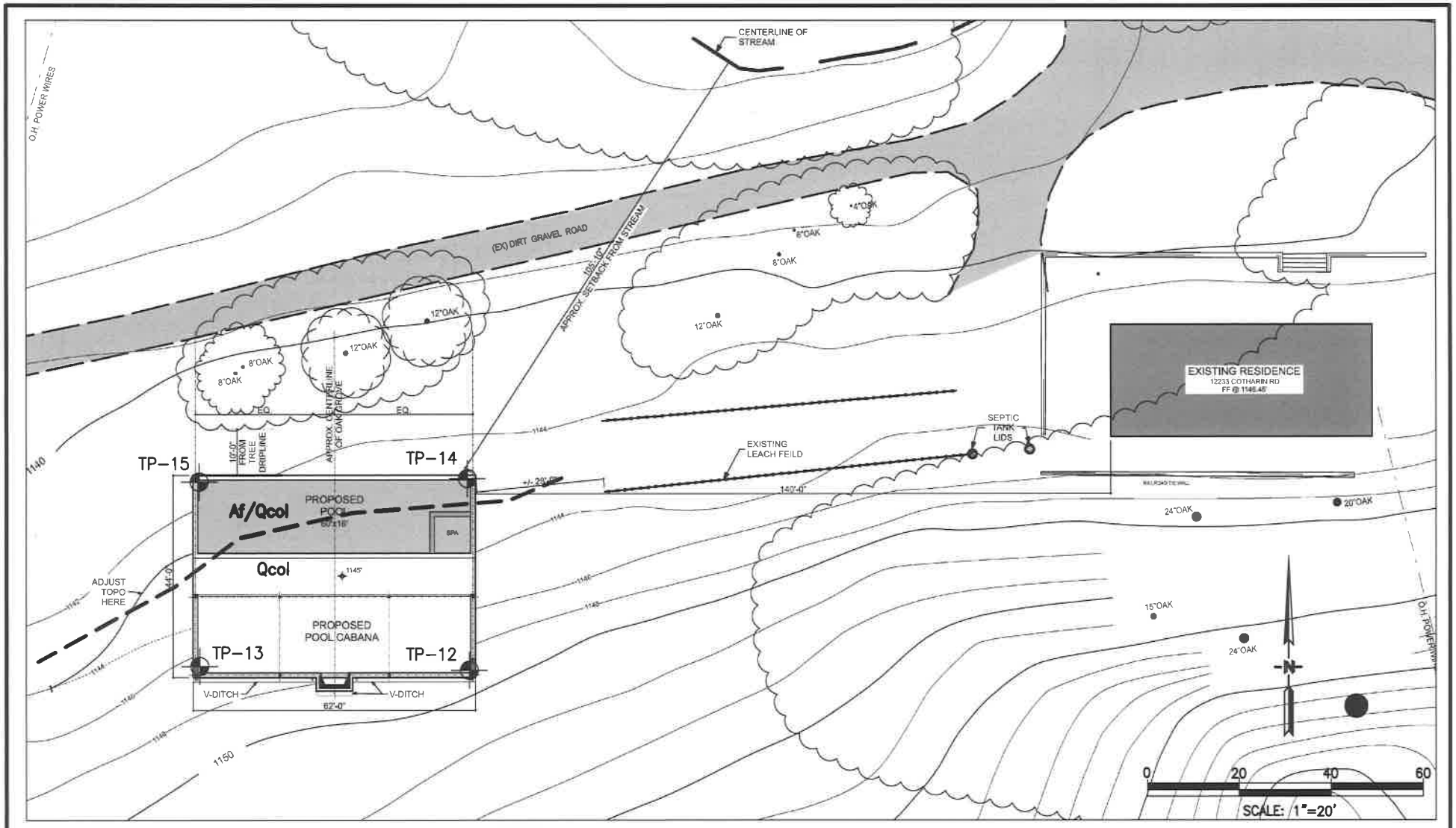
APPENDIX A - LABORATORY TESTING





APPENDIX B

Exploratory Excavations



LEGEND

TP-1 – APPROX. LOCATION TEST PIT

Af – ARTIFICIAL FILL SOIL

Qcol – NATIVE CLAYEY SOIL

BASE MAP: SITE PLAN EXCERPT A-0.1, PREPARED BY BURDGE ARCHITECTS, 2017

PREPARED BY:

M³ CIVIL

Consulting Civil Engineers

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MAY, 2017

SOIL EXPLORATION MAP
TASCHEN RANCH @ 12233 COTHARIN ROAD
MALIBU HILLS, COUNTY OF VENTURA, CA

APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-12

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

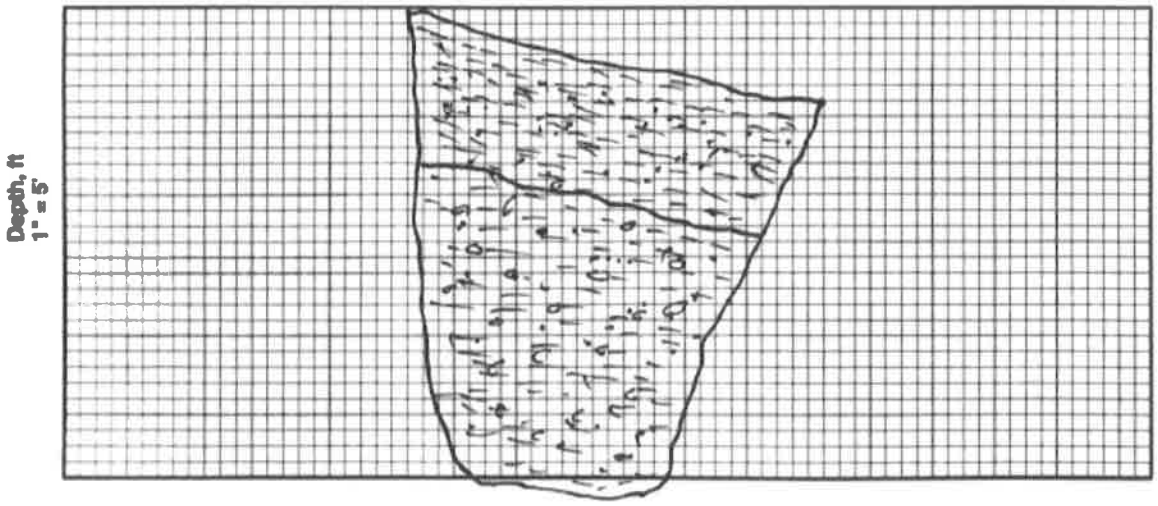
Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x13'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Colluvium (Qcol) Dark yellowish brown Silty Sandy CLAY, pinhole voids, moist, slightly stiff					
5				below 5 ft., becomes light brown color, increased density, with minor angular basaltic gravel		91.0	26.1		
						97.5	25.8		
10									
15				becomes tighter below 14 ft					
				Total Depth Explored = 15.5 ft No Groundwater Encountered Backfilled with Spoils 5/3/2017					

Trench Description



APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-13

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

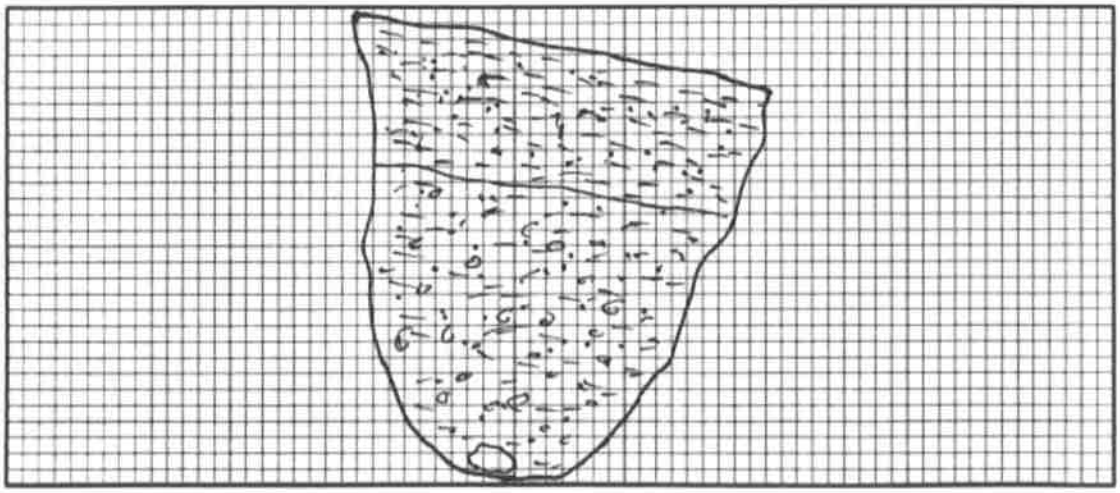
Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x13'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Colluvium (Qcol) Dark yellowish brown Silty Sandy CLAY, pinhole voids, moist, slightly stiff					
5				below 5 ft., becomes light brown color, increased density, with minor angular basaltic gravel		79.6	27.2		
				grades to light brown Silty Clayey SAND, with minor angular volcanic gravel, moist, moderately dense					
10						98.0	21.8		
				@ 15 ft., large cobble/boulder approximately 14 inches in diameter					
15				Total Depth Explored = 15 ft. No Groundwater Encountered Backfilled with Spoils 5/V2017					

Trench Description

Depth, ft
1" = 5'



APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-14

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

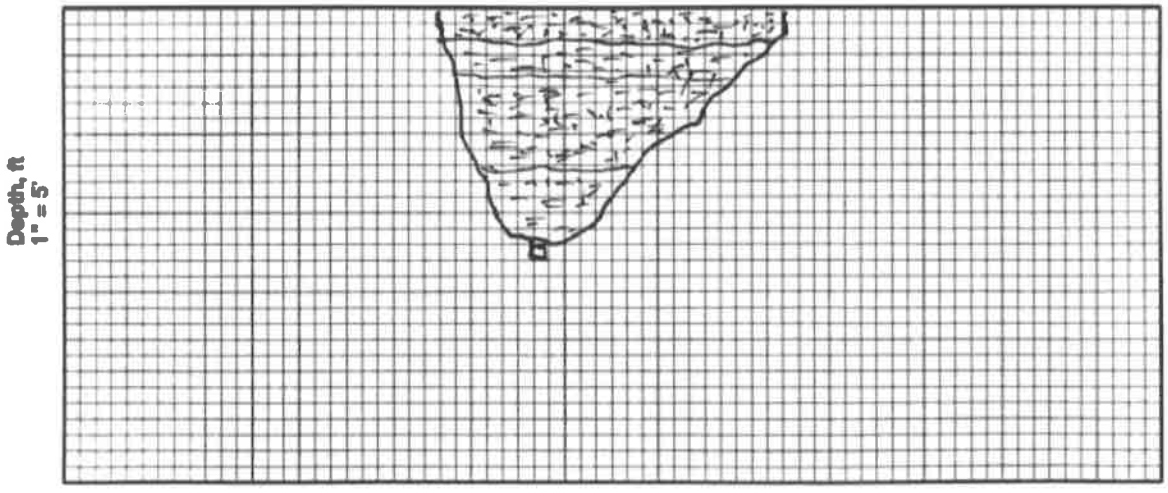
Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x11'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Artificial Fill (af)					
				Dark yellowish brown Silty Sandy CLAY, slightly moist, loose					
				Colluvium (Qcol)					
5				Dark yellowish brown Sandy Silty CLAY, with roots and rootlets, pinhole voids, moist, stiff					
				becomes very dark color below 2 ft.					
				becomes light brown color below 5 ft.		92.1	26.1		
10				Total Depth Explored = 7.5 ft.					
				No Groundwater Encountered					
				Backfilled with Spoils 5/3/2017					
15									

Trench Description



APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-15

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

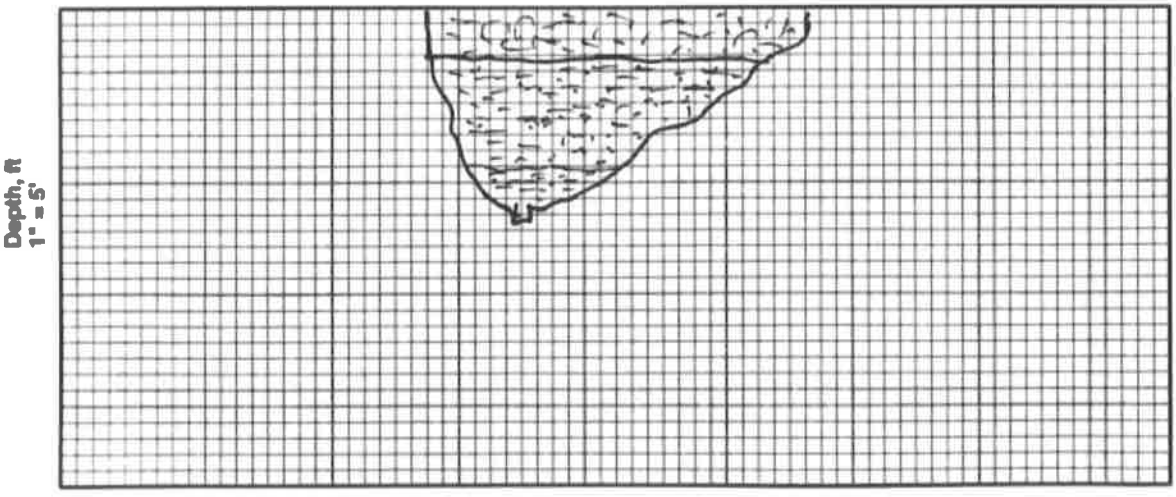
Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

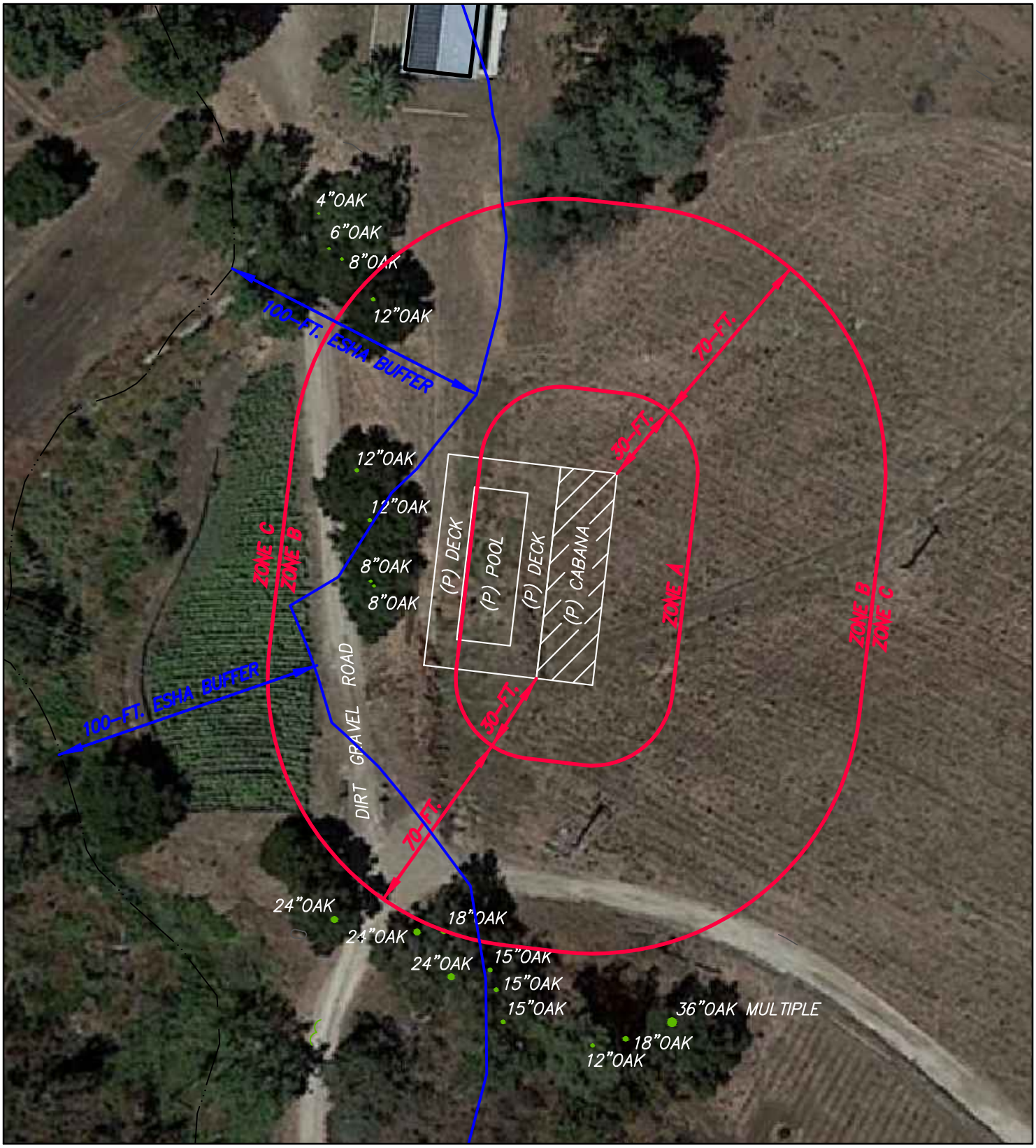
Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x12'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Artificial Fill (af)					
				Dark yellowish brown Silty Sandy CLAY, slightly moist, loose					
				Colluvium (Qcol)					
5				Dark yellowish brown Sandy Silty CLAY, pinhole voids, rootlets, minor calcium carbonate deposits, moist, stiff					
	S			below 5 ft., becomes light brown color		91.8	27.9		
				Total Depth Explored = 6.5 ft.					
10				No Groundwater Encountered					
				Backfilled with Spoils 5/3/2017					
15									

Trench Description





L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

FUEL MANAGEMENT ZONE EXHIBIT
12233 COTHRIN RD.; POOL CABANA
CASE NO. PL17-088; APN 701-0-030-350

COUNTY OF VENTURA, CALIFORNIA

P.N. 20-003.01 1" = 50'

FEUL ZONE

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 7 - Fuel
Management Zone Exhibit

ATTACHMENT 8 - WORKS CITED

Alquist-Priolo Earthquake Fault Zoning Act. California Code of Regulations Figure 2.2.3b

California Invasive Plant Council. 2024. “The California Invasive Plant Inventory Database”

California Regional Water Quality Control Board, Los Angeles Region. Water Quality Control Plan Los Angeles Region - Basin PIan for the Coastal Watersheds of Los Angeles and Ventura Counties. June 13, 2019.

California, State of. 2014b. § 65996

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Public Resources code, Division 13, §§ 21000 et seq.

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EXHIBIT 4 - RESPONSES TO COMMENT ON THE MITIGATED NEGATIVE DECLARATION (MND) FORTASCHEN RANCH COASTAL PLANNED DEVELOPMENT PERMIT, CASE NO. PL17-0088

The MND was circulated for public review from January 31, 2025, through March 3, 2025. In accordance with Public Resources Code (PRC) Section 21092.1, and California Environmental Quality Act (CEQA) Guidelines Sections 15073.5(a) and 15073.5(b). This section includes comments received during public circulation of the MND. The public comment letters are included in Attachment 1 of this exhibit.

A. Commenter on the MND

The California Department of Fish and Wildlife (CDFW) provided a comment letter dated February 28, 2025.

B. Responses to Comments

The response to the comment letter and are numbered sequentially, and each separate issue raised by the commenter, if more than one, has been assigned a number. The response to each comment identifies first the number of the comment letter, and then the number assigned to each response.

When a comment resulted in a change to the MND text, a notation is made in the response indicating that the text is revised. Changes in the text are signified by strikeout font (~~strikeout font~~) where text was removed and by underlined font (<u>underlined font</u>) where text was added.

Commenter: California Department of Fish and Wildlife (CDFW)

Comment # 1: Impacts to Yerba Buena Creek

The commenter states that Project activities (i.e., grading and ground disturbance) may cause indirect impacts, such as sedimentation and erosion, to Yerba Buena Creek and associated aquatic resources. Additionally, western pond turtle and two-striped garter snake have a moderate potential to occur within Yerba Buena Creek. Lastly, the Project will result in more than 1.0-acre feet of net annual increase in groundwater extraction which may adversely affect the creek and its associated species. Specifically, CDFW recommends a mitigation measure (Lake and Streambed Alteration Agreement) that would require the Project proponent provide a hydrogeological report, which may contain a well completion report, to evaluate the effects of groundwater extraction on surface and subsurface resources.

Response: In response to this comment, the Planning Division has added the proposed CDFW Streambed Alteration Agreement mitigation measure a condition of approval (Condition No. 32) as follows:

California Department of Fish and Wildlife (CDFW) Streambed Alteration (LSA) Agreement
Purpose: To ensure compliance with *California Fish and Game Code Section 1602*.

Requirement: The Permittee shall obtain a SAA from the CDFW for any excavation, fill, or other land disturbance activity within the Little Sycamore Creek.

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. CDFW requests the Project proponent provide a hydrogeological report, which may contain a well completion report, to evaluate the effects of groundwater extraction on surface and subsurface resources. If the hydrology report shows substantial diversion from Yerba Buena Creek, the Project proponent shall notify CDFW pursuant to Fish and Game Code 1602 and obtain an LSA Agreement from CDFW. The Project proponent shall comply with the mitigation measures detailed in an LSA Agreement issued by CDFW. Please visit CDFW's Lake and Streambed Alteration Program webpage for more information (CDFW 2024a).

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.

Comment #2 Impacts to Species of Special Concern (SSC)
The commenter states that Mitigation Measure BIO-3: Pre-Construction Surveys and Relocation of Special-Status Species may be improved to ensure adequate surveys occur prior to the start of construction. Specifically, CDFW recommends that required timing for pre-construction surveys be changed from two weeks to three days prior to the initiation of ground disturbance. Also, CDFW recommends modifying the requirement if special status species are found to be as follows: If a special-status species is found, the qualified biologist shall contact CDFW, and the species shall be passively ushered out of harm's way to an area that is unaffected by the Project. If the Project requires special-status species to be removed, disturbed, or otherwise handled, the qualified biologist shall prepare a species-specific list (or plan) of property handling and passive relocation

protocols. The list (or plan) of protocols shall be implemented during the Project construction and activities/biological construction monitoring.

Response: The Planning Division has modified MM BIO-3 and permit Condition of Approval No. 20 to reflect the CDFW recommendations as shown below:

Mitigation Measure BIO-3: Pre-Construction Surveys and Impact Avoidance
Purpose: To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading.

Requirement: ~~Two weeks~~ Three days prior to the initiation of, and periodically throughout, ground disturbance activities when water is present, a County-approved qualified biologist shall conduct surveys for special-status wildlife, including western pond turtle and two-striped garter snake, to ensure that these species are not harmed. ~~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, as determined by a County-approved biologist.~~ The County-approved biologist, with a CDFW Scientific Collecting Permit, shall conduct surveys ~~and relocation activities~~ according to methods approved by the CDFW. If a special-status species is found, the qualified biologist shall contact CDFW, and the species shall be passively ushered out of harm's way to an area that is unaffected by the Project. If the Project requires special-status species to be removed, disturbed, or otherwise handled, the qualified biologist shall prepare a species-specific list (or plan) of proper handling and passive relocation protocols. The list (or plan) of protocols shall be implemented during Project construction and activities/biological construction monitoring.

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~~ three days prior to any ground disturbance activities. The Permittee shall submit a report to the Planning Division within 14 days of the wildlife surveys, notifying the Planning Division of the results of the surveys, ~~and~~ avoidance and species-specific list (or plan) of proper handling and passive relocation protocols ~~relocation activities~~.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the signed contract with the County-approved biologist. Within 14 days of the wildlife surveys and passive relocation protocols ~~activities~~, the Permittee shall provide a report describing 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.

Comment #3 Monarch Butterfly Surveys and Avoidance

The commenter is requesting that if the preparation of a management plan for the preservation of an existing roost site and/or the restoration or enhancement of an historical roost site is required that management plan be provided to CDFW and the United States Fish and Wildlife Service's (USFWS) for review and approval.

Response: The Planning Division has modified MM BIO-4 and permit Condition of Approval No. 21 to reflect the CDFW recommendations as shown below:

Mitigation Measure BIO-4: Monarch Butterfly Surveys and Avoidance

Purpose: To prevent impacts to monarch butterfly overwintering roosts and comply with the County's monarch butterfly protection regulations in § 8178-7.7.4 of the Ventura County Coastal Zoning Ordinance.

Requirement: When suitable western monarch butterfly overwintering habitat is within 1,000 feet of the development envelope, two targeted monarch butterfly overwintering surveys each conducted by a different qualified biologist shall be required for all habitat that has the characteristics of a suitable roost site (see § AE-1.3.2(g)(4)(iv) of the Ventura County Coastal Zoning Ordinance). Suitable habitat includes trees that provide shelter from storms or prevailing winds, with nearby water and nectar sources in fall/winter. If development is within 125 feet of an overwintering roost, the Permittee shall provide, for the County's, CDFW's, and the United States Fish and Wildlife Service's (USFWS) review and approval, a management plan for the preservation of the existing roost site and/or the restoration or enhancement of an historical roost site that is prepared by a qualified biologist.

Documentation: The Permittee shall provide to the Planning Division a Monarch Butterfly Survey Report from a County-approved biologist documenting the results of the monarch butterfly overwintering roost surveys and a management plan for avoidance of overwintering roosts 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 (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any overwintering roosts discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division, CDFW and USFWS a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid monarch butterfly overwintering roosts and results.

Timing: If an initial assessment identifies potential monarch overwintering habitat within 1,000 feet of the proposed development, two surveys shall be conducted by two different qualified biologists to account for seasonal or annual differences in environmental conditions at the microsite level (e.g., wind, temperature, humidity). The first survey shall be conducted during the first half of the overwintering season (e.g., November), and the second survey shall be conducted during the second half of the season (e.g., January). The Permittee shall submit the Monarch Butterfly Survey Report that conforms to the requirements of § 8178-2.7.8, 8178-2.10.7(d) and Appendix E1, § AE-1.3.2(g) of the Ventura County Coastal Zoning Ordinance and the signed contract to the Planning Division, CDFW, and USFWS prior to issuance of a zoning clearance for construction. The Permittee shall submit the Monarch Butterfly Survey Report and Management Plan to the Planning Director, CDFW and USFWS for review and approval prior to issuance of Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

Attachment 1: Public Comments

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

February 28, 2025

Noe Torres
County of Ventura Resource Management Agency
800 South Victoria Avenue
Ventura, CA 93009
noe.torres@ventura.org

SUBJECT: MITIGATED NEGATIVE DECLARATION FOR THE TASCHEN RANCH COASTAL PLANNED DEVELOPMENT PERMIT PROJECT, SCH NO. 2025020147, VENTURA COUNTY, CA

Dear Noe Torres:

The California Department of Fish and Wildlife (CDFW) reviewed the Mitigated Negative Declaration (MND) from Ventura County (County) for the Taschen Ranch Coastal Planned Development Permit (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines[1].

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law[2] of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Mark Lloyd

Objective: The objective of the Project, with the approval of a Coastal Planned Development Permit, is to construct a pool, deck, cabana, seating pad, and an equipment pad with a 6-foot fence as part of an existing single-family dwelling. Primary Project activities include cut and fill earthwork and utility upgrades, such as installation of one subsurface water line, one subsurface propane line, and one overhead electric line. Two new water wells, for the existing agricultural use, will be drilled. One water well would be located approximately 1,000 feet south of the existing dwelling and the other would be located approximately 110 feet southeast of the existing dwelling. Multiple shade house structures and cooler sheds will be removed. Lastly, two agricultural cargo containers will be constructed.

Location: The Project site is approximately 0.179 acre. It is located at 12233 Cotharin Road (Assessor's Parcel Number 701-0-030-350 and 701-0-030-360) in the Santa Monica Mountains of an unincorporated area of Ventura County. The intersection of Cotharin Road and Yerba Buena Road are located approximately 0.35 miles south of the Project site. Existing bridges across Yerba Buena Creek allows for an unpaved private road to run adjacent to the creek and connects to Cotharin Road to the south.

Biological Setting: The Project site includes residential development, accessory structures, land used for agriculture and is surrounded by open space that contains non-native and native grasslands. Residential and/or commercial development is also located south of the Project site. Yerba Buena Creek runs along the western portion of the survey area (grading footprint and 300-foot buffer), flowing from north to south. Yerba Buena Creek is an ephemeral drainage and is vegetated by coast live oak-California sycamore (*Platanus racemosa*) woodland and is considered Environmental Sensitive Habitat Area (ESHA) for the County.

Stantec conducted biological assessment surveys in 2016, 2017, 2020, and 2022. No special-status plant or wildlife species were detected during biological surveys. The

[2] "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."

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findings were included in the Initial Study Biological Assessment of the NOP. The vegetation communities present in the Project site include coast live oak (*Quercus agrifolia*) woodland (0.34 acre), coast live oak-California sycamore woodland (0.32 acre), and wild oats (*Bromus spp.*) grassland (1.32 acre). The Project proposes to impact wild oats grassland (0.116 acre) and cleared land (0.063 acre). In the northwestern portion of the survey area, 0.170 acre of bigpod ceanothus (*Ceanothus megacarpus*) - chamise (*Adenostoma fasciculata*) chaparral ESHA was cleared without a permit in 2016. Moreover, approximately 0.30 acre of bigpod ceanothus-chamise shrubland, 0.13 acre of bigpod ceanothus chaparral, and 0.18 acre of California sagebrush-ashy buckwheat shrubland was removed after the 2018 Woosley Fire. The Project proposes compensatory mitigation of impacted ESHA at a 2:1 ratio. Additionally, the Project would encroach into the protected zone of four coast live oak trees.

Sensitive species that are of potential concern for the Project include, but are not limited to, western pond turtle (*Emys marmorata*; California Species of Special Concern (SSC)), two-striped garter snake (*Thamnophis hammondii*; SSC), and monarch - California overwintering population (*Danaus plexippus plexippus pop. 1*; Endangered Species Act (ESA) proposed threatened).

The MND provides mitigation measures BIO-1 through BIO-11 relating to the Tree Protection Plan per the County's ordinance, tree health monitoring, fauna pre-construction surveys and avoidance, monarch butterfly surveys and avoidance, nesting bird avoidance, ESHA fencing, invasive plant species management, compensatory mitigation for ESHA, fuel modification plan, wildlife corridor fencing, and outdoor lighting.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Additional comments or other suggestions may also be included to improve the document.

COMMENT # 1: Impacts to Yerba Buena Creek

Issue: The Project may indirectly impact Yerba Buena Creek.

Specific impact: Project activities (i.e., grading and ground disturbance) may cause indirect impacts, such as sedimentation and erosion, to Yerba Buena Creek and associated aquatic resources.

Why impact would occur: Project construction and activities occurring adjacent to and within the 100-foot buffer of the creek could impact it and associated riparian vegetation. Additionally, western pond turtle and two-striped garter snake have a moderate potential to occur within Yerba Buena Creek, according to the MND. Indirect impacts to the stream may negatively impact SSC. Lastly, the Project will result in more than 1.0-acre

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feet of net annual increase in groundwater extraction which may adversely affect the creek and its associated species.

Evidence impact may be significant: CDFW exercises its regulatory authority as provided by Fish and Game Code section 1600 et seq. to conserve fish and wildlife resources, which includes rivers, streams, or lakes and associated natural communities. Fish and Game Code section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW prior to beginning any activity that may do one or more of the following:

1. Divert or obstruct the natural flow of any river, stream, or lake;
2. Change the bed, channel, or bank of any river, stream, or lake;
3. Use material from any river, stream, or lake; or
4. Deposit or dispose of material into any river, stream, or lake.

The Project may adversely affect the existing water features and the hydrology pattern of the Project site. Inadequate avoidance and mitigation measures will result in the Project continuing to have a substantial adverse direct and cumulative effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW.

Recommended Potentially Feasible Mitigation Measure(s)

Mitigation Measure #1: Lake and Streambed Alteration (LSA) Agreement

CDFW requests the Project proponent provide a hydrogeological report, which may contain a well completion report, to evaluate the effects of groundwater extraction on surface and subsurface resources. If the hydrology report shows substantial diversion from Yerba Buena Creek, the Project proponent shall notify CDFW pursuant to Fish and Game Code 1602 and obtain an LSA Agreement from CDFW. The Project proponent shall comply with the mitigation measures detailed in an LSA Agreement issued by CDFW. Please visit CDFW's Lake and Streambed Alteration Program webpage for more information (CDFW 2024a).

Recommendation #1: CEQA

CDFW's issuance of an LSA Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document from the County for the Project. To minimize additional requirements by CDFW pursuant to Fish and Game Code section 1600 *et seq*. and/or under CEQA, the Project's CEQA document should fully identify the Project's potential impacts on stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA Agreement. As such, CDFW recommends the County consider CDFW's comments and revise the MND by incorporating the mitigation measures recommended in this letter into the Project's environmental document. To compensate for any on- and

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off-site impacts to aquatic and riparian resources, additional mitigation conditioned in any LSA Agreement may include the following: erosion and pollution control measures, avoidance of resources, protective measures for downstream resources, on- and/or off-site habitat creation, enhancement, or restoration, and/or protection, and management of mitigation lands in perpetuity.

COMMENT # 2: Impacts to SSC

Issue: SSC may be adversely impacted by Project buildout.

Specific impact: Direct impacts to SSC reptiles could result from Project construction and activities (e.g., equipment staging, mobilization, and grading); ground disturbance; vegetation clearing; and trampling or crushing from construction equipment, vehicles, and foot traffic. Additionally, relocation of species may result in adverse impacts during trapping and/or transit.

Why impact would occur: The County acknowledges the potential presence of western pond turtle and two-striped garter snake and provides mitigation measure BIO-3, which describes pre-construction surveys, avoidance measures, and relocation strategies. Based on the mitigation measure, a pre-construction survey would occur 14 days prior to activities; however, this window may allow species to return to the Project site and go undetected until Project activities commence. CDFW recommends the pre-construction survey be conducted within three days prior to the initiation of ground disturbing activities to further avoid adverse effects to SSC. Moreover, actively relocating species out of the Project site may result in incidental injury or physical distress, especially during the transit process. While relocation activities may be warranted, species should be given the opportunity to move out of harm's way on their own accord.

Evidence impact would be significant: A California Species of Special Concern is a species, subspecies, or distinct population of an animal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

1. if the species is extirpated from the State or, in the case of birds, is extirpated in its primary season or breeding role;
2. if the species is listed as threatened or endangered under ESA-, but not CESA-, threatened, or endangered;
3. if the species meets the State definition of threatened or endangered but has not formally been listed;
4. if the species is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; and,
5. if naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for CESA threatened or -endangered status (CDFW 2024b).

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Recommended Potentially Feasible Mitigation Measure(s)

Mitigation Measure #2: Pre-Construction Surveys and Impact Avoidance - The County should revise BIO-3 to incorporate the underlined language and omit language in strikethrough:

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

Requirement: ~~Two weeks~~ Three days prior to the initiation of, and periodically throughout, ground disturbance activities when water is present, a County-approved qualified biologist shall conduct surveys for special-status wildlife, including western pond turtle and two-striped garter snake, to ensure that these species are not harmed. ~~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, as determined by a County-approved biologist.~~ The County-approved biologist, with a CDFW Scientific Collecting Permit, shall conduct surveys ~~and relocation activities~~ according to methods approved by the CDFW. If a special-status species is found, the qualified biologist shall contact CDFW, and the species shall be passively ushered out of harm's way to an area that is unaffected by the Project. If the Project requires special-status species to be removed, disturbed, or otherwise handled, the qualified biologist shall prepare a species-specific list (or plan) of proper handling and passive relocation protocols. The list (or plan) of protocols shall be implemented during Project construction and activities/biological construction monitoring.

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~~ three days prior to any ground disturbance activities. The Permittee shall submit a report to the Planning Division within 14 days of the wildlife surveys, notifying the Planning Division of the results of the surveys, ~~and~~ avoidance, and species-specific list (or plan) of proper handling and passive relocation protocols ~~relocation activities~~.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the signed contract with the County-approved biologist. Within 14 days of the wildlife surveys and passive relocation protocols ~~activities~~, the Permittee shall provide a report describing the results.

ADDITIONAL COMMENTS

Mitigation and Monitoring Reporting Plan. CDFW recommends the Project's environmental document include mitigation measures recommended in this letter. CDFW has provided comments via a mitigation monitoring and reporting plan to assist in the development of feasible, specific, detailed (i.e., responsible party, timing, specific actions, location), and fully enforceable mitigation measures (CEQA Guidelines, §

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15097; Pub. Resources Code, § 21081.6). The Lead Agency is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures. Per Public Resources Code section 21081.6(a)(1), CDFW has provided a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation Monitoring and Reporting Plan (Attachment A).

BIO-4: Monarch Butterfly Surveys and Avoidance. The County should revise BIO-4 to incorporate the underlined language and omit language in strikethrough:

Purpose: To prevent impacts to monarch butterfly overwintering roosts and comply with the County's monarch butterfly protection regulations in § 8178-7.7.4 of the Ventura County Coastal Zoning Ordinance.

Requirement: When suitable western monarch butterfly overwintering habitat is within 1,000 feet of the development envelope, two targeted monarch butterfly overwintering surveys each conducted by a different qualified biologist shall be required for all habitat that has the characteristics of a suitable roost site (see § AE-1.3.2(g)(4)(iv) of the Ventura County Coastal Zoning Ordinance). Suitable habitat includes trees that provide shelter from storms or prevailing winds, with nearby water and nectar sources in fall/winter. If development is within 125 feet of an overwintering roost, the Permittee shall provide, for the County's, CDFW's, and the United States Fish and Wildlife Service's (USFWS) review and approval, a management plan for the preservation of the existing roost site and/or the restoration or enhancement of an historical roost site that is prepared by a qualified biologist.

Documentation: The Permittee shall provide to the Planning Division a Monarch Butterfly Survey Report from a County-approved biologist documenting the results of the monarch butterfly overwintering roost surveys and a management plan for avoidance of overwintering roosts 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 (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any overwintering roosts discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division, ~~and~~ CDFW, and USFWS a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid monarch butterfly overwintering roosts and results.

Timing: If an initial assessment identifies potential monarch overwintering habitat within 1,000 feet of the proposed development, two surveys shall be conducted by two different qualified biologists to account for seasonal or annual differences in environmental conditions at the microsite level (e.g., wind, temperature, humidity). The first survey shall be conducted during the first half of the overwintering season (e.g., November), and the second survey shall be conducted during the second half of the season (e.g., January). The Permittee shall submit the Monarch Butterfly Survey Report that conforms to the requirements of § 8178-2.7.8, 8178-2.10.7(d) and

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Appendix E1, § AE-1.3.2(g) of the Ventura County Coastal Zoning Ordinance and the signed contract to the Planning Division, ~~and~~ CDFW, and USFWS prior to issuance of a zoning clearance for construction. The Permittee shall submit the Monarch Butterfly Survey Report and Management Plan to the Planning Director, ~~and~~ CDFW, and USFWS for review and approval prior to issuance of Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNDDB website[3] provides direction regarding the types of information that should be reported and allows on-line submittal of field survey forms.

In addition, information on special status native plant populations and sensitive natural communities, should be submitted to CDFW's Vegetation Classification and Mapping Program using the Combined Rapid Assessment and Relevé Form[4].

The County should ensure data collected for the preparation of the MND is properly submitted.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the County in identifying and mitigating Project impacts on biological resources. CDFW requests an opportunity to review and comment on any response that the County has to our

[3] https://wildlife.ca.gov/Data/CNDDB
[4] https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit

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comments and to receive notification of any forthcoming hearing date(s) for the Project (CEQA Guidelines, § 15073(e)).

Questions regarding this letter or further coordination should be directed to Joleena De La Fe[5], Environmental Scientist.

Sincerely,

DocuSigned by:
5991E19EF8094C3...
Victoria Tang
Environmental Program Manager
South Coast Region

ATTACHMENTS

Attachment A: Draft Mitigation, Monitoring, and Reporting Program

ec: California Department of Fish and Wildlife
Victoria Tang (Environmental Program Manager)
Jennifer Turner (CEQA Supervisor)
Joleena De La Fe (CEQA Staff)
Frederic (Fritz) Rieman (LSA Supervisor)
Angela Castanon (LSA Staff)

Office of Planning and Research
State.Clearinghouse@opr.ca.gov

REFERENCES

California Department of Fish and Wildlife. 2025a. Lake and Streambed Alteration Program. Available from: https://wildlife.ca.gov/Conservation/Environmental-Review/LSA

California Department of Fish and Wildlife. 2025b. Species of Special Concern. Available from: https://wildlife.ca.gov/Conservation/SSC

[5] Phone: 858-354-3527; Email: Joleena.delafe@wildlife.ca.gov

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ATTACHMENT A: DRAFT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Mitigation Measure	Timing	Responsible Party
Mitigation Measure #1: Lake and Streambed Alteration (LSA) Agreement CDFW requests the Project proponent provide a hydrogeological report, which may contain a well completion report, to evaluate the effects of groundwater extraction on surface and subsurface resources. If the hydrology report shows substantial diversion from Yerba Buena Creek, the Project proponent shall notify CDFW pursuant to Fish and Game Code 1602 and obtain an LSA Agreement from CDFW. The Project proponent shall comply with the mitigation measures detailed in an LSA Agreement issued by CDFW. Please visit CDFW's Lake and Streambed Alteration Program webpage for more information (CDFW 2024a).	Prior to Project Initiation	Project Proponent
Recommendation #1: CEQA CDFW's issuance of an LSA Agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document from the County for the Project. To minimize additional requirements by CDFW pursuant to Fish and Game Code section 1600 *et seq*. and/or under CEQA, the Project's CEQA document should fully identify the Project's potential impacts on stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA Agreement. As such, CDFW recommends the County consider CDFW's comments and revise the MND by incorporating the mitigation measures recommended in this letter into the Project's environmental document. To compensate for any on- and off-site impacts to aquatic and riparian resources, additional mitigation conditioned in any LSA Agreement may include the	Prior to Project Initiation	Project Proponent/Lead Agency

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Mitigation Measure	Timing	Responsible Party
following: erosion and pollution control measures, avoidance of resources, protective measures for downstream resources, on- and/or off-site habitat creation, enhancement, or restoration, and/or protection, and management of mitigation lands in perpetuity.		
Mitigation Measure #2: Pre-Construction Surveys and Impact Avoidance - The County should revise BIO-3 to incorporate the underlined language and omit language in strikethrough: **Purpose:** To avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading. **Requirement:** ~~Two weeks~~ Three days prior to the initiation of, and periodically throughout, ground disturbance activities when water is present, a County-approved qualified biologist shall conduct surveys for special-status wildlife, including western pond turtle and two-striped garter snake, to ensure that these species are not harmed. ~~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, as determined by a County-approved biologist.~~ The County-approved biologist, with a CDFW Scientific Collecting Permit, shall conduct surveys ~~and relocation activities~~ according to methods approved by the CDFW. If a special-status species is found, the qualified biologist shall contact CDFW, and the species shall be passively ushered out of harm's way to an area that is unaffected by the Project. If the Project requires special-status species to be removed, disturbed, or otherwise handled, the qualified biologist shall prepare a species-specific list (or plan) of proper handling and passive relocation protocols. The list (or plan) of	Prior to Project Initiation/During Project Construction	Qualified Biologist/Lead Agency

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Mitigation Measure	Timing	Responsible Party
protocols shall be implemented during Project construction and activities/biological construction monitoring. **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~~ three days prior to any ground disturbance activities. The Permittee shall submit a report to the Planning Division within 14 days of the wildlife surveys, notifying the Planning Division of the results of the surveys, ~~and~~ avoidance, and species-specific list (or plan) of proper handling and passive relocation protocols ~~relocation activities~~. **Timing:** Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the signed contract with the County-approved biologist. Within 14 days of the wildlife surveys and passive relocation protocols ~~activities~~, the Permittee shall provide a report describing the results.		

EXHIBIT 5
CONDITIONS OF APPROVAL FOR COASTAL PD PERMIT CASE NO. PL17-0088

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Coastal Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 (Plans) of the Planning Director hearing on December 4, 2025, 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 1,140 square foot (sq. ft.) pool, a 2,178 sq. ft. deck, a 1,683 sq. ft. accessory structure (cabana), a 750 sq. ft. seating pad, and a 125 sq. ft. equipment pad with a 6-foot fence. No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Utility upgrades include installation of one subsurface water line, one subsurface propane line, and one overhead electric line, which will tie-in to an existing electric pole. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled. Proposed water well no. 1 will be located approximately 1,000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling.

The following accessory structures that were placed on the property without a permit will be removed:

•800 sq. ft. plastic shade house wood framed structure
•600 sq. ft. plastic shade house wood framed structure
•800 sq. ft. plastic shade house wood framed structure
•Three (3) 120 sq. ft. wood framed cooler sheds

Proposed accessory structures will be used for the existing farming operation:

•160 sq. ft. Agricultural cargo container (AG container #1)
•160 sq. ft. Agricultural cargo container (AG container # 2)

County of Ventura
Planning Director Hearing
12/04/2025
PL17-0088
Exhibit 5: Conditions of Approval and Mitigation Monitoring and Reporting Program

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In 2016 approximately 0.17 acres of Bigpod Ceanothus-Chamise Shrubland was cleared without a permit. The vegetation was removed to construct one of the plastic shade wood frame structures. After the 2018 Woosley fire, the agricultural land use was expanded in various locations. Approximately 0.30 acres of Bigpod Ceanothus-Chamise Shrubland, 0.13 acres of Bigpod Ceanothus Chaparral, and 0.18 acres of California Sagebrush-Ashy Buckwhet Shrubland were removed without a permit. These plant areas are considered Environmentally Sensitive Habitat Areas (ESHA) which require a Coastal PD permit to remove. Therefore, the Permittee will be required to retroactively mitigate 0.78 acres of Environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total)

Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S and sewage disposal for the existing single-family dwelling is provided by an existing septic system. Access to the site is provided by an existing unpaved driveway that extends north from Cotharin Road. (Exhibit 3).

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 are completed in conformance with the approved plans stamped as Exhibit 3 hearing on December 4, 2025. 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 of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

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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.

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.

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 this 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.

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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 Coast 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:

a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
b. Suspension of the permitted land uses (Condition No. 1);
c. Modification of the Coastal PD Permit conditions listed herein;
d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
e. The imposition of civil administrative penalties; and/or
f. 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. Use inauguration:

(1) The approval decision for this Coastal PD Permit becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.

(2) This Coastal PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within two years from the date the approval decision of this Coastal PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the 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 for 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

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within 30 days of the billing date or the County may revoke this Coastal PD Permit.

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

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.

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.

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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 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 Permit.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this Coastal PD Permit, prior to 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, 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.

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12. 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 CUP/PD, 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. 11 [above condition, revise number if] 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.

13. 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.

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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.

14. 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.

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 Permittee

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.

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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. Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8178-7 et seq. of the Ventura County Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows preservation in place of protected trees in vicinity of site development. The Permittee shall retain a Qualified Arborist to monitor all subsurface grading, trenching, or construction activities within the tree protection zone of Trees 1-6. If protected trees are felled/damaged and require offsets/mitigation pursuant to § 8178-7.6 (Mitigation Requirements), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified arborist who will monitor ground disturbance activities within the tree protection zone. The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans", currently available on-line at:

http://docs.vcrma.org/images/pdf/planning/tree-permits/Tree-Protection-Plan.pdf

The TPP must include (but is not limited to):

a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;
b. the offset or mitigation that will be provided for any trees approved for felling; and
c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist[1] shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction. If a financial assurance is required, the Permittee shall submit the Required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction/within 30 days of the Planning Division's approval of the TPP damaged tree addendum. The Planning Division may release the financial assurance after receiving the report from the Project arborist that verifies that the replacement trees met their final 5 or 7-year performance targets set forth in the TPP.

[1] A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The Project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

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Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8178-7.4 of the Ventura County Coastal Zoning Ordinance.

19. Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8178-7 of the Ventura County Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until seven years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until seven years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of the Ventura County Coastal Zoning Ordinance.

20. Mitigation Measure BIO-3: Pre-Construction Surveys and Impact Avoidance

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

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Requirement: Three days prior to the initiation of, and periodically throughout, ground disturbance activities when water is present, a County-approved qualified biologist shall conduct surveys for special-status wildlife, including western pond turtle and two-striped garter snake, to ensure that these species are not harmed~~.~~ The County-approved biologist, with a CDFW Scientific Collecting Permit, shall conduct surveys ~~and relocation activities~~ according to methods approved by the CDFW. If a special-status species is found, the qualified biologist shall contact CDFW, and the species shall be passively ushered out of harm's way to an area that is unaffected by the Project. If the Project requires special-status species to be removed, disturbed, or otherwise handled, the qualified biologist shall prepare a species-specific list (or plan) of proper handling and passive relocation protocols. The list (or plan) of protocols shall be implemented during Project construction and activities/biological construction monitoring.

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 three days prior to any ground disturbance activities. The Permittee shall submit a report to the Planning Division within 14 days of the wildlife surveys, notifying the Planning Division of the results of the surveys, ~~and~~ avoidance and species-specific list (or plan) of proper handling and passive relocation protocols.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the signed contract with the County-approved biologist. Within 14 days of the wildlife surveys and passive relocation protocols, the Permittee shall provide a report describing 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.

21. Mitigation Measure BIO-4: Monarch Butterfly Surveys and Avoidance

Purpose: To prevent impacts to monarch butterfly overwintering roosts and comply with the County's monarch butterfly protection regulations in § 8178-7.7.4 of the Ventura County Coastal Zoning Ordinance.

Requirement: When suitable western monarch butterfly overwintering habitat is within 1,000 feet of the development envelope, two targeted monarch butterfly overwintering surveys each conducted by a different qualified biologist shall be required for all habitat that has the characteristics of a suitable roost site (see § AE-1.3.2(g)(4)(iv) of the Ventura

County Coastal Zoning Ordinance). Suitable habitat includes trees that provide shelter from storms or prevailing winds, with nearby water and nectar sources in fall/winter. If development is within 125 feet of an overwintering roost, the Permittee shall provide, for the County's, CDFW's, and the United States Fish and Wildlife Service's (USFWS) review and approval, a management plan for the preservation of the existing roost site and/or the restoration or enhancement of an historical roost site that is prepared by a qualified biologist.

Documentation: The Permittee shall provide to the Planning Division a Monarch Butterfly Survey Report from a County-approved biologist documenting the results of the monarch butterfly overwintering roost surveys and a management plan for avoidance of overwintering roosts 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 (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any overwintering roosts discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division, CDFW and USFWS a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid monarch butterfly overwintering roosts and results.

Timing: If an initial assessment identifies potential monarch overwintering habitat within 1,000 feet of the proposed development, two surveys shall be conducted by two different qualified biologists to account for seasonal or annual differences in environmental conditions at the microsite level (e.g., wind, temperature, humidity). The first survey shall be conducted during the first half of the overwintering season (e.g., November), and the second survey shall be conducted during the second half of the season (e.g., January). The Permittee shall submit the Monarch Butterfly Survey Report that conforms to the requirements of § 8178-2.7.8, 8178-2.10.7(d) and Appendix E1, § AE-1.3.2(g) of the Ventura County Coastal Zoning Ordinance and the signed contract to the Planning Division, CDFW, and USFWS prior to issuance of a zoning clearance for construction. The Permittee shall submit the Monarch Butterfly Survey Report and Management Plan to the Planning Director, CDFW and USFWS for review and approval prior to issuance of Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

22. Mitigation Measure BIO-5: Avoidance of Nesting Birds

Purpose: To prevent impacts to birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Section 3503, land clearing and construction activities shall be regulated.

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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) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. 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.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of 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 (financial information redacted) with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing or construction activities will occur between January 1 – September 15, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter.

The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

Monitoring and Reporting: The Planning Division reviews the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the Project file.

23. Mitigation Measure BIO-6: 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 ESHA Goal 1 Ventura County General Plan Goal Policies and Programs (updated 2022), ground disturbance and vegetation removal in ESHA outside of the construction footprint 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 cabana.

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.

24. Mitigation Measure BIO-7: Invasive Species Seeding and Landscaping

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

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 2023] 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*.

25. Mitigation Measure BIO-8: Compensatory Mitigation for Loss of ESHA

Purpose: The purpose of this condition is to require an ESHA Mitigation Plan in compliance with Ventura County Coastal Zoning Ordinance § 8178-2.10.9 and Appendix E2, Section AE-2.1.

Requirement: The Permittee shall prepare an ESHA Mitigation Plan pursuant to the requirements of Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1 and information contained in the ISBA prepared by Stantec Consulting Services dated March 27, 2023, and ISBA addendum memo dated September 5, 2023. The Permittee will be responsible for mitigation 0.78 acres of ESHA at a 2:1 mitigation-to-impact ratio (1.56 total acres).

Documentation: The ESHA Mitigation Plan must include any required Habitat Mitigation Plan, Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan, pursuant to Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1.

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Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall (1) submit the ESHA Mitigation Plan to the Planning Division, and (2) implement the final ESHA Mitigation Plan pursuant to the timing requirements of the Habitat Mitigation Plan, the Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan (as applicable).

Monitoring and Reporting: The Planning Division reviews the draft and final ESHA Mitigation Plan to determine compliance with the requirements of this condition. 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.

26. Mitigation Measure BIO-9: Fuel Modification Plan

Purpose: To mitigate potentially significant impacts to ESHA from fuel modification activities.

Requirement: The Permittee shall use a County-approved qualified biologist or licensed landscape architect to prepare a Fuel Modification Plan for County Planning 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 the methods of modifying vegetation surrounding structures that will avoid impacts to ESHA (e.g., use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding rare plants, avoiding nesting birds).

Documentation: A Fuel Modification Plan prepared by a County-approved qualified biologist or licensed landscape architect.

Timing: The Permittee shall submit a Fuel Modification Plan prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall submit the Fuel Modification Plan to Planning Division and the Ventura County Fire Protection District for review and approval to assure compliance with the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the Fuel Modification Plan provided by the Permittee in the Project file.

27. Mitigation Measure BIO-10: Fencing Adjacent to Wildlife Corridors

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

Requirement: Except for existing fencing associated with agricultural practices and fences within 100 feet of structures and retaining walls, the Permittee shall ensure that all new fences or walls are permeable to wildlife, and conform to the following standards:

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a. A split-rail, pole, or wire fences 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.

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

28. Mitigation Measure BIO-11: 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.

29. Materials and Colors in the Santa Monica Mountains Overlay Zone

Purpose: In order to ensure that buildings and structures comply with Public Resources Code §§ 30240(b) and 30251.

Requirement: The Permittee shall utilize natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures, including but not limited to the dwelling, trash area, water tanks, walls, pilasters, and fences.

Documentation: A copy of the approved plans denoting the colors and materials. The Permittee shall provide photos of the constructed structure to the Planning Division, or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the structure according to the approved plans and materials sample/color board.

Timing: Prior to the issuance of a Zoning Clearance for construction of the project, the Permittee shall submit the building plans with the colors and materials noted on all structures for review and approval by the Planning Division. Prior to final inspection, the Permittee shall paint the structures according to the approved plans. Prior to Certificate of Occupancy, the Permittee shall provide photographs demonstrating that the Permittee constructed the principal structure or use in compliance with the approved plans and

materials sample/color board in accordance with the approved plans or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the structure and according to the approved plans and materials sample/color board.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project files. Prior to occupancy, the Planning Division has the authority to inspect the sites to ensure that the exterior of the structures were treated as approved. The Permittee shall maintain these materials and colors throughout the life of the PD Permit. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

30. On-and Off-Site Preservation of Environmentally Sensitive Habitat Areas (ESHA) in the Santa Monica Mountains (M) Overlay Zone

Purpose: In accordance with Coastal Area Plan Policy 5.8(b) and Coastal Zoning Ordinance § 8178-2.6.3(e), § 8181-3.5.3(g), and Appendix E2 (Section AE-2.2), all ESHA, buffer zones, steep slopes, and ESHA adjacent to parklands, located outside of the building site and mandatory fuel modification zone shall be preserved in perpetuity through a County-approved conservation easement or conservation instrument.

Requirement: The Permittee shall record a conservation easement or conservation instrument with the title to the subject property, pursuant to the requirements in the Ventura County Coastal Zoning Ordinance Appendix E2, Subsection AE-2.2.

Documentation: The Permittee shall prepare a conservation easement or conservation instrument pursuant to the content requirements in the Ventura County Coastal Zoning Ordinance Appendix E2, Subsection AE-2.2, and provide the draft conservation easement or conservation instrument, along with the preliminary title report, to the Planning Division for review and approval prior to recordation. The conservation easement or conservation instrument shall include, but not be limited to, the following information:

•A legal description of the area to be preserved in metes and bounds
•A graphic representation of the area to be preserved

Following recordation, the Permittee shall provide the Planning Division with a copy of the recorded conservation easement or conservation instrument.

Timing: Prior to issuance of a Zoning Clearance for construction and pursuant to the procedural requirements set forth in the Ventura County Coastal Zoning Ordinance Appendix E2, Subsection AE-2.2.1 (a) or (b) (as applicable), the Permittee shall record the conservation easement or conservation instrument.

Monitoring and Reporting: The Planning Division reviews the draft and recorded conservation easement or conservation instrument to determine compliance with the requirements of this condition. If ESHA is mitigated off site, the Planning Division will also

review future project applications that involve the subject property to ensure that they comply with the requirements of the conservation easement or conservation instrument. 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.

31. Mitigation Measure CR-1

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain an archaeological monitor and Native American monitor to monitor all ground disturbance related to construction of the project (i.e., subsurface grading or trenching).

Documentation: The archaeological and Native American monitors shall provide a weekly monitoring report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Native American monitor shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The archaeological and Native American monitors shall monitor the Project site during all subsurface grading, trenching, or construction activities. The archaeological and Native American monitors shall provide the monitoring reports weekly during all ground disturbance (i.e., subsurface grading and trenching).

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The archaeological and Native American monitors shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

With the inclusion of the archaeological resources Mitigation Measure CR-1, the proposed project would not demolish or materially alter in an adverse manner the physical characteristics or an archaeological resource in a local register, pursuant to Section 5020.1(k) requirement of the 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.

Mitigation/Residual Impact(s): With the implementation of Mitigation Measures CR-1, impacts Cultural Resources – Archaeological will be less-than-significant level.

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32. California Department of Fish and Wildlife (CDFW) Streambed Alteration (LSA) Agreement

Purpose: To ensure compliance with *California Fish and Game Code Section 1602*.

Requirement: The Permittee shall obtain a SAA from the CDFW for any excavation, fill, or other land disturbance activity within the Little Sycamore Creek.

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.

33. 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;

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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.

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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.

34. 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:

Cease operations and assure the preservation of the area in which the discovery was made;

Notify the Planning Director in writing, within three days of the discovery;

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;

Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

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 Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

35. Bird-Friendly Building Standards

Purpose: To reduce bird mortalities caused by bird's inability to see reflective, transparent surfaces.

Requirement: Bird-safe treatments are required on all new structures, new structure additions, and remodel(s) of existing, non-conforming structures that include the replacement of the glass or windows on at least one façade of the existing structure (see Section 8182-2). The following structural feature are considered bird hazards: freestanding clear glass walls/fences; balconies with unbroken glazed segments (16 square feet or larger); transparent glass-like components on rooftops; uncovered atriums; and uncovered/enclosed courtyards enclosed in glass. Building features that are considered bird hazards shall be avoided or treated with bird-safe glazing treatments.

Bird-Friendly Window Treatments
Bird-safe glazing treatments are required on unbroken glazed segments that are 16 square feet or larger. Acceptable bird-friendly window treatments include, but are not limited to, the following:
a. Glass/glazing treatments: Ultra-violet patterned glass, fritting, netting, permanent stencils, frosted glass, window films, etched glass, and glass block. Mirrored glass is prohibited.
b. Architectural features added to the exterior of windows, such as window screens, louvers, shutters, latticework, decorative grilles, or exterior shades.

Physical grids or horizontal/vertical lines used for bird-safe window treatments shall meet the 2x4 rule — horizontal spaces must be less than 2 inches high and vertical spaces must be less than 4 inches wide. Treatments that contribute to a bird-friendly building include balconies or overhangs, deeply recessed windows, awnings, window mullions, and tinted glass. The Planning Director may approve equivalent bird-safe glazing treatments based upon the recommendation of the Planning Staff Biologist or County-contracted qualified biologist.

Documentation: The Permittee shall provide specifications for bird-friendly building material to the Planning Division for review and approval. The Permittee shall include the manufacturer's specifications for bird-friendly building materials. The Permittee shall install all bird-friendly building materials in accordance with the approved plans.

Timing: The Permittee shall submit bird-friendly building material specifications to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the bird-friendly building materials for the life of the Project.

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Monitoring and Reporting: The Planning Division maintains a stamped copy of the bird-friendly building materials in the Project file. The Permittee shall ensure that bird-friendly building materials are installed according to the approved bird-friendly building materials specifications prior to the issuance of a Certificate of Occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure bird-friendly building materials are installed according to the bird-friendly building materials specifications. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8178-2.6.12 of the Ventura County Coastal Zoning Ordinance.

36. Restriction on the use of Anticoagulant Rodenticides

Purpose: To comply with Coastal Zoning Ordinance § 8178-2.8, Pesticides and Pest Management in the Coastal Zone, and to avoid significant impacts to non-target wildlife such as mountain lions and other large predators, which could be harmed by directly consuming poisoned bait or by consuming prey that have ingested anticoagulant rodenticides.

Requirement: Rodenticides containing any anticoagulant compounds including, but not limited to Warfarin, Brodifacoum, Bromadiolone, or Diphacinone shall not be used at the Camp, including the development envelope and fuel modification zones.

Documentation: The Permittee shall maintain a record of rodenticides used at the Camp including their labels.

Timing: The Permittee shall be in compliance with this condition throughout the life of the project.

Monitoring and Reporting: The Permittee shall provide a record of rodenticides used including their labels for review by Ventura County Planning, when requested. 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.

37. Underground Utilities

Purpose: In order to ensure that public utility extensions from the point of connection to the structure(s) comply with General Plan Public Facilities, Services, and Infrastructure Policy PFS 7.4.

Requirement: Where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color shall be compatible with the surroundings to the extent safety and economic considerations allow. Where undergrounding of utilities is feasible, the Permittee shall place utility service lines

beneath the roadway to minimize impacts associated with trenching and native vegetation removal.

Documentation: The Permittee shall provide a copy of the project plans denoting the location of utility service lines, point of connection, and alignment to the structure(s) the utility will serve, to the Planning Division for review and approval, to be maintained as part of the project file. If utility service lines cannot be undergrounded, the Permittee shall provide documentation to support the alternate location, design, materials and color of the equipment.

Timing: Prior to the issuance of a Zoning Clearance for construction the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division.

Monitoring and Reporting: The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements § 8183-5 of the Ventura County Coastal Zoning Ordinance.

38. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Policy NAZ-9.2 Noise Compatibility Standards.

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 Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

39. Landscaping
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 California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

Landscaping Objectives: The Permittee must install and maintain landscaping that is required within a fuel modification zone.

Landscaping 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 Coastal Zoning Ordinance Section 8178-8 Water Efficient Landscaping Requirements.

Documentation: The Permittee shall submit 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), Section 8178-8 (Water Efficient Landscaping Requirements) Coastal Zoning Ordinance. 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 a Zoning Clearance for Construction. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in Section 8178-8.9.3 of the Coastal Zoning Ordinance.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Landscaping approval/installation and verification shall occur after the Permittee submits the Certificate of Completion for the landscape installation. County staff shall then conduct

an onsite inspection to verify that the landscaping was installed as required by the approved landscape plan as set forth in Section 8178-8.9.2(a)(2) or the Coastal Zoning Ordinance. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in Section 8178-8.9.3 or the Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

Environmental Health Division (EHD) Conditions

40. Existing OWTS Setback Certification

Purpose: To verify the appropriate setbacks to the septic tank and disposal fields are met. 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 obtain the approval of the Ventura County Environmental Health Division (EHD) prior to expanding the footprint of an existing structure and/or addition of other structures that do not contain bedroom equivalents and/or plumbing.

Documentation: Submit all applicable documentation, including the Certification of Existing Onsite Wastewater Treatment System application, plot plan, floor plan, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring: EHD shall review and approve the OWTS certification application, and conduct site inspections as needed to assure compliance with this condition.

Ongoing Maintenance: Once an OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system so as to prevent OWTS failure or an unauthorized sewage release, and to prevent 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 Ventura County 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.

PUBLIC WORKS AGENCY (PWA)

Engineering Services Department

41. 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 Land Development Services Division

for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development 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 deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Land Development Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review and approval prior to issuance of a Zoning Clearance for development.

Monitoring and Reporting: Public Works Agency staff 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.

Integrated Waste Management Division (IWMD) Conditions

42. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, green waste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.vcpublicworks.org/ord4445.

Requirement: Ordinance 4445, Sec 4770 2.2, requires the Permittee to work with a County franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County franchised solid waste haulers, go to: www.vcpublicworks.org/commercialhaulers.

Documentation: The Permittee must maintain copies of bi monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

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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: www.vcpublicworks.org/ord4421. 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: www.vcpublicworks.org/greenwaste. A complete list of County franchised solid waste haulers is available at: www.vcpublicworks.org/commercialhaulers.

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 and 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: www.vcpublicworks.org/ord4421. 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.

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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.

Watershed Protection District (WPD) Conditions

County Stormwater Program 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 (CSWP) 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.vcpublicworks.org/stormwater forms..

Timing: The above listed item shall be submitted to the CSWP for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Grading Permit or Building 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.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

46. Dust Control from Construction Activities

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

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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.
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.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Dust control is a standard condition on all Grading Permits issued by Publics Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of APCD Rule 55 is also conducted by APCD staff on a complaint driven basis.

Ventura County Fire Protection District (VCFPD) Conditions

47. Address Numbers (Single- Family Homes)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 4-inch (4”) address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150’) from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install approved address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

48. Private Driveway Widths, Single Family Dwelling (Up to Four Parcels)
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 design all private driveways in accordance with Ventura County Fire Protection District access standards. Driveways serving one (1) R 3 structures shall be a minimum paved width of 15 feet shall be provided in Hazardous Fire Areas and Wildland Urban Interface Areas.

Signs prohibiting obstruction and parking along the shared driveway shall be posted at the discretion of the Fire Department. The Permittee shall install the required access improvements, or provisions to guarantee the installation, shall be completed prior to map recordation. If the improvements are bonded for, all improvements shall be installed prior to occupancy of any structure within the development. Note: Improvements only serving one (1) lot are required to be installed at time of development of that lot. No bond is required for improvement(s) serving only one (1) lot.]

Parking is prohibited within the required width of access driveways and Fire Department turnarounds.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior to 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.

49. 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 a minimum vertical clearance of 15 feet (15') along all access roads/driveways.

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.

50. Hazardous Fire Area

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure. (VCFPD 46)

Notice: For purposes of these conditions and application of Building and Fire Codes, the term “Hazardous Fire Area” includes the following as referenced in the CBC and VCFPD Ordinance: State SRA Fire Hazard Severity Zone, Local Agency Very High Fire Hazard Severity Zone, Local Agency Wildland Urban Interface Fire Area (WUI Area), Local Agency Hazardous Fire Area.

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51. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

52. 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.

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.

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 701-0-030-350 and 701-0-030-360) IS/ARE WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHALL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE PROTECTION DISTRICT.

Pursuant to General Plan Policy HAZ-1.4, Development in High Fire Hazard Severity Zones and Hazardous Fire Areas, as determined by the Ventura County Fire Protection

District or California Department of Forestry and Fire Protection (CAL FIRE), require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits). To satisfy this requirement, the above notice, along with the Notice of Land Use Entitlement condition must be included in your conditions of approval document.

53. Very High Fire Severity Zone

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements as the project is in a Very High Fire Hazard Severity Zone.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The VCFPD shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

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Exhibit 6 General Plan (GP), Coastal Area Plan (CAP) and Coastal Act (CA) Consistency Analysis

Section Number	General Plan, Coastal Area Plan and Coastal Act Policies	Consistency Discussion
1.	**GP-COS-1.1 Protection of 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. **CAP-ESHA and Buffer Zone Determination and Delineation Policies** **CAP-4.1.3-2.3.1 ESHA Determinations:** ESHA shall be defined 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. Habitat categories that qualify as ESHA are set forth in Section 8178-2.4.1 of the Coastal Zoning Ordinance. Habitat areas that previously met the definition of ESHA shall continue to be defined as ESHA under any of the following circumstances: (a) ESHA is retained within an expanded fuel modification zone in accordance with an ESHA Vegetation Management Plan; (b) the ESHA supports a critical life stage for a special status species (e.g., nesting, denning, breeding or roosting sites); (c) the ESHA was illegally removed or degraded; or (d) the ESHA was damaged or destroyed by natural disaster except when the County finds that the ESHA was permanently destroyed, in accordance with Sec. 8178-2.4.2 of the Coastal Zoning Ordinance. **CAP-4.1.3-2.3.2** Site-Specific ESHA Maps: Site-specific ESHA maps shall be used to accurately identify and map the impacts of	The proposed project was the subject of an Initial Study Biological Assessment (ISBA) (Exhibit 4, ISBA) prepared by a County qualified biologist (Stantec Consulting Services) on July 11, 2017, and updated August 2022 and March 2023. The ISBA was based on habitat assessment and reconnaissance-level surveys conducted January 8, 2016; January 15, 2016; March 15, 2016; May 18, 2016; December 6, 2016; June 9, 2017, November 5, 2020; and March 22, 2022. Based on the biological surveys, natural vegetation communities within the 300-foot survey area included coast live oak (Quercus agrifolia) woodland, coast live oak-California sycamore (Platanus racemosa) woodland, and wild oats (Bromus spp.) grassland. Additional land cover types included undifferentiated exotic vegetation, cleared land, and urban/disturbed. Little Sycamore Creek runs along the western extent of the survey area, flowing from north to south adjacent to an existing unpaved access road. This ephemeral drainage is vegetated by coast live oak-California sycamore woodland and is considered Environmentally Sensitive Habitat Area (ESHA). On May 6, 2021, the Ventura County Fire Department (VCFD) conducted a site visit to assess the building site for the required Fuel Modification Zones. The VCFD identified that no new fuel modification will be required, and that only annual grass will need to be cut, and nearby trees maintained. This information is presented in the Fuel Management Zone Exhibit in the MND (Exhibit 4). Additionally, the Permittee will be required to mitigate 0.78 acres of ESHA that were removed without a permit. Site-specific ESHA maps accurately identify the proposed building site and ESHA that was removed without a permit, outside the development envelope (Exhibit 4, ISBA). The site plan, (Exhibit 3), along with these studies and findings, informed the preparation of the Mitigated Negative Declaration (MND). In line with GP-COS-1.1, the MND ensures that, when feasible, mitigation measures prioritize avoiding impacts, minimize impacts, and compensate for any remaining impacts, thereby reducing them to a less

	proposed new development on ESHA. To accurately identify and assess such impacts, each coastal development permit application that has the potential to result in adverse impacts to ESHA shall include a site-specific map that delineates the location of all ESHA and buffer zones. Site-specific ESHA maps shall be based on site-specific biological surveys and maps. All areas that meet the definition of ESHA shall be mapped as ESHA, and the extent of ESHA on site-specific biological resource maps shall be based on ESHA determinations made in accordance with ESHA Policy 3.1 **CAP-4.1.3-2.3.3 Adopted ESHA Maps** The general location of ESHA within the coastal zone is depicted on Figures 4.1.3-1 through 4.1.3-3 as follows: North Coast Subarea (Figure 4.1.3-1) Central Coast Subarea (Figure 4.1.3-2) South Coast Subarea, including Santa Monica Mountains (Figure 4.1.3-3). Pursuant to ESHA Policy 3.2, the precise boundaries of ESHA shall be determined on a site-specific basis using site-specific biological resource maps, and areas mapped as ESHA (whether or not such areas are identified as ESHA on adopted maps) shall be subject to ESHA-related policies and provisions of the LCP. If a site-specific biological resource map is different from an adopted ESHA map, then the County shall maintain a record of such discrepancies for use during an ESHA map update process (see ESHA Program 1). **CAP-4.1.3-2.3.4 Buffer Zones Maps** To provide distance and physical barriers to human disturbance, buffer zones shall be established between new development and 1) ESHA; and 2) parklands/protected open space areas acquired by natural resource agencies or conservation organizations for natural resource protection (e.g., Point Mugu State Park, Leo Carrillo State Park). Buffer zones shall meet the following criteria: a. The width shall be sufficient to ensure the biological integrity and preservation of the biologically sensitive area and	than significant level, in compliance with the California Environmental Quality Act (CEQA) and County standards. Based on the discussion above, the proposed project is consistent with the following policies: GP-COS-1.1 Protection of Biological Resources CAP-4.1.3-2.3.1 ESHA Determinations CAP-4.1.3-2.3.2 Site-Specific ESHA Maps CAP-4.1.3-2.3.3 Adopted ESHA Maps CAP-4.1.3-2.3.4 Buffer Zones Maps Note, this application was submitted prior to the adoption of the Coastal Zone Ordinance ESHA regulations, it was determined that the ISBA sufficiently addressed the coastal biological and ESHA issues thereby providing the information required for a Coastal ISBA.

	ecosystem they are designed to protect, and the minimum width of a buffer zone shall be 100 feet; and b. ESHA buffer zones shall be designed to protect the adjacent ecosystem and be compatible with the continuance of the protected habitat. Also, see ESHA Policy 5.2(b) for information on the application of buffer zones in existing communities and Policy 5.14 for parkland/open space buffers.	
2.	**CAP Environmentally Sensitive Habitat Areas (ESHA) Policies** **CAP-4.1.3-2.1.1 Environmentally Sensitive Habitat Areas (ESHA).** ESHA shall be protected against any significant disruption of *habitat* values, and only uses dependent upon those resources shall be allowed within those areas, except as specifically allowed in ESHA Policy 4.1(b) and Policy 4.2 below. In all cases, adverse impacts on ESHA shall be avoided, to the maximum extent feasible, and unavoidable impacts shall be minimized and mitigated. **CAP-4.1.3-2.1.2 Development Adjacent to ESHA.** Development in areas adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade ESHA and shall be compatible with the continuance of the habitat. **CAP-4.1.3-2.1.3 Coastal Waters, Wetlands, and Marine Resources.** Protect, maintain and, where feasible, restore the biological productivity and quality of coastal waters, *streams*, *wetlands*, *estuaries*, lakes, and marine resources. **CAP-4.1.3-2.1.4 Environmentally Sensitive Habitat Areas Policy, Applicability of ESHA Policies.** The provisions of this section apply to all coastal development permit applications with the potential to result in adverse impacts to an ESHA or buffer zone as follows: a. Areas mapped as ESHA, and areas that meet the definition of ESHA (whether or not such areas are identified as ESHA on certified LCP maps), shall be subject to the ESHA-related policies and provisions of the LCP; and	As shown in the ISBA (Exhibit 4, ISBA), the proposed structure is partially located within the 100-foot buffer from Little Sycamore Creek. The ISBA depicts the existing development footprint and ESHA within 100 ft of the proposed structure. Existing development includes one residence and accessory structures, these structures have been improved since 1930's. The proposed pool and pool cabana, water wells and existing agricultural use are located within areas of the property that historically have been denuded of native vegetation prior to 1960 and periodically used for agriculture. In accordance with CAP-4.1.3-2.1.2, development in areas adjacent to ESHA has been sited and designed to prevent impacts that would significantly degrade ESHA and is compatible with the continuance of the habitat. While a portion of the proposed cabana is situated within the 100-foot buffer of Little Sycamore Creek, the area to be impacted consists of annual brome grasslands and cleared land, these areas provide poor habitat value and limited buffering capacity. Well no. 1 is also located within the 100-foot buffer of the creek, within a developed road shoulder. To comply with CZO § 8178-2.6, the proposed Project will be subject to conditions of approval requiring the Permittee to adhere to erosion control best management practices to prevent adverse effects to water quality (Exhibit 5, Condition No. 47). As discussed above, due to the existing level of disturbance of the proposed building site within the existing development envelope the project would not degrade the functions or values of Little Sycamore Creek. Because the Project would provide an adequate buffer for waters and/or wetlands through

	b. Where multiple ESHA policies have different requirements that are applicable, then the policy that is most protective of the biological resource shall apply. However, if policies specifically allow or regulate uses in wetlands or rivers/streams that would otherwise not be allowed in ESHA, those specific policies shall apply to those uses, not the more general ESHA policies.	adherence to conditions of approval, project-specific and cumulative impacts to Little Sycamore Creek would be less than significant. The proposed permit request maintains the environmental standards set forth by the County, ensuring that the proposed project aligns with both the Camp's historically established use and these General Plan policies. Since submitting the application to the County, the applicant and County staff have reviewed and collaborated on several design and site plan changes. The proposed project design in the site plans (Exhibit 3) and with mitigation measures represents the Least Environmental Damaging Alternative Analysis (LEDAA). Based on the discussion above, the proposed project is consistent with the following policies: CAP-4.1.3-2.1.1 Environmentally Sensitive Habitat Areas (ESHA) CAP-4.1.3-2.1.2 Development Adjacent to ESHA. CAP-4.1.3-2.1.3 Coastal Waters, Wetlands, and Marine Resources CAP-4.1.3-2.1.4 Environmentally Sensitive Habitat Areas Policy, Applicability of ESHA Policies.
3.	**CAP-4.1.3-2.2.1 Environmental Review Policy** Within the coastal zone, the environmental review process for proposed development shall be conducted as follows: a. To accurately identify ESHA and assess the impacts of proposed new development on ESHA, each application for development that may result in the degradation or destruction of ESHA shall include a site-specific environmental assessment that includes: (1) a site-specific biological resource map (see ESHA Policy 3.2), including a wet environment delineation (if applicable), and an analysis of all potentially adverse impacts (on-site, off-site) on those biological resources; and (2) a least environmentally damaging alternatives analysis (see ESHA Policy 5.1). Requirements for the site-specific environmental	As discussed in Section 2(above), site specific maps for ESHA and wet environments adjacent to the building site were prepared. The LEDAA prepared for this project evaluated alternatives analyzed in accordance with CAP-4.1.3-2.2.1 and COS 1-.8. Existing conditions are discussed below: ***Existing Access*** Access to the site is provided by an existing 15 ft wide unpaved driveway that extends north of Cotharin Road located within the existing development envelope (Exhibit 3). ***Fuel Modification*** Fuel Modification has been historically maintained in the property since prior to the Coastal Act, the proposed structure will be located within an area that has been previously disturbed and within the existing development envelope.

	assessment and least environmentally damaging alternatives analysis are set forth in the Coastal Zoning Ordinance. b. Any area defined as ESHA, or mapped as ESHA or *buffer zone* on site-specific maps, shall be accorded all protections provided for such areas in the LCP ***CAP-4.1.3-2.5.1 Least Environmentally Damaging Alternative*** Development, including the fuel modification zone, shall be sited and designed to protect ESHA against any significant disruption of habitat values and avoid adverse impacts to the ESHA ecosystem (both on-site and off-site). Where development is permitted in ESHA or buffer zone pursuant to ESHA policies 4.2 and 4.3 – Economically Beneficial Use, such development shall be sited and designed to protect ESHA and avoid adverse impacts to the ESHA ecosystem to the maximum extent feasible. If there is no feasible alternative that avoids all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Mitigation shall not be used as a substitute for the selection of the least damaging site-design alternative. During the least damaging alternatives analysis, an applicant shall confirm the width of the proposed fuel modification zone with the Ventura County Fire Protection District. A least damaging alternatives analysis shall include evaluation of the proposed fuel modification zone and maximum allowable expanded zone. A least damaging alternatives analysis is not required for a project that is limited to expanding upon an existing fuel modification zone for existing, legally established development. **COS-1.8 Bridge Crossing Design** The County shall require discretionary development that includes new or modified road crossings over streams, wetlands and riparian habitats to include bridging design features with bridge columns located outside the riparian habitat areas, when feasible. **Coastal Act Section 30240 Environmentally Sensitive Habitat Areas Adjacent Developments**	***Existing Bridges*** Access within the property includes two existing bridges that have been used to cross the creek, no improvements are required as part of this project. Aerial imagery shows that the property has been developed on both sides of the creek prior to 1960, and assessors' records show structures on the property as early as 1936. **Least Environmentally Damaging Alternative (LEDAA)** To minimize impacts, proposed development has been sited within the existing disturbed areas. As concluded in the ISBA, grading and construction activities within the Project development footprint will be limited to wild oats grassland and cleared land, which provide little ecological value. Suitable habitat for special status plant species is not present within the Project development footprint. New earth disturbance for the construction of a pool, pool cabana, decks and water wells are located within areas of the property that are denuded of native vegetation except for wild oats grassland and this location has been intermittently used for agriculture throughout the history of the site. However, the Project has the potential to encroach into the protected zone of four coast live oak trees, therefore the permit has been conditioned to require a Tree Protection Plan (Mitigation Measures BIO-1) and Tree Health Monitoring and Reporting (Mitigation Measures BIO-2) to reduce potential impacts to protected trees to a less-than-significant level. Construction activities limited to this area represent the LEDAA for the proposed Project. Based on the discussion above, the proposed project is consistent with the following policies: CAP-Environmental Review Policy 4.1.3-2.2.1 CAP-Least Environmentally Damaging Alternative 4.1.3-2.5.1 COS-1.8 Bridge Crossing Design Coastal Act Section 30240 Environmentally Sensitive Habitat Areas Adjacent Developments

	(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those 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 those areas, and shall be compatible with the continuance of those habitat and recreation areas.	
4.	**Coastal Act Section 30250 Location** **Existing Developed Area** (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. (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.	As discussed in Section 2 above, development has been sited within the existing development footprint as depicted in the site plan (Exhibit 3). The MND identified that the project could have significant impacts to ESHA, with the incorporation of mitigation BIO-1- through BIO-11, impacts would be reduced to less than significant. These mitigation measures are included in the permit conditions of approval as Condition Nos. 18 through 28 (Exhibit 5). Based on the discussion above, the proposed project is consistent with the following policy: Coastal Act Section 30250 Location-Existing Developed Area
5.	**CAP-4.1.3-2.2.1 Environmental Review Policy** Within the *coastal zone*, the environmental review process for proposed *development* shall be conducted as follows:	On July 11, 2019, the application was distributed for review to the National Parks Service, California State Department of Parks, California State Coastal Conservancy, Santa Monica Mountains Conservancy and Trust of Public Lands, in compliance with CAP-4.1.3-2.2.1 Environmental Review Policy. This compliance ensures that potential impacts to ESHA under their

	c. When applicable, applicants for a coastal development permit shall consult with responsible federal/state natural resource agencies to ensure that potential impacts to ESHA under their jurisdiction are avoided or minimized in a manner consistent with federal/state law. Also, in the Santa Monica Mountains (M) overlay zone, new coastal development permit applications shall be provided to the National Park Service and the State Department of Parks and Recreation for review and comment. **CAP-4.1.3-2.2.2 Lots Subject to Near-Term Conveyance Agreement for Preservation** The County shall ascertain through the documentation provided by the applicant or through the environmental review process if the subject property, or a portion thereof, is subject to a near term conveyance agreement for preservation. A near term conveyance agreement for preservation is a contract by which the subject property will be conveyed, within 24 months or less, to a natural resource agency or non-profit conservation organization and is used primarily for conservation or open space purposes. No permit authorizing development on a property subject to such a near-term conveyance agreement for preservation shall be approved unless the natural resource agency or conservation organization to which the property will be conveyed informs the County that it approves of the development. **GP-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	jurisdiction are avoided or minimized in a manner consistent with federal/state law. No comments were received in response to the July 11, 2019, request for application review. At the time of application, no portion of the property was subject to a near-term conveyance agreement for preservation. The Planning Division received comments related to the draft MND on February 28, 2025, from CDFW. The proposed final MND, the comments letters from the CDFW and the response to comments are attached as Exhibit 4. As discussed in Section 2 (above), while a portion of the proposed structure is located within the 100-foot buffer of the creek, the area to be impacted consist of annual brome grasslands and cleared land, areas that provide poor habitat value and limited buffering capacity. Water Well No. 1 will also be located within the 100-foot buffer of the creek, within a developed road shoulder. To comply with CZO Section 8178-2.6, the proposed Project will be subject to conditions of approval requiring the Permittee to adhere to erosion control best management practices (BMPs) to prevent adverse effects to water quality. Due to the existing level of disturbance in the proposed development envelope, the proposed construction and use of the pool within the 100-foot buffer of the creek would not degrade the function or values of the creek. Additionally, the permittee will need to comply with Mitigation Measures BIO-1 through BIO-11 (Exhibit 5, Condition Nos. 18 through 28.). Based on the discussion above, the proposed project is consistent with the following policies: CAP-4.1.3-2.2.1.c Environmental Review Section CAP-1.3-2.2.2 Lots Subject to Near-Term Conveyance Agreement for Preservation GP- COS-1.9 Agency Consultation Regarding Biological Resources GP- LU-19.4 Consultation with State and Federal Agencies

	resources, including rare, threatened, or endangered species, are avoided or minimized. **GP-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.	
6.	**CAP-Siting and Design Techniques for Development** **Least Environmentally Damaging Alternative 4.1.3-2.5.1** Development, including the fuel modification zone, shall be sited and designed to protect ESHA against any significant disruption of habitat values and avoid adverse impacts to the ESHA ecosystem (both on-site and off-site). Where development is permitted in ESHA or buffer zone pursuant to ESHA policies 4.2 and 4.3 – Economically Beneficial Use, such development shall be sited and designed to protect ESHA and avoid adverse impacts to the ESHA ecosystem to the maximum extent feasible. If there is no feasible alternative that avoids all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Mitigation shall not be used as a substitute for the selection of the least damaging site-design alternative. During the least damaging alternatives analysis, an applicant shall confirm the width of the proposed fuel modification zone with the Ventura County Fire Protection District. A least damaging alternatives analysis shall include evaluation of the proposed fuel modification zone and maximum allowable expanded zone. A least damaging alternatives analysis is not required for a project that is limited to expanding upon an existing fuel modification zone for existing, legally established development. **Adjacent Development 4.1.3-2.5.3** Development in areas adjacent to ESHA, in buffer zones, and parklands/protected open space areas acquired by natural resource agencies or conservation organizations for natural resource protection, shall be sited and designed to prevent the degradation	**CAP-Least Environmentally Damaging Alternative 4.1.3-2.5.1** See Section 3 (Above) **CAP Adjacent Development 4.1.3-2.5.3** As discussed in Section 2 (above), the proposed pool and pool cabana have been sited within the existing development envelope and no new fuel modification will be required. ***CAP -Clustered Development 4.1.3-2.5.4*** As discussed in Section 3 (above), development in the property has historically been along the flatter areas of the property and along the creek. The proposed pool and pool cabana has been sited away from steep slopes. ***CAP-Access Road and Driveways 4.1.3-2.5.5*** The existing road is considered an area that was previously disturbed and developed. As shown in Exhibit 3 (Plans), the VCFD allowed some aspects of the design to preserve the existing conditions, two vehicular bridges will remain as is. The existing gate at Cotharin Road will continue to be the used as the main entry to the property. ***CAP-Fuel Modification in ESHA or Buffer Zones 4.1.3-2.5.6*** As discussed in Section 1 (above), the proposed pool and pool cabana has been sited within the existing development envelope and no new fuel modification will be required. Fuel Modification Zones will not extend into federal or state parklands. The project is subject to a condition of approval that will require the applicant to prepare and implement a Fuel Modification Plan that will be reviewed and approved by the VCFD (Exhibit 5, Condition

	of, and be compatible with the continuance of, the adjacent biological resources **Clustered Development 4.1.3-2.5.4** To minimize the loss or fragmentation of ESHA, proposed development shall be located away from ESHA and steep slopes and clustered near existing permitted development and roadways/services. Also, if a building site is in or adjacent to ESHA or buffer zone, then structures within the building site shall be configured to maximize the use of overlapping fuel modification zones. **Access Roads and Driveways 4.1.3-2.5.5** To minimize adverse impacts to ESHA from road construction, the number of driveways or access roads shall be limited to the minimum necessary, and the following siting and design techniques shall be employed in new development: a. No more than one driveway shall be permitted for residential development, and secondary access roads are prohibited unless required for fire safety by the Ventura County Fire Protection District; b. Whenever feasible, utilize existing roads to provide access for development or temporary uses − such as geotechnical testing, outdoor festivals, and outdoor sporting events; c. Grading cuts and fills shall be minimized by combining access ways and driveways among adjacent properties to a single, shared road wherever possible; and d. When access roads are required, minimize the length, width, and grading necessary for such roads, except when a wider road is required for fire safety by the Ventura County Fire Protection District. **Fuel Modification Zones in ESHA or Buffer Zone 4.1.3-2.5.6** Fuel modification zones are permitted in ESHA or buffer zones to protect legally-established structures from identified wildfire hazards.	No. 26). Furthermore, the project will be subject to fire prevention and fire protection standards as discussed in Section 12 (below). ***CAP -Water and On-Site Wastewater Treatment Systems 4.1.3-2.5.7*** Water to the property will continue to be provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S. Two new agricultural water wells are proposed for irrigation of organic crops. The geologic evaluation of water well usage for farming dated December 10, 2021, concluded that the groundwater to be extracted by the new wells and from surrounding area are potentially unique and structurally differing geologic sources. The report also noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south-east side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater like contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. Additionally, the geological evaluation states that it is highly unlikely that groundwater extraction within Taschen Ranch would have a negative impact on other adjacent parcels, and the location of adjacent wells that are at least 1,000 ft away and at higher elevations. Collectively, these hydrological conditions ensure that local or nearby groundwater supply or level will not be significantly impacted by the proposed wells. Based on the additional water needed for the proposed construction and agricultural irrigation and supplemented by professional analysis of hydrogeological impacts from extracting groundwater shows that the proposed project is considered to have a less than significant impact to groundwater quantity. The existing dwelling uses an existing Onsite Waste Treatment System (OWTS) that consist of a 1,500-gallon septic tank and leach field. A new connection to the existing septic system is not required as part of this project and the continued use of the septic system will not result in a reduction of groundwater quality below the objectives set in the Basin Plan. **CAP-Steep Slopes and Open Space Requirements 4.1.3-2.5.8** No development will occur in areas with a slope over 30 percent gradient. ***CAP -Alteration of Landforms 4.1.3-2.5.9***

	The following regulations are intended to minimize adverse impacts of vegetation management activities to ESHA and buffer zones: a. All Fuel Modification Zones. 1. Site development techniques and building design measures, such as clustered development, ember resistant building materials, etc. shall be used to minimize the size of fuel modification zones that results in the loss or fragmentation of ESHA or buffer zone. 2. When vegetation removal or thinning conducted for fire safety, vegetation removal and thinning techniques shall be utilized that minimize impacts to native vegetation and water quality to the maximum extent feasible. 3. To the maximum extent feasible, development shall be sited and designed to locate all fuel modification zones onsite when the proposed fuel modification zone would impact (i) ESHA or buffer zone on an adjacent lot or (ii) impact undeveloped open space that is owned or managed by a natural resource agency or conservation organization. 4. No development shall be approved that results in a mandatory fuel modification zone that extends onto federal or state parklands without written authorization from the National Park Service or the California Department of Parks and Recreation, as applicable. 5. Structural storm water retention or protection features shall only be allowed within a mandatory fuel modification zone when there is no feasible alternative for placing them within the building site. b. Mandatory Fuel Modification Zones. The standard width of the mandatory fuel modification zone around legally-established structures within the building site is 100 feet. Under unique site-specific conditions, the Ventura County Fire Protection District may determine that it is necessary to expand the mandatory fuel modification zone of new development to 200 feet if needed to protect life and property from wildland fires. Allowable development	The project will be located within areas that were considered exiting development envelope as depicted in Exhibit 3 (Plans). Estimated grading earthwork for structural development will be approximately 1,600 cubic yards (CY) of cut and 1,600 CY of fill. The permittee will be required to submit a grading plan to the Public Works Agency prior to the issuance of zoning clearance for construction (Exhibit 5, Condition No. 43). The MND identified that the project rebuild could have significant impacts to ESHA however, with the implantation of mitigation BIO-1- through BIO- impacts would be reduced to less than significant. Threse mitigation measures are included in the permit conditions of approval as Condition Nos. 18 through 28 (Exhibit 4). ***CAP -Water Quality and Coastal Waters 4.1.3-2.5.10*** The MND (Exhibit 4) identified that the project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit (Exhibit 5, Condition No. 45) or any other NPDES Permits. As discussed in Section 2 (above), a portion of the cabana and water well no.1 are situated within the 100-foot buffer of Little Sycamore Creek. To comply with CZO Section 8178-2.6, the proposed Project will be subject to a condition for approval requiring the Permittee to adhere to erosion control best management practices to prevent adverse impacts to water quality (Exhibit 5, Condition No. 47). Additionally, due to the existing level of disturbance within the development envelope within the 100-foot buffer from Little Sycamore Creek, the proposes project would not degrade the functions or values of said creek. California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement (SAA) (Exhibit 5, Condition No. 32) the impacts would be reduced to less than significant levels. These measures are designed to address water quality concerns and ensure that any potential adverse effects are properly mitigated, as required by CAP-Public Works Section 4.4.7.3. The proposed project will also adhere to Condition No. 30 On- and Off-Site Preservation of Environmentally Sensitive Habitat Areas (ESHA) in the

	outside the building site but within the first 100 feet of the fuel modification zone shall be limited to the following: 1. Resource-dependent and non-resource dependent uses pursuant to Coastal Area Plan ESHA Policy 4.1; 2. Drought-tolerant native landscaping (see Coastal Area Plan Section 4.1.8 - Water Efficient Landscaping, Policies 1, 4, 8 and 9); 3. Confined animal facilities that do not require additional fuel modification; and 4. Water wells/septic drainage fields not located in the building site. c. Expanded Fuel Modification Zones. 1. Pursuant to Section AE-2.5, an expanded fuel modification zone may be authorized up to 300 feet from a legally-established structure within the building site or to the property line, whichever distance is shorter, if it is determined by the Ventura County Fire Protection District that it is necessary to protect life, property, and natural resources from unreasonable risks associated with wildland fires. In making this determination, the Ventura County Fire Protection District may consider whether there are any other feasible mitigation measures possible. Notwithstanding the foregoing, a 300-foot-wide fuel modification zone is allowed to protect the existing communication and tactical assets facility of U.S. Naval Base Ventura County at Laguna Peak. 2. An ESHA Vegetation Management Plan shall be required for an expanded fuel modification zone that contains ESHA or buffer zone. 3. Expanded fuel modification zones that contain ESHA and buffer zones shall be protected and maintained for the life of the permitted development through an ESHA Vegetation Management Plan. The County shall condition coastal development permits to record a notice on the property title that discloses the maintenance requirements associated with the ESHA Vegetation Management Plan including a copy of said plan. Any modifications to the ESHA	Santa Monica Mountains (M) Overlay Zone (Exhibit 5) that will require that all ESHA, buffer zones, steep slopes, and ESHA adjacent to parklands, located outside of the building site and mandatory fuel modification zone be preserved in perpetuity through a County-approved conservation easement or conservation instrument. Additionally, the project is subject to water quality Condition No. 5 (Exhibit 47). ***CAP-Bird Mortalities 4.1.3-2.5.11*** The project will be subject to a condition of approval that will require the applicant to incorporate bird friendly standards as part of the design (Exhibit 5, Condition No.35) ***CAP-Invasive Plants 4.1.3-2.5.12*** To reduce and/or eliminate the proliferation of invasive and non-native plants the applicant will be required to comply with mitigation measure BIO-7 which will prohibit invasive plant species from being used any erosion control seed mix and landscaping associated with the project (Exhibit 5, Condition No. 24) ***CAP-Parkland/Open Space Protection 4.1.3-2.5.14*** Pursuant to the Ventura County Coastal Zoning Ordinance Section 8177-4.1.6, 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 0.75 miles east 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. The project site is not currently accessible by the public or the National Park Service; and, hence, absent any individuals in this area. Due to the steep terrain, public views of the proposed project are not visible from the National Park Service's property. As discussed in this section(above), all ESHA and open space outside the existing development envelope will be preserved in perpetuity through a County-approved conservation easement or conservation instrument pursuant to Condition No. 30 On- and Off-Site Preservation of Environmentally Sensitive Habitat Areas (ESHA) in the Santa Monica Mountains (M) Overlay Zone (Exhibit 5).

	Vegetation Management Plan shall be recorded on the property title upon approval of the modified plan. 4. Allowable uses in expanded fuel modification zones shall be limited to thinning for fuel modification and resource-dependent uses (see Coastal Area Plan ESHA Policy 4.1) that do not require any additional expansions of the fuel modification zone. **Water and On-Site Wastewater Treatment Systems 4.1.3-2.5.7** a. Water Wells - Construction of water wells to support new development or an intensified use of existing development may be permitted only if such well(s) would not individually or cumulatively cause significant adverse impacts on groundwater aquifers, streams, riparian vegetation, or other coastal resources. This policy shall be implemented based on assessments submitted by a qualified professional during the discretionary permitting process. Although water can be imported by truck to serve existing, permitted development during a severe water shortage (i.e., a well runs dry for a residential home), new or intensified development shall not be permitted based on a water supply delivered by truck. b. On-Site Wastewater Treatment Systems (OWTS) - OWTS shall be sited and designed in a manner that will minimize impacts to ESHA, including wetlands and other wet environments, due to grading, site disturbance, ground saturation, or seepage from leach field(s) or seepage pit(s). **Steep Slopes and Open Space Requirement 4.1.3-2.5.8** a. To minimize impacts on ESHA, development shall not be permitted in areas of slope over 30 percent gradient, unless there is no other feasible location on the subject lot and the development is allowed pursuant to Biological Resource Policy 4.3- Economically Beneficial Use. b. All Coastal Development Permits that include the approval of development within ESHA, buffer zones, steep slopes, or adjacent to parklands shall be conditioned to require the remaining ESHA, buffer zones, and slopes over 30 percent gradient located outside of the approved building site and mandatory fuel modification zone are	***CAP-Film Production 4.1.3-2.5.15*** Film production is not part of the proposed project. ***CAP-Habitat Preservation 4.1.3-2.5.17*** The project site consists of approximately 154 acres. As discussed in Section 2 (above), development in has been sited and clustered within the existing development footprint as depicted in the Site Plan (Exhibit 3). The permittee will be required to preserve in perpetuity all ESHA and open space outside the existing development envelope pursuant to Condition No. 30 On- and Off-Site Preservation of Environmentally Sensitive Habitat Areas (ESHA) in the Santa Monica Mountains (M) Overlay Zone (Exhibit 5). ***CAP-Outdoor Lighting 4.1.3-2.5.18*** To avoid light encroachment into ESHA and minimize outdoor lighting in the Santa Monica Mountains the applicant will be required to comply with mitigation measure BIO-11 Wildlife Habitat Outdoor Lighting/Glare (Exhibit 5, Condition No. 28). ***CAP-Fencing, Gates and Walls 4.1.3-2.5.19*** The existing access gate will remain. The existing fences along Cotharin and Yerba Buena Road will remain, no new fences are proposed. Any future fencing will be required to comply with Mitigation Measure BIO-20: Fencing Adjacent to Wildlife Corridors (Exhibit 5, Condition No. 27). ***CAP-Noise 4.1.3-2.5.20*** The project would not involve the use of amplified sound at the project site. The County considers monarch butterfly roost sites and nesting birds to be noise sensitive receptors potentially subject to adverse effects of noise. With the Implementation of mitigation measures BIO-3: Pre-Construction Surveys and Relocation of Special-Status Species (Exhibit 5, Condition No. 20), BIO-4: Monarch Butterfly Surveys and Avoidance (Exhibit 5, Condition No. 21) and BIO-5: Avoidance of Nesting Birds (Exhibit 5, Condition No. 22) impacts to ESHA will be reduced less than significant. **GP-COS-1.6 Discretionary Development on Hillsides and Slopes** Development in historically has been limited to the flatter areas along the creek. The ISBA prepared for this project included a site-specific

	preserved in perpetuity through a conservation easement or conservation instrument, according to the policies and standards of the LCP. **Alteration of Land Forms 4.1.3-2.5.9** Development shall be sited and designed in a manner that will minimize grading, alteration of natural land forms, and brush/vegetation removal to avoid adverse effects on the ecological function of (and water quality within) wet environments, wetlands, coastal waters, and other ESHA. **Water Quality and Coastal Waters 4.1.3-2.5.10** Development shall be sited and designed to protect water quality and minimize impacts to wetlands, wet environments, and coastal waters. When appropriate, utilize open space restrictions to protect such areas from adverse impacts associated with the development. **Bird Mortalities 4.1.3-2.5.11** Bird mortalities resulting from bird collisions with buildings shall be reduced through application of bird-friendly building standards. **Invasive Plants 4.1.3-2.5.12** To reduce the spread of invasive or invasive watch list plant or animal species, landscaping shall primarily consist of native, drought-tolerant vegetation and be designed in accordance with best management practices developed for reducing the spread of such species. (Also, see Section 4.1.6 - Water Efficient Landscaping, Policies 8 and 10; and Section 4.1.4 - Tree Protection, Non-Native Invasive or Invasive Watch Species Trees, Policies 9 and 10.) **Parkland/Open Space Protections 4.1.3-2.5.14** Open space setbacks/buffers and use restrictions shall be used to protect parklands or open space areas acquired by natural resource agencies or conservation organizations for natural resource protection (e.g., Point Mugu State Park, Leo Carrillo State Park). Such setbacks shall be sufficient to provide distance and a physical barrier to human disturbance and to be compatible with the continuance of the parkland or protected open space area.	assessment and mapping that depicted all ESHA within the 300 ft survey area. Specifically, Figure 3 - Plant Communities of the ISBA (Exhibit 4) depicts ESHA buffers and disturbed areas. The project has been designed to build the structures within existing disturbed areas to avoid and minimize impacts to biological resources. Figure 5 and Figure 6C of the ISBA (Exhibit 5) show the location of the structures within the existing development envelope. Based on the discussion above, the proposed project is consistent with the following policies: CAP- Siting and Design Techniques for Development Policies 4.1.3-2.5.1, 4.1.3-2.5.3 through 5.12 and 5.14 through 5.20. CAP-4.1.3-2.1.2 Development Adjacent to ESHA CAP-4.1.7.9 Visual Resources Coastal Development GP-PFS-4.1 Wastewater Connection Requirement GP-PFS-4.2 Onsite Wastewater Treatment Systems GP-PFS-4.3 Onsite Wastewater Treatment System Failure Repair GP-WR-1.11 Adequate Water for Discretionary Development GP-COS-1.6 Discretionary Development on Hillsides and Slopes CAP-4.1.3-2.8.2 Pesticides and Pest Management in the Coastal Zone

	Film Production 4.1.-2.5.15 Temporary film production activities shall not result in adverse impacts to wetland, ESHA, or buffer zone, including indirect effects from outdoor lighting or noise. **Signs 4.1.3-2.5.16** Signs are prohibited within ESHA except for resource protection or trail interpretative and educational signage, or signage necessary to ensure public safety. Signage within ESHA or its buffer shall be sited and designed to minimize impacts on the resource to the maximum extent feasible **Habitat Preservation Priority 4.1.3-2.5.17** When locating development, the preservation of unfragmented or biologically significant patches of habitat shall be prioritized over fragmented areas of habitat. **Outdoor Lighting 4.1.3-2.5.18** Development, outdoor festivals, and outdoor sporting events shall be sited and designed to avoid light encroachment into ESHA, as well as to minimize outdoor lighting in the Santa Monica Mountains to reduce light trespass or spill, glare, skyglow and light pollution and to preserve the night sky. **Fencing, Gates and Walls 4.1.3-2.5.19** Fences, gates and walls are prohibited within ESHA or buffer zones, except when the fence is located within an approved development envelope, or the fence is used for habitat protection or restoration. Fences, gates and walls within the development envelope shall not isolate wildlife from core habitat areas and shall be sited and designed to avoid impacts to the movement of wildlife. **Noise 4.1.3-2.5.20** Development, outdoor festivals, and outdoor sporting events shall be sited and designed to avoid adverse noise impacts to ESHA. **CAP-4.1.3-2.1.2 Development Adjacent to ESHA**	

	Development Adjacent to ESHA. Development in areas adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade ESHA and shall be compatible with the continuance of the habitat. **CAP-4.1.7.9 Visual Resources Coastal Development** Development, outdoor festivals, and outdoor sporting events shall be sited and designed to avoid light encroachment outside the building site and to minimize outdoor lighting in the Santa Monica Mountains (M) Overlay Zone to reduce light trespass or spill, glare, skyglow and light pollution to preserve the night sky. **GP-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. **GP-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. **GP-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. **GP-WR-1.11 Adequate Water for Discretionary Development** The County shall require all discretionary development to demonstrate an adequate long-term supply of water. **CAP-Public Works Section 4.4.7.3** 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. **GP-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.	
7.	**Siting and Design Techniques for Specific Coastal Habitats** **Plant and Tree Communities Polices (6.16 and 6.17)** **CAP-4.1.3-2.6.16** Oak and native tree woodlands defined as ESHA shall be protected from fragmentation and loss through the preservation and restoration of woodland habitat. **CAP- 4.1.3-2.6.17** The removal or alteration of tree communities that constitute ESHA is prohibited, and development, including roads or driveways, shall be sited and designed to avoid damage to such tree communities.	Project development would encroach onto the Tree Protection Zone (TPZ) of four coast live oaks, this impact would be potentially significant. With the implementation of Mitigation Measure BIO-1 Tree Protection Plan (TPP) and BIO-2 Tree Health Monitoring and Reporting, potential impacts to protected trees will be reduced to a less-than-significant level. Mitigation Measure BIO-1 (Exhibit 5 Condition No. 18) would require the permittee to prepare a tree protection plan for review and approval to the Planning Division, the TPP will include tree protection measure and offset or mitigation that will be provided should any protected tree be damaged unexpectedly. Additionally. Mitigation Measure BIO 2 Tree Health Monitoring and Reporting (Exhibit 5, Condition No. 19) would require that the Permitee submit annual monitoring reports, after the initiation of construction activities and until seven years after the completion of those construction activities, which addresses the success of the tree protection measures and the overall condition of encroached-upon trees in accordance with Section 8178-7 of the Ventura County CZO. Based on the discussion above, the proposed project is consistent with the following policies: CAP-Siting and Design Techniques for Specific Coastal Habitats

		Plant and Tree Communities Policies 4.1.3-2.6.16 and 4.1.3-2.6.17.
8.	**Habitats Supporting Critical Life Stages** **CAP- 4.1.3-2.7.1** Construction activities, outdoor festivals, and outdoor sporting events shall not result in the disturbance of special status species utilizing habitats during a critical life stage (e.g., breeding, nesting, denning, roosting, habitats of such species). **CAP- 4.1.3-2.7.2** During bird breeding seasons, nesting and roosting areas shall be protected from disturbance associated with development or outdoor festivals/outdoor sporting events. Also, during bird migration seasons, such disturbance shall be avoided within bird staging/stopover sites. **CAP- 4.1.3-2.7.3** Natural features used as bat roost sites by special status species shall be protected and preserved from disturbance and degradation. Adverse impacts to bat roosts shall be avoided during the siting and design of new development, construction activities, and outdoor festivals/outdoor sporting events. **CAP-4.1.3-2.7.4** Colonial roosting habitat for butterflies, such as monarch butterfly overwintering sites, shall be preserved and protected from disturbance and degradation associated with development. (Also, see Section 4.1.4 Tree Protection, Policy 1.)	Potential indirect effects from construction, human activity, and related noise would be similar to the existing agricultural operations. Project-related lighting is limited to two wall-mounted outdoor lights outside the pool cabana, to mitigate potentially significant impacts related to light the permittee will be required to comply with mitigation measure BIO-11 Wildlife Habitat Outdoor Lighting/Glare Condition (Exhibit 5, Condition No. 28). No special-status wildlife species were detected during the biological surveys. One avian species, Cooper's hawk (Accipiter cooperii), a CDFW Special Animal and Watch List species, has a moderate potential to nest and forage within the coast live oak-California sycamore woodlands in the survey area. Western pond turtle (Emys marmorata) and two-striped garter snake (Thamnophis hammondii), both CDFW Species of Special Concern, have a moderate potential to occur within Yerba Buena Creek in the survey area, when water is present. While not observed during the field surveys, monarch butterfly (Danaus plexippus; Federal Candidate, CDFW Special Animal) has a high potential to occur. The coast-live oak-California sycamore woodland within the survey area, approximately 75 feet west and north of the development footprint, provides suitable overwintering roost habitat for the species as shown in Figure 6C of the ISBA (Exhibit 4). The Project would not permanently or temporarily remove habitat suitable for Cooper's hawk, western pond turtle, two-striped garter snake, or monarch butterfly. However, if these species occur within development footprint during construction, construction activities may result in direct mortality to individuals. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these special status species if they occur in natural areas adjacent to the footprint of the building envelope. Direct or indirect impacts to these species would be potentially significant. The Project will be subject to standard conditions of approval requiring pre-construction surveys for special status wildlife species, as well as avoidance of special status species and the habitats of such species during critical life stages (e.g., breeding, nesting, denning, roosting). Implementation of these conditions of approval (Exhibit 5,

		Condition No.18 through Condition No. 28) would reduce this impact to a less-than-significant level. Based on the discussion above, the proposed project is consistent with the following policies: CAP- Habitats Supporting Critical Life Stages 4.1.3-2.7.1 through 4.1.3-2.7.4
9.	**GP Biological Resources** **COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands** The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines. **COS-1.11 Discretionary Development Sited Near Wetlands** The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body. **Environmentally Sensitive Habitat Areas**	As discussed in Section 1 (above), the ISBA was prepared by a county qualified biologist (Exhibit 4). The ISBA identified Little Sycamore Creek as an ephemeral stream/drainage within the Survey Area, which are discussed and shown on Figure 4 (e.g. W1) in the ISBA (Exhibit 4). The proposed project area occurs within 100-ft of potential jurisdictional USACE wetland WOTUS, waters of the State and CDFW jurisdictional waters. No waters or wetlands are anticipated to be impacted as a result of this project. The project will avoid direct impacts to the water/wetlands associated with Little Sycamore Creek. The proposed development however does occur within the required 100-ft riparian/wetland buffer of Little Sycamore Creek. The development is proposed within a habitat or land cover type mapped as Wild Oats Grassland and Cleared Land/Road which provided a very low, if any habitat value. The major creek corridor at the project site is Little Sycamore Creek, which runs in a general north to south direction and ultimately discharges south to the Pacific Ocean. Little Sycamore Creek is an intermittent stream that supports well established riparian communities such as California sycamore and coast live oak woodlands. The wetlands associated with Little Sycamore Creek are significant wetland habitats, and therefore pursuant to Ventura County General Plan Policy COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands requires discretionary development to be sited 100 feet from wetland habitats, except the 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on a number of factors listed in the policy. Little Sycamore Creek is also a red-line stream under jurisdiction of the Ventura County Watershed Protection District for flood control purposes.

	CAP-4.1.3-2.1.3 Protect, maintain and, where feasible, restore the biological productivity and quality of coastal waters, streams, wetlands, estuaries, lakes, and marine resources. **Siting and Design Techniques for Specific Coastal Habitats** **Wet Environments and Wetlands** **CAP-4.1.3-2.6.10** All development on land adjacent to or within a wetland or wet environment, or within 500 feet of such environments, shall be sited and designed to maintain water quality and prevent degradation of the ecosystem function. The purposes of such development projects shall be limited to those set forth in Section 30233(a) and 30236 of the Coastal Act. Discretionary development that would adversely impact a wetland habitat shall be prohibited unless there is no feasible less environmentally damaging alternative and if feasible mitigation measures are provided to minimize adverse environmental effects. **CAP-4.1.3-2.6.11** The diking, filling or dredging of wetlands, estuaries, lakes, and open coastal waters may only be permitted in accordance with Coastal Act Policy 30233 (see Chapter 2, Section 2.2 – Environmentally Sensitive Habitats). Such actions may only occur when there is no feasible, less environmentally damaging alternative and where feasible mitigation measures are provided that minimize adverse environmental effects. **4.1.3-2.6.12** The channelization or other substantial alteration of a river or stream shall be prohibited, except for the following: a. Necessary water supply projects; b. Flood control projects, where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing legally established development; and c. Development where the primary function is the improvement of fish and wildlife habitat. In all cases, such alterations shall only be permitted if there is no feasible, less environmentally damaging alternative and when the development is sited and designed to minimize impacts to coastal	Mitigation measures BIO-1 Tree Protection Plan, BIO-2 Tree Health Monitoring and Reporting, BIO-3 Pre-Construction Surveys and Impact Avoidance, BIO-4 Monarch Butterfly Surveys and Avoidance, BIO-5 Avoidance of Nesting Birds, BIO-6 Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing, BIO-7 Invasive Species Seeding and Landscaping, BIO-8 Compensatory Mitigation for Environmentally Sensitive Habitat Areas (ESHA), BIO-9 Fuel Modification Plan, BIO-10 Fencing Adjacent to Wildlife Corridors and BIO-11 Wildlife Habitat Outdoor Lighting/Glare Conditions require construction exclusion fencing, pre-construction surveys and biological monitoring throughout construction, a non-native/invasive plant species control plan be prepared, and the submission of an ESHA mitigation plan to compensate for impacts to ESHA (Exhibit 5, Condition No. 18 through 28). Implementation of BMPs during the construction phase will also be employed and are addressed under mitigation measure Compliance with Post construction Stormwater Management Plan (Exhibit 5, Condition No. 45). Furthermore, in alignment with CAP-4.1.3-2.6.4, to reduce impacts on nearshore shallow water environments used by fish, shellfish, birds, and other aquatic organisms, best management practices and other mitigation measures shall be implemented within the development to protect the water quality of terrestrial wet environments connected to the Pacific Ocean. These conditions of approval include Compliance with Post construction Stormwater Management Plan (Exhibit 5, Condition No. 45, and California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement (SAA) (Exhibit 5, Condition No. 32), Based on the discussion above, the proposed project is consistent with the following policies: COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands COS-1.11 Discretionary Development Sited Near Wetlands CAP-4.1.3-2.1.3 Coastal Waters, Wetlands, and Marine Resources CAP-Wet Environments and Wetlands 4.1.3-2.6.10, CAP-Wet Environments and Wetlands 4.1.3-2.6.11

	resources, including the depletion of groundwater, and maximum feasible mitigation measures are implemented to mitigate unavoidable impacts. Bioengineering alternatives that primarily rely on "soft solutions", such as vegetated berms, are preferred for flood protection over "hard" solutions, such as concrete or riprap channels. Private and public development projects that include a river or stream alteration shall provide habitat restoration, including improvements to fish passage and habitat. **CAP-4.1.3-2.6.13** Alteration of a wet environment is prohibited for the purpose of constructing new road crossings, except where there is no feasible, less environmentally damaging alternative to provide access to public recreation areas or legally established development. If river/stream alterations are allowed, the new road crossing shall be accomplished by bridging, and bridge columns shall be located outside the bed and bank. **CAP-4.1.3-2.6.14** Coastal wetlands at the Santa Clara River mouth, McGrath Lake, Ormond Beach, and other locations shall be protected and, where feasible, restored. Restoration projects shall take into account projected sea level rise to allow for the migration of wetlands to the extent feasible. Passive recreational uses adjacent to such areas shall be sited and designed to avoid adverse impacts on biological and coastal resources. **Coastal Act Section 30231 Biological Productivity Water Quality** 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 with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	CAP-Wet Environments and Wetlands 4.1.3-2.6.12 CAP-Wet Environments and Wetlands 4.1.3-2.6.13 CAP-Wet Environments and Wetlands 4.1.3-2.6.14 Coastal Act Section 30231 Biological Productivity Water Quality Coastal Act Section 30233 Diking, Filling, or Dredging; Continued Movement of Sediment and Nutrients Coastal Act Section 30236 Water Supply and Flood Control

	Coastal Act Section 30233 Diking, Filling, or Dredging; Continued Movement of Sediment and Nutrients (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities. (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps. (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities. (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines. (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas. (6) Restoration purposes. (7) Nature study, aquaculture, or similar resource dependent activities. (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be	

	transported for these purposes to appropriate beaches or into suitable longshore current systems. (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative me sures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division. For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area. **Coastal Act Section 30236 Water Supply and Flood Control** Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (l) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in	

	the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.	
10.	**COS-1.3 Wildlife Corridor Crossing Structures** Based on the review and recommendation of a qualified biologist, the design and maintenance of road and floodplain improvements, including culverts and bridges, shall incorporate all feasible measures to accommodate wildlife passage. **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). **CAP-4.1.3-2.6.19 Wildlife and Plant Habitat Connectivity Corridors Section** Development shall be sited and designed to support biodiversity and to protect and enhance wildlife and plant habitat connectivity corridors as follows: a. Avoid the fragmentation of *core habitat areas*; b. Avoid the creation of corridor *chokepoints* and enhance habitat within existing corridor *chokepoints;* c. Minimize indirect impacts (e.g., lighting, noise, human-wildlife interactions) that alter wildlife behavior; and Avoid the placement of new structures or other barriers that disrupt species movements through *habitat connectivity corridors*. **CAP-4.1.3-2.8.2 Pest Management in the Santa Monica Mountains** Except as authorized by Policy 8.1, development in the Santa Monica Mountains that involves the use of pesticides, including insecticides, herbicides, rodenticides, or any other similar toxic	As described in the MND (Exhibit 4, ISBA), the project site is located approximately 3.5 miles southeast of the Santa Monica-Sierra Madre Habitat Connectivity Corridor. There is open space between the Sant Monica-Sierra Madre Habitat Connectivity Corridor and the Project site; there is potentially unrestricted wildlife movement between the two areas. The project site and development envelope is with a local corridor, the proposed Project does not involve the removal of habitat within a wildlife movement corridor, nor is the Project located near a wildlife corridor or linkage. No physical barriers to connectivity exist for the Project site; however certain types of fencing, which are typical erected for residential development, may create barriers to wildlife movement and habitat connectivity. The existing organic farm has perimeter fencing at the edge of the areas that have been historically cleared of vegetation prior to 1947, the existing fencing does not form any enclosure. To avoid future barriers to wildlife movement, Mitigation Measure BIO-10 (Exhibit 5, Condition No. 27) will require that fencing outside the development footprint be permeable to wildlife. The project has been designed not to fragment and isolate habitat, the project is sited within areas of the property that have been previously disturbed and previously developed with structures or agricultural uses. Additionally, the use of anticoagulant rodenticides at the project site would potentially result in loss or harm to mountain lions as well as other large predators, which would be a potentially significant, but mitigable impact. Additionally, to prohibit the use of anticoagulant rodenticides and comply with CZO Section 8178-2.8.a, the permittee will be subject to Condition of Approval No. 36 Restriction On The Use Of Anticoagulant Rodenticides (Exhibit 5). Based on the discussion above, the proposed project is consistent with the following policies: COS-1.3 Wildlife Corridor Crossing Structures

	chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA, coastal water quality, or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.	COS-1.4 Consideration of Impacts to Wildlife Movement CAP-4.1.3-2.6.19 Wildlife and Plant Habitat Connectivity Corridors Section CAP-4.1.3-2.8.2 Pest Management in the Santa Monica Mountains
11.	**CAP-Tree Protection Section 4.1.5.1 (All Trees)** With the exception of emergency tree removal, the alteration or removal of any tree in the coastal zone shall not be conducted during the following times: a) a designated Western Monarch Overwintering Period (i.e., October through March), where the subject tree is part of suitable monarch overwintering habitat , unless two protocol level roost surveys are conducted to ensure the tree removal will not adversely impact a roost site; or b) the bird breeding and nesting season (i.e. January 1 through September 15). If the County receives a bird survey prepared by a qualified biologist or ornithologist indicating that no breeding or nesting birds were found within the tree to be altered or removed, that no raptor breeding or nesting activities are present within 500 feet of the subject tree, and that no breeding or nesting behaviors are present within 300 feet of the subject tree for all other types of birds, then alteration or removal of the subject tree(s) may be conducted. Notwithstanding the foregoing, any evidence that the tree(s) are used by nesting raptors or function as a colonial roost/nesting site is discovered or known, then the tree may only be removed or altered pursuant to Policies 4.1.5.3 and 4.1.5.4 below. **CAP-Protected Trees Section 4.1.5-2** The following types of trees shall be classified as protected trees when located within the coastal zone of Ventura County:	The project will require encroachment onto the Tree Protection Zones (TPZ) of four protected trees coast live oaks. While not observed during the field surveys, monarch butterfly (Danaus plexippus; Federal Candidate, CDFW Special Animal) has a high potential to occur. The coast-live oak-California sycamore woodland within the survey area, approximately 75 feet west and north of the development footprint, provides suitable overwintering roost habitat for the species (Stantec 2022). Additionally, suitable nesting habitat for passerines (perching birds) and raptors occurs within areas proposed for construction and, avian species could be adversely affected directly or indirectly. The project will be subject to mitigation measures BIO-1 Tree Protection Plan (Exhibit 5, Condition No. 18), BIO-2 Tree Health Monitoring and Reporting (Exhibit 5, Condition No. 19), BIO-3 Pre-Construction Surveys and Impact Avoidance (Exhibit 5 , Condition No. 20), BIO-4 Monarch Butterfly Surveys and Avoidance (Exhibit 5, Condition No. 21), BIO-5 Avoidance of Nesting Birds (Exhibit 5, Conditions No. 22). Mitigation Measure BIO-1 will require the applicant to prepare and implement a Tree Protection Plan and retain a County qualified biologist to monitor construction activities within the tree protection zone. Mitigation Measure BIO-2 will require the Permittee to submit annual monitoring reports after initiation of construction activities and until seven years after the completion of construction activities, the permittee will be responsible for any required tree offsets related to a decline in health of existing tree due to the construction activities. Mitigation Measure BIO-3 will require the permittee to conduct surveys for special-status wildlife two weeks prior to the initiation of

	• Trees that contribute to the function and habitat value of an Environmentally Sensitive Habitat Area (referred to as ESHA); • Native trees; • Historical trees; and • Heritage trees. Unless a tree is classified as one of the groups listed above, non-native trees shall not be classified as a protected tree. **CAP-Protected Trees 4.1.5-3** The removal of a protected tree that is ESHA, or tree alteration that damages ESHA, shall be prohibited except where: a. The tree poses an imminent hazard to life, health, existing structures, or essential public services and where approved through an Emergency Permit; or b. Removal or alteration of the tree is necessary to allow for a principal use or structure, and its associated fuel modification, where no feasible alternative exists to provide an economically beneficial use of the property, as evidenced by the alternatives analysis; or c. Removal or alteration of the tree is a necessary component of an approved habitat restoration plan. **CAP-Protected Trees 4.1.5-4** For protected trees not classified as ESHA, new development shall be sited and designed to avoid the removal of the protected tree or alteration that damages a protected tree. If there is no feasible project alternative that avoids such impacts to protected trees, then the project alternative shall be selected that would minimize damage to protected trees in the following order of priority: native trees, historical trees, and heritage trees. Protected tree removal or alteration shall be undertaken in the following manner: i. Principal Permitted Use/Structure. Protected tree removal or damage may be permitted where no feasible alternative exists to provide an economically beneficial use of the property, as evidenced by the alternatives analysis; and	ground disturbance activities when water is present. Mitigation Measure BIO-4 will require the Permittee to provide a Monarch Butterfly Survey Report from a County-approved biologist documenting the results of the monarch butterfly overwintering roost surveys. Mitigation Measure BIO-5 will require the permittee to conduct site-specific surveys prior to land clearing or construction activities during the bird breeding and nesting season. Based on the discussion above, the proposed project is consistent with the following policies: CAP-Tree Protection Section 4.1.5.1 CAP-Protected Trees 4.1.5-2 through 4.1.5-8 CAP-Non-Native Invasive and Watch List Trees 4.1.5-9 and 4.1.5-10

	ii. Accessory Uses/Structures: With the exception of non-native heritage trees, removal of a protected tree shall be prohibited to increase the footprint of an existing use/structure or the placement of a new use/structure not previously approved with the original discretionary permit. Any approved development (e.g., paving, fence posts), including grading or excavation, that encroaches into the tree's protected zone shall be the minimum necessary to provide access, utility service, security, or privacy to the property. **CAP-Protected Trees 4.1.5-5** Fire Clearance: With the exception of non-native heritage trees, new development shall be located and designed to minimize fire clearance and fuel modification maintenance that requires the removal of a protected tree, or alterations/protected zone encroachments that damage a protected tree. New accessory buildings or uses that extend fire clearance and fuel modification maintenance in a manner that requires the removal of a protected tree shall be prohibited. **CAP-Protected Trees 4.1.5-6** Pruning: Pruning of a protected tree may be conducted in accordance with the Tree Ordinance Appendix T-1, provided that such actions are taken to protect public safety, maintain access, or maintain the health of the tree. Pruning of ESHA trees identified as monarch butterfly roost sites shall be prohibited within the overwintering season (October through March). **CAP-Protected Trees 4.1.5-7** Mitigation Measures: When new development will result in the loss or degraded health of a protected tree, mitigation measures shall be required that include (but are not limited to) the planting of replacement native trees in the following manner: • Replacement tree planting shall occur within suitable, onsite areas at ratios that ensure success of the planted species;	

	• A monitoring program shall be implemented to ensure the successful establishment of replacement trees; and • Mitigation measures for protected trees classified as ESHA shall be developed in accordance with ESHA Mitigation Policies 10.1 - 10.7 (see section 4.1.3 – Environmentally sensitive habitat areas (ESHA)). Offsite mitigation, or contribution to an established in-lieu fee program, may be permitted when on-site mitigation is not feasible. **CAP-Protected Trees 4.1.5-8** Discretionary development shall be conditioned to ensure tree protection during construction, including but not limited to measures such as protective fencing, flagging, use of hand tools, and biological monitors to avoid damage to the protected zone of protected trees. **GP-COS-3.2 Tree Canopy** The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial zones throughout the county, especially those located within designated disadvantaged communities. **CAP-Non-Native Invasive and Watch List Trees 4.1.5-9** The planting of invasive and watch list species trees shall be prohibited. **CAP-Non-Native Invasive and Watch List Trees 4.1.5-10** During the discretionary development process, encourage the removal of existing, non-native invasive or watch list species trees except when such trees are classified as a protected tree. **GP-COS-3.2 Tree Canopy** The County shall encourage the planting of trees and the protection of existing urban forests and native woodlands, savannahs, and tree canopy throughout the county, including along State or County designated scenic roadways and in residential and commercial	

	zones throughout the county, especially those located within designated disadvantaged communities.	
12.	**GP-HAZ-1.1 Wildfire Hazards HAZ - 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. **GP-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. **GP-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. **GP-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. **GP-HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas** The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire	To ensure compliance with the State Laws, Regulations, and the Ventura County Fire Code, when a project is located within a Wildland-Urban Interface area (Hazardous Fire Area), the project will be subject to VCFD condition of approval no. 52 (Exhibit 5) and require the Permittee to construct all structures to meet hazardous fire and building code requirements. As discussed in Section 1 and 3 (above), the project will continue to be accessed via the existing driveway off Cotharin Road. The VCFD has condition the project to maintain the existing private driveway, vertical clearance and to obtain fire department clearance and fire code permits (Exhibit 5, Condition No. 49 through 54). Additionally, as discussed in Section 1 (above), the VCFD conducted a site visit and determined that no new fuel modification will be required, and the permittee would be responsible for maintaining annual grasses and cleared land as depicted in Fuel Modification in the MND (Exhibit 4). A boot style firetruck turnaround will be provided approximately 50 feet south of the proposed pool (Exhibit 3, Site Plan). Ventura County Fire Station No. 56 is located approximately 3.8 miles south from the project site, the project is considered to have no impact to fire protection services because the project site is under the 5-mile distance threshold for adequate response time. Water to the property will continue to be provided via an existing onsite water well, State Water Number (SWN) 01S20W11M01S, and the 10,000-gallon storage tank and fire hydrants will utilize well water. Before the issuance of a building permit the permittee will be required to comply with VCFD requirements and required Fire Department Clearance (Exhibit 5, Condition No.51). All new landscaping and fuel modification zones will comply with current State and Local Codes, which will provide reduced hazard from vegetation fires within the camp. The Permittee will be required to provide Fuel Modification Zone (FMZ) and/or Landscape plans prepared by a licensed

	Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE). **GP-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. **GP-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. **GP-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. **CAP-Water Efficient Landscaping** **Section 4.1.8** 1. Landscaping shall be sited and designed to protect coastal resources, including environmentally sensitive habitat areas (ESHA), scenic resources, water quality, and water supply. 2. Landscaping shall be used to screen views of utilities, trash enclosures, large blank walls or building facades, and parking areas as seen from public viewing areas. Screening shall not be used as a substitute for project alternatives such as re-siting or reducing	landscape architect to VCFD for review and approval prior to the issuance of Zoning Clearance for Construction (Exhibit 5, Condition No. 26). The landscaping in the fuel modification zone will need to be designed and installed in conformance with CZO Section 8178-8.4.2.3 and 8178-8.4.2.4 (Exhibit 5, Condition No.40). Additionally, the applicant will be required to comply with mitigation measure BIO-7 Invasive Species Seeding and Landscaping prohibit invasive plant species from being used as part of any erosion control seed mix and landscape plans associated with the Project (Exhibit 5, Condition No. 24). Based on the discussion above, the proposed project is consistent with the following policies: GP-HAZ-1.1 Wildfire Hazards HAZ - Fire Prevention Design and Practices GP-HAZ-1.2 Defensible Space Clear Zones GP-CTM-2.28 Emergency Access GP-PFS-11.4 Emergency Vehicles Access GP-HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas GP-PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes GP-PFS-12.4 Consistent Fire Protection Standards for New Development GP-COS-1.12 Discretionary Development and Landscaping CAP- Water Efficient Landscaping 4.1.8.1 through 4.1.8.13

	height or bulk of structures. 4. Landscaping adjacent to ESHA, designated open space and parkland areas shall preserve, protect and, where feasible, enhance such areas. 5. Landscape design shall be compatible with the character of the surrounding rural, urban, and environmental setting. Compatibility shall be established by minimizing landform alterations and by utilizing new vegetation that is similar in type, size and scale to the surrounding environment. 6. Landscaping visible from public viewing areas, including eligible or designated scenic highways shall not obstruct public views of scenic resources and shall not detract from the area's scenic value. 8. When a landscape plan is required for a discretionary project, the plant palette shall be limited to native, drought-tolerant vegetation except as follows: •Non-native, non-invasive or non-invasive watch list species vegetation may be used when located within the approved building envelope. •Drought tolerant and fire-resistant non-native plants, as approved by the Ventura County Fire Protection District, may be used in the fuel modification zone, except when the fuel modification zone is within a buffer zone. •When located in areas not conducive to native plant establishment. 9. Irrigation for landscaping shall incorporate water conservation measures such as low water usage plumbing fixtures, emitters, micro-spray, and other measures designed to reduce water usage. No permanent irrigation systems are permitted in ESHA or buffer zone, except when within 50 feet of a legally established habitable structure within a mandatory fuel modification zone. 10. When a landscape plan is required for a discretionary project, no invasive plant or invasive watch list shall be included in the landscape plan. 11. Temporary vegetation, seeding, mulching, or other suitable	

	stabilization methods shall be used to protect soils subject to erosion that were disturbed during grading or development. Any plants or seeds used in these stabilization efforts shall be non-invasive. 12. Projects that include large areas of landscaping, such as maintained parks, shall use recycled/reclaimed water for irrigation when such systems are available. 13. In order to protect the scenic resources in the coastal zone, landscaping, when mature, shall not impede public views of scenic resources. Existing natural features shall remain undisturbed to the maximum extent feasible.	
13.	**GP-LU-16.10 Visual Access for Rural Development** The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. **GP-COS-3.1 Scenic Roadways** The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways. **GP-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. **GP-COS-3.6 Open Space Character** The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas. **GP-COS-9.1 Open Space Preservation**	As discussed in Section 2 (above), development has been sited within the existing development footprint as depicted in the site plan (Exhibit 3). Also, as discussed in Section 6 (above), the project site consists of 154 acres and approximately 10 acres that are used for agricultural production within the existing development envelope. The property is surrounded by open space that is considered a scenic resource pursuant to the MND (Exhibit 4) and the Coastal Zoning Ordinance definition of Scenic Resources. The proposed project will be partially visible from Yerba Buena Road. The project will not be visible from Yellow Hill Trail, located approximately 1.7 miles to the south and from Grotto Trail located approximately 1.29 miles to the east of the project site. The project is located 0.69 miles east of National Park Service land. As discussed in Section 3 (above), development is located in the relatively flatter areas along the creek. The topography, vegetation and change of elevation will minimize the visibility of the development from Yerba Buena Road. Additionally, the project will be subject to Condition of Approval no. 29 (Exhibit 5), that will require the permittee to utilize building materials and colors that are compatible with the surrounding terrain and vegetation. The landscaping in the FMZ will need to be installed and maintained pursuant to CZO Section 8178-8.4.2.3 and 8178-8.4.2.4. The permittee will be required to preserve in perpetuity through a conservation easement or conservation instrument all ESHA and open space not including the existing roads and

	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. **GP-COS-9.3 Open Space Preservation** The County shall place a high priority on preserving open space lands for recreation, habitat protection, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit. **GP-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. **CAP-4.1.7 Visual Resources** **Coastal Development Policies** 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*. 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.	agricultural areas pursuant to Condition No. 30 Compensatory Mitigation for Loss of ESHA (Exhibit 5). Utility improvements will be required. The applicant will be required to underground new utility infrastructure to the extent feasible as required by Condition No. 37 (Exhibit 5) Based on the discussion above, the proposed project is consistent with the following policies: GP-LU-16.10 Visual Access for Rural Development GP-COS-3.1 Scenic Roadways GP-COS-3.5 Ridgeline and Hilltop Preservation GP-COS-3.6 Open Space Character GP-COS-9.1 Open Space Preservation GP-COS-9.3 Open Space Preservation GP-PFS-7.4 Discretionary Development Utility Service Line Placement CAP-Visual Resources Coastal Development 4.1.7.7 and 4.1.7.8 Coastal Act Section 30251 Scenic and Visual Qualities

	CAP – Section 2.1 Locating and Planning New Development **Coastal Act Section 30251 Scenic and Visual Qualities** 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 land forms, to be visually compatible with the character of surrounding areas, 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.	
14.	**CAP-Visual Resources Section 4.1.7-1 (Signs)** Signs shall be designed and located to minimize impacts to scenic resources, including views to and along the ocean and other scenic coastal areas. **Policies** 2. Signs shall be visually compatible with surrounding areas. 3. Off-site commercial advertising signs are prohibited.	No signs are proposed as part of this project or required for the existing agricultural operation. Based on the discussion above, the proposed project is consistent with the following policies: CAP- Visual Resources-Signs 4.1.7.1 through 4.1.7.3
15.	**Noise** **GP-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	The existing single-family residence and proposed pool and cabana is considered a noise-sensitive use. These noise-sensitive uses are not considered a long-term noise generator since these types of uses would not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, would not involve the creation of a new transit use and would not involve the creation of a new commercial or industrial use that involves noise-generating activities. As the proposed project does not include a noise-generating use (except for temporary construction noise), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

	noise mitigation measures have been evaluated or integrated into the project and found infeasible. **GP-HAZ-9.7 Noise Control Priorities** The priorities for noise control for discretionary development shall be as follows: 1. Reduction of noise emissions at the source. 2. Attenuation of sound transmission along its path, using barriers, landform modification, dense plantings, building orientation and placement, and the like. 3. Rejection of noise at the reception point using noise control building construction, hearing protection or other means. **GP-HAZ-9.1 Limiting Unwanted Noise** The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project. **GP-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:	With regard to construction noise, the proposed project will be subject to a construction noise condition requiring the applicant to limit construction activity 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 (Exhibit 5, Condition No. 38). Potential indirect effects from construction, human activity, and related noise would be similar to the existing agricultural operations. Project-related lighting is limited to two wall-mounted outdoor lights outside the pool cabana, to mitigate potentially significant impacts related to light the permittee will be required to comply with mitigation measure BIO-11 Wildlife Habitat Outdoor Lighting/Glare Condition (Exhibit 5, Condition No. 28). The Project would not permanently or temporarily remove habitat suitable for Cooper's hawk, western pond turtle, two-striped garter snake, or monarch butterfly. However, if these species occur within development footprint during construction, construction activities may result in direct mortality to individuals. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these special status species if they occur in natural areas adjacent to the footprint of the building envelope. Direct or indirect impacts to these species would be potentially significant. The Project will be subject to standard conditions of approval requiring pre-construction surveys for special status wildlife species, as well as avoidance of special status species and the habitats of such species during critical life stages (e.g., breeding, nesting, denning, roosting). Implementation of these conditions of approval (Exhibit 5, Condition No. 20, 21 and 22) would reduce this impact to a less-than-significant level. Additionally, birds nesting in the vicinity of the project activities could be disturbed by noise, lighting, dust, and human activities associated with the project, which could result in nesting failure and the loss of eggs or nestlings. The permittee will be required to conduct nesting bird surveys and avoidance of active nests, pre-construction surveys and biological monitoring

	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). **CAP-4.1.3-2.5.20 -Noise:** Development, outdoor festivals, and outdoor sporting events shall be sited and designed to avoid adverse noise impacts to ESHA. **CAP-Habitat Supporting Critical Life Stages** CAP-4.1.3-2.7.1 Construction activities, outdoor festivals, and outdoor sporting events shall not result in the disturbance of special status species utilizing habitats during a critical life stage (e.g., breeding, nesting, denning, roosting, habitats of such species). CAP-4.1.3-2.7.2 During bird breeding seasons, nesting and roosting areas shall be protected from disturbance associated with development or outdoor festivals/outdoor sporting events. Also, during bird migration seasons, such disturbance shall be avoided within bird staging/stopover sites.	throughout construction, and implementation of BMPs, would reduce these impacts to a less than significant level. The property is not in an area of the county that has a nearby airport or railroad lines. Based on the discussion above, the proposed project is consistent with these policies: GP-HAZ-9.5 Site and Building Design GP-HAZ-9.7 Noise Control Priorities GP-HAZ-9.1 Limiting Unwanted Noise GP-HAZ-9.2 Noise Compatibility Standards CAP-4.1.3-2.5.20-Noise CAP- Habitat Supporting Critical Life Stages 4.1.3-2.7.1 through 4.1.3-2.7.4

	CAP-4.1.3-2.7.3 Natural features used as bat roost sites by special status species shall be protected and preserved from disturbance and degradation. Adverse impacts to bat roosts shall be avoided during the siting and design of new development, construction activities, and outdoor festivals/outdoor sporting events. CAP-4.1.3-2.7.4 Colonial roosting habitat for butterflies, such as monarch butterfly overwintering sites, shall be preserved and protected from disturbance and degradation associated with development. (Also, see Section 4.1.4 Tree Protection, Policy 1.)	
16.	**GP-COS-1.7 Balancing Resource Preservation and Flood Protection** The County shall require that discretionary development and County-initiated projects balance the preservation of streams, wetlands, and riparian habitats with the need to adequately protect public safety and property from flooding hazards by incorporating natural or nature-based flood control infrastructure, (e.g., wetland restoration, soil conservation, vegetated levees), when feasible. **GP-PFS-6.2 Multi-Purpose Flood Control Projects** The County shall encourage the integration of design features into flood control projects, when feasible: to address resource conservation and restoration and preservation of natural riparian habitats, to provide groundwater recharge, to enhance water quality, to protect scenic vistas, and to incorporate recreational areas or opportunities. **GP-PFS-6.6 Natural Drainage Courses** The County shall retain drainage courses in their natural state to the extent feasible. **GP-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. **GP-WR-1.12 Water Quality Protection for Discretionary Development**	The project site is located approximately 100 feet southeasterly of Little Sycamore Canyon which is a Ventura County Watershed Protection District jurisdictional redline channel. No drainage connections to Little Sycamore Canyon or other District jurisdictional channel or facility is proposed. The MND (Exhibit 4) concluded that the proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. However, 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. As such, the project has been conditioned to require the Permittee to comply with Condition No. 47 (Exhibit 5) Compliance with Stormwater Development Construction Program which requires Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures during any construction and/or soil disturbance activities. As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits. Based on the discussion above, the proposed project is consistent with the following policies: GP-COS-1.7 Balancing Resource Preservation and Flood Protection

	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. **GP-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. **GP-HAZ-5.3 Preventing Contamination of Natural Resources** The County shall strive to locate and control sources of hazardous materials to prevent contamination of air, water, soil, and other natural resources. **GP-PFS-4.7 Design to Minimize Inflow/Infiltration** The County shall require that new wastewater lateral and trunk collection lines be designed to allow the minimum feasible amount of inflow and infiltration into the wastewater collection system. **Coastal Act Section 30236 Water Supply and Flood Control** Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (l) necessary water supply projects, (2) flood control projects where no other method for protecting existing	GP-PFS-6.2 Multi-Purpose Flood Control Projects GP-PFS-6.6 Natural Drainage Courses GP-HAZ-4.5 Soil Erosion and Pollution Prevention GP-HAZ-4.6 Vegetative Resource Protection GP-WR-1.12 Water Quality Protection for Discretionary Development GP-WR-2.2 Water Quality Protection for Discretionary Development GP-HAZ-5.3 Preventing Contamination of Natural Resources GP-PFS-4.7 Design to Minimize Inflow/Infiltration Coastal Act Section 30236 Water Supply and Flood Control

	structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.	
17.	**Coastal Area Plan** **Compensatory Mitigation Section 4.1.3-2** **Policies** **10.1** When development is allowed within ESHA or buffer zone, and adverse impacts to the ESHA ecosystem cannot be avoided through the selection of a least environmentally damaging alternative (see ESHA Policy 5.1), compensatory mitigation is required as follows: a. Mitigation requirements shall account for, and provide proportionate in-kind mitigation for, all adverse impacts to ESHA associated with the proposed development; b. Acceptable types of compensatory mitigation are as follows: 1. On-site restoration, establishment or enhancement; or 2. Off-site preservation, restoration, establishment or enhancement of ESHA; or 3. Specific types of on/off-site mitigation required for wetlands, wet environments, or other specialized habitats regulated by federal or state natural resource agencies; and c. Compensatory mitigation required for adverse impacts to coastal sage scrub and chaparral may be implemented on or off-site. Priority shall be given to on-site mitigation for adverse impacts to wet environments and oak/native woodland habitats unless off-site restoration, establishment, or enhancement is provided through an available federal/state mitigation bank or in-lieu fee program. For all other types of ESHA, preference shall be given to on-site mitigation unless the County determines that off-site mitigation is more protective of the ESHA ecosystem impacted by the project or the off-site mitigation property was prioritized for conservation through a County-approved regional conservation plan. In all cases, off-site	**Compensatory Mitigation CAP 4.1.3-2.10.1 through 10** As discussed in the Mitigated Negative Declaration (MND) (Exhibit 4), Biological Resources- Species, Ecological Communities-ESHA, Habitat Connectivity, Scenic Resources, Archeological Resources. However, the MND identified the following mitigation measures that have been applied to the project as permit Conditions of Approval (Exhibit 5, Condition No. 18 through 28 and 31) what would reduce the impacts to a less-than-significant level: Mitigation measures BIO-1 Tree Protection Plan, BIO-2 Tree Health Monitoring and Reporting, BIO-3 Pre-Construction Surveys and Impact Avoidance, BIO-4 Monarch Butterfly Surveys and Avoidance, BIO-5 Avoidance of Nesting Birds, BIO-6 Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing, BIO-7 Invasive Species Seeding and Landscaping, BIO-8 Compensatory Mitigation for Environmentally Sensitive Habitat Areas (ESHA), BIO-9 Fuel Modification Plan, BIO-10 Fencing Adjacent to Wildlife Corridors and BIO-11 Wildlife Habitat Outdoor Lighting/Glare Condition require construction exclusion fencing, pre-construction surveys and biological monitoring throughout construction, a non-native/invasive plant species control plan be prepared, and the submission of an ESHA mitigation plan to compensate for impacts to ESHA. Mitigation Measure CR-1 will require the Permittee to retain an archaeological monitor and Native American monitor to monitor all ground disturbance related to construction of the project (i.e., subsurface grading or trenching). Additionally, the project will also be subject to Condition of Approval No. 29 (Exhibit 4) Scenic Resources: Materials and Colors in the Santa Monica Mountains Overlay Zone that will require the Permittee shall utilize natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all

	mitigation may be provided when it is not feasible to fully mitigate impacts on-site due to an insufficient supply of available, suitable areas for on-site restoration, enhancement, or establishment of ESHA. 10.2 When ESHA is illegally removed or degraded, the impacted area shall be fully restored on-site and compensatory mitigation shall be required, except as follows: a. If restoration or establishment of the impacted area is infeasible due to an insufficient supply of available areas, then an equivalent area of ecologically functioning ESHA shall be restored or established on-site or off-site; and b. If any portion of the impacted area is within the approved development envelope, then any type of acceptable compensatory mitigation (see Policy 10.1(b)) may be used for that portion of the impacted area. 10.3 Mitigation measures for impacts to ESHA shall be imposed and implemented that ensure all components of the ESHA ecosystem are protected and mitigated and that increase the potential for the success and long-term sustainability of the ESHA. Also, compensatory mitigation sites shall exhibit characteristics such as habitat connectivity, proximity to the impacted ESHA ecosystem, and the potential to achieve ecologically functioning ESHA. 10.4 Mitigation ratios required for compensatory mitigation shall account for the type of habitat impacted; temporal loss of ecosystem function ; and the uncertainty that replacement habitats will adequately compensate for the habitat value and ecosystem services previously provided by the impacted ESHA or protected biological habitat. 10.5 Expanded fuel modification zones that contain ESHA and/or buffer zones shall be protected and maintained for the life of the permitted land use through an ESHA Vegetation Management Plan. Coastal sage scrub and chaparral ESHA may qualify for a reduced compensatory mitigation fee using the Ventura County In-Lieu Fee Program. The County shall condition coastal development permits to	structures, including but not limited to the dwelling, trash area, water tanks, walls, pilasters, and fences. Finally, the project will be subject to Condition No. 36 Restriction On The Use Of Anticoagulant Rodenticides to avoid significant impacts to non-target wildlife such as mountain lions and other large predators, which could be harmed by directly consuming poisoned bait or by consuming prey that have ingested anticoagulant rodenticides (Exhibit 5). Based on the discussion above, the proposed project is consistent with the following Coastal Area Plan policies: 4.1.3-2-10.1 4.1.3-2 -10.2 4.1.3-2 -10.3 4.1.3-2 -10.4 4.1.3-2 -10.5 4.1.3-2 -10.6 4.1.3-2 -10.7 4.1.3-2 -8.2

	notify current and future property owners of the requirements associated with the ESHA Vegetation Management Plan 10.6 Where any dike or fill development is permitted in wetlands, additional mitigation measures shall, at a minimum, include the acquisition of equivalent areas of equal or greater biological productivity or other reasonable measures required by the County to carry out the provisions of Sections 30607.1, 30233, subdivisions b., c., and d., and 30253, subdivision b., of the Coastal Act. 10.7 Where development is permitted in wetlands and wet environments, the County shall establish the mitigation measures for those areas under the jurisdiction of the California Department of Fish and Wildlife or U.S. Army Corps of Engineers (e.g., estuary, lagoon, wetlands, riparian/alluvial, or lake habitats) after consultation with the responsible agency(s). Compensatory mitigation ratios for impacts to such habitats shall be no less than the ratio required by the LCP, and the type of mitigation shall be limited to on-site or off-site habitat restoration or establishment. **Pest Management in the Santa Monica Mountains 4.1.3-2.8.2** Except as authorized by Policy 8.1 above, development in the Santa Monica Mountains that involves the use of pesticides, including insecticides, herbicides, rodenticides, or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA, coastal water quality, or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.	
18.	**GP-HAZ-4.10 Development in Landslide/Debris Flow Hazard Areas**	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 is not located in a potential seismically

	The County shall not allow development in mapped landslide/debris flow hazard areas unless a geologic and geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design. **GP-HAZ-4.11 Alteration of Land in Landslide/Debris Flow Hazard Areas** The County shall not allow alteration of land in landslide/debris flow hazard areas, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and undercutting of the bases of slopes or other grading activity unless demonstrated by geologic, geotechnical, and civil engineering analysis that the project will not increase the landslide/debris flow hazard. **GP-HAZ-4.12 Slope Drainage** Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas. **GP-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. **GP-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. **GP-HAZ-4.4 Discretionary Development Below Rocky Outcrops** The County shall require discretionary development below rocky outcrops to evaluate and mitigate potential rockfall hazards including but not limited to by avoiding placement of structures that could be impacted by rockfall hazards, rock removal, rock anchoring, walls, fence barriers, or other similar systems. **GP-HAZ-4.6 Vegetative Resource Protection**	induced landslide zone. The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Exhibit 4), indicates the project site is not susceptible to earthquake induced landslides. 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 Section 7.4, Geologic and Seismic Hazards, HAZ-4.1, HAZ-4.2, and HAZ-4.17. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. Therefore, there would not be any project-specific or cumulative impacts related to potential fault rupture hazards. 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, requires structures be designed to withstand this ground shaking. The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Exhibit 4, Attachment 6), provides the structural seismic design criteria (Page 10) 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 Ventura County General Plan Chapter 7, HAZ-4.8, requires that the County not allow development of habitable structures within areas prone to liquefaction unless a geotechnical engineering report is performed, and sufficient safeguards are incorporated as part of the building permit and in accordance with the Ventura County Building Code. The property is located close or within a potential liquefaction zone (RMA GIS Viewer 2024). The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Exhibit 4, Attachment 6), indicates the site is not within the liquefaction zone and that the subject site does not meet the minimum conditions for liquefaction to occur. The development areas are considered expansive soils, structural development will be subject to the Ventura County Building Code and

	The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides. **GP-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. **GP-HAZ-5.2 Hazardous Materials and Waste Management Facilities** The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionally impact Designated Disadvantaged Communities. **Coastal Act Section 30253** **Minimization of Adverse Impacts** New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) 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. (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. (d) Minimize energy consumption and vehicle miles traveled. (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are	mitigation measures will need to be implemented as part of the building permit approval. The Expansion index test contained in the Geotechnical Engineering Study, prepared by M 3 Civil, dated March 21, 2017(Exhibit 4, Attachment 6), indicates the near surface soils for the site possess medium expansion. 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 hazard associated with adverse effects of expansive soils is considered to be less than significant. The project is subject to a condition of approval that requires the applicant to submit a grading plan in accordance with the Ventura County Building Code (Exhibit 5, Condition No. 43), including stabilization of slopes if necessary. The project will be subject to VCFD condition of approval no. 52 (Exhibit 5) and require the Permittee to construct all structures to meet hazardous fire are building code requirements. As discussed in Section 1 and 3 (above), the project will continue to be accessed via the existing driveway off Cotharin Road. The VCFD has condition the project to maintain the private driveway, vertical clearance and obtain fire department clearance and fire code permits (Exhibit 5, Condition No. 49 through 54). Additionally, as discussed in Section 1 (above), the VCFD conducted a site visit an determined that no new fuel modification will be required and the permittee would be responsible for maintaining annual grasses and as depicted in Fuel Modification Exhibit 4. Based on the discussion above, the proposed project is consistent with the following policies: HAZ-4.10 Development in Landslide/Debris Flow Hazard Areas HAZ-4.11 Alteration of Land in Landslide/Debris Flow Hazard Areas HAZ-4.12 Slope Drainage HAZ-4.13 Design for Expansive Soils HAZ-4.3 Structural Design HAZ-4.4 Discretionary Development Below Rocky Outcrops

	popular visitor destination points for recreational uses. **Coastal Area Plan** **Hazards Section 4.4.4** 2. New development shall be suited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards. 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 measures shall be required where necessary. 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. 5. Structures for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This setback may be increased when geologic conditions warrant. 6. New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works. 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 as feasible should be used, and information on kinds and sources of these plants are available through the County.	HAZ-4.7 Temporary Revegetation on Graded Areas HAZ-5.2 Hazardous Materials and Waste Management Facilities The project is also consistent with Coastal Act Section 30253 Minimization of Adverse Impacts and the Coastal Area Plan Section 4.4.4.(2)(3)(4)(5)(6)(8).
19.	**Cultural, Historical, Paleontological, and Archaeological Resources** **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	Phase I Archaeological Resource Survey and Impact Evaluation was prepared by Brandon S. Lewis (Ph. D., ROPA certified), dated April 1, 2012, to investigate the existence of historical and cultural resources on the subject property. The records and literature review conducted at the Southern California Central Coast Information Center, California State University, Fullerton, identified the existence of two previously recorded archaeological sites within the property. In addition, the Phase I Assessment survey identified a previously unrecorded archaeological site within the 192-acre parcel.

	with each local tribe to preserve, and determine appropriate handling of, identified resources within the county. **COS-4.3 Historical Landmarks Preservation** The County shall require all structures and sites that are designated, or eligible for designation, as County Historical Landmarks to be preserved as a condition of discretionary development, in accordance with the Secretary of the Interior Standards, unless a structure is unsafe or deteriorated beyond repair. The property owner shall place an appropriate marker on the site to describe the historical significance of the structure, site or event. **COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation** he 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 Area Plan** **Archaeological Resources Section 4.1.1** **Policies** 1. Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources. 2. New development shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to	On December 14, 2022, in accordance with Assembly Bill (AB) 52, Planning Division mailed a notification of consultation opportunity for comment and review of the proposed project to the Barbereno/Ventureno Band of Mission Indians and Fernando Tataviam Band of Mission Indians. As of the date of this initial study, no comments were received. The proposed project would involve approximately 1,600 C.Y. excavated and recompacted related the construction of the pool and cabana. The removal of the six unpermitted accessory structure will require approximately 2,560 sq. ft. of ground disturbance. Because presence is presumed, cultural resources could be encountered during ground disturbance activities. As such, there is a potential for this project to result in archaeological resource impacts. The applicant has agreed to incorporate a mitigation measure into the project which would require archaeological monitoring during all ground disturbance activities (Exhibit 5, Condition No. 31). According to CZO Section 8178-3.2, the Conejo Volcanics is classified by the Bureau of Land Management Conejo as of no Paleontological importance. Although the proposed project is unlikely to result in impacts to paleontological resources, future grading activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources that are inadvertently encountered during grading activities (Exhibit 5, Condition No. 34). Based on the discussion above, the proposed project is consistent with the following policies: COS-4.2 (b) Cooperation for Tribal Cultural Resource Preservation COS-4.3 Historical Landmarks Preservation COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation

	archaeological resources cannot be avoided, mitigation shall be required and shall be designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP. 5. Native American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when development has the potential to adversely impact archeological resources. **Coastal Area Plan** **Paleontology Section 4.1.2** 1. Discretionary development shall be reviewed to determine the geologic unit(s) to be impacted and paleontological significance of the geologic rock units containing them. 2. New development shall be sited and designed to avoid adverse impacts to paleontological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to paleontological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to paleontological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to paleontological resources cannot be avoided, mitigation shall be required that includes procedures for monitoring grading and handling fossil discoveries that may occur during development. **Coastal Act Section 30244** **Archaeological and Paleontological Resources** 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 Archaeological Resources Section 4.1.1 Policies (1)(2)(5) Coastal Area Plan Paleontology Resources Section 4.1.2 Policies (1)(2) Coastal Act Section 30244 Archaeological and Paleontological Resources
20.	**Air Quality**	While the project may generate temporary fugitive dust emissions, these emissions are anticipated to be short-term and less than significant impacts

	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. **HAZ-10.11 Air Quality Assessment Guidelines** In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy. **HAZ-10.12 Conditions for Air Quality Impacts** The County shall require that discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all feasible mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. The use of innovative methods and technologies to minimize air pollution impacts shall be encourage in project design. **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.	to the regional air quality. Although construction emissions are not considered in the significance determination for Regional Air Quality, they are still subject to appropriate measures to minimize impacts. Specifically, for dust control VCAPCD required dust control measures during construction (Exhibit 5, Condition No. 48). Based on the discussion above, the proposed project is consistent with the following policies: HAZ-10.3 Air Pollution Control District Rule and Permit Compliance HAZ-10.12 Conditions for Air Quality Impacts HAZ-10.14 Fugitive Dust Best Management Practices

21.	**Coastal Act Section 30211** **Development Shall Not Interfere with Coastal Access** Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. **Coastal Act Section 30212** **New Development Projects** (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway. (b) For purposes of this section, "new development" does not include: (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610. (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure. (3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure. (4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the	The project will not interfere with Coastal Access or public access. Based on the discussion above, the proposed project is consistent with the Coastal Act Section 30211 - Development Shall Not Interfere with Coastal Access and Section 30212 - New Development Projects.

	location of the former structure. (5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure. (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.	

EXHIBIT 7
COMPLIANCE WITH THE VENTURA COUNTY COASTAL ZONING ORDINANCE (CZO)
TASCHEN COASTAL PLANNED DEVELOPMENT PERMITCASE NO. PL17-0088

Pursuant to the Ventura County CZO (Section 8174-4), the proposed use is allowed in the COS-10 ac-sdf/M zone districts with the granting of a Coastal PD. Upon the granting of the PD Permit, the proposed project will comply with this requirement. The proposed project includes the construction and use of building(s)/structure(s) 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 for the entirety of the parcels that are within the boundary of the CUP complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum parcel size, slope density formula/Santa Monica Mountains overlay zone)	Yes.
Maximum Percentage of Building Coverage	5% within the Coastal Open Space zone	Yes
Front Setback	20 feet	Yes
Side Setback	5 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height	25	Yes

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
Ventura County CZO Section 8175-5.17.1: Grading plans shall minimize all areas of earth disturbance. If it is determined that a project is feasible with less alteration of the natural terrain than is proposed, that project shall be denied.	Yes. In order to minimize grading, the pool and related structures are sited within areas that are considered to be within the exiting development envelope. Estimated grading earthwork will include 1,600 yards (CY) of cut and 1,600 CY of fill within the existing development envelope. The permittee will be required to submit a grading plan to the Public Works Agency prior to the issuance of zoning clearance for construction (Exhibit 5, Condition No.).
Ventura County CZO Section 8175-5.17.2: All earth disturbance shall be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, siltation, water percolation, runoff, the spread of invasive or invasive watch list species and adverse impacts on biological resources), to the maximum extent feasible. During the winter rainy season (October 1 – April 15), grading and brush/vegetation removal is prohibited, except when such activities are conducted in accordance with best management practices, and the Planning Director, in consultation with the Public Works Agency, determines that one or more of the following circumstances apply:	Yes. The project complies as the Permittee is required to comply with Grading Permit (Exhibit 5, Condition No. 41), Coastal Grading and Brush Removal (Exhibit 5, Condition No. 33), and mitigation measure BIO-5: Avoidance of Nesting Birds (Exhibit 5, Condition No. 22).

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
a. Grading or brush/vegetation removal is necessary to remediate or prevent hazardous geologic conditions that endanger public health and safety. b. A grading permit was issued, and grading was initiated prior to the rainy season, but was not completed due to unforeseen circumstances or construction delays, and completion of grading would be more protective of sensitive environmental resources or would reduce erosion and sedimentation. c. Identified, active bird nesting/roosting sites at the project site prevented grading or brush/vegetation removal during the prior non-rainy season (April 16 – Sept. 30). d. Minor grading or brush/vegetation removal is necessary to maintain safe public access on existing roads or trails in public parks managed by the California Department of Parks and Recreation.	

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
Ventura County CZO Section 8175-5.17.3: For permitted grading or brush/vegetation removal operations on hillsides with slopes that exceed 20 percent gradient, 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 erosion control measures, per the approved permit, shall be installed prior to any on-site grading and brush/vegetation removal activities.	Yes. No grading on a hillside over 20 percent gradient is proposed.
Ventura County CZO Section 8175-5.17.4: Sediment containment systems and erosion control methods (e.g., desilting basins or silt traps) shall be installed, per the approved grading permit, on the project site prior to or concurrent with the initial grading operations and maintained by the applicant through the development process to capture sediment from runoff waters. All captured sediment shall be retained on-site unless removed to an appropriate approved dumping location.	Yes. The project complies as the Permittee is required to secure a Grading Permit (Exhibit 5, Condition No. 41) and comply with the Stormwater Development Construction Program (Exhibit 5, Condition No. 45).

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
Ventura County CZO Section 8175-5.17.5: All stormwater protection measures shall be installed, per the approved grading permit, prior to any grading or brush/vegetation removal and prior to the winter rainy season (October 1 – April 15). All stormwater protection measures shall be maintained to function as designed throughout the winter rainy season. Where construction will extend into the winter rainy season, the following standards shall apply: a. Suitable stabilization methods shall be used to protect all areas of disturbance from erosion. The appropriate methods shall be prepared by a qualified storm water designer and approved by the Ventura County Public Works Agency. b. 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. c. Stormwater quality protection measures for hillsides with slopes that exceed 20 percent gradient and for	Yes. The project complies as the Permittee is required to comply with Stormwater Development Construction Program (Exhibit 5, Condition No. 45).

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
areas with ESHA or buffer zone shall be consistent with the standards required for "high risk sites".	
Ventura County CZO Section 8175-5.17.6: All areas of disturbance shall be fully stabilized at the completion of rough grading. Within 90 days of rough grading, at least 60 percent of the disturbed areas shall be covered with native plantings, and all remaining areas shall be covered with mulch, rock lining, or similar materials to control erosion. Within ESHA or buffer zones, revegetation planting shall be of native grasses and shrubs, and completed in accordance with Sections 8178-2.7.4.2, 8178-7, and 8178-8. Outside ESHA or buffer zones, restoration planting shall be conducted in accordance with Section 8178-8.4.2.5.1.	Yes. The project complies as the Permittee is required secure a Grading Permit requirements (Exhibit 5, Condition No. 41).
Ventura County CZO Section 8175-5.17.7: Development shall be designed so that any difference (i.e., increase) in storm flow rate or amount must either be percolated into the ground onsite or released at the undeveloped flow rate from the site. Site discharge shall occur in a manner that avoids adverse impacts downstream (in velocity or duration) as follows:	Yes. The project complies as the Permittee is required secure a Grading Permit requirements (Exhibit 5, Condition No. 41).

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
a. Grading permit applications must include a hydrology and hydraulics report, prepared by a civil engineer, that includes a map showing the entire drainage area and the estimated runoff of the area. b. The report shall examine several frequencies of storms consisting of 2-year, 10-year, 50-year, and 100-year events, and demonstrate that the proposed site drainage design will either retain or detain the difference between the pre-development storm flow rate and post-development storm flow rate for the storm events listed above. c. The civil engineer preparing the hydrology and hydraulics report shall consider alternative, low-impact design methods to handle and improve stormwater quality runoff.	
Ventura County CZO Section 8175-5.17.8: Degradation of the water quality of groundwater basins or wet environments shall not result from development of the site. Pollutants such as chemicals, fuels, lubricants, raw sewage, or other harmful waste shall not be discharged into or	Yes. The project has been conditioned to require the Permittee to comply with Condition No. 47 (Exhibit 5) Compliance with Stormwater Development Construction Program which

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
alongside coastal streams, wetlands or other wet environments either during or after construction.	requires Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures during any construction and/or soil disturbance activities. As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits.
Ventura County CZO Section 8175-5.17.9: The Ventura County Resource Conservation District and the State Department of Fish and Wildlife shall be consulted for grading of hillsides that exceed 20 percent gradient and brush clearance in excess of one-half acre. In all cases, best management practices shall be used.	Yes. Hillsides over 20 percent gradient will not be graded and no brush clearance is proposed, best management practices (BMPs) will be used (Exhibit 5, Condition No. 45).
Ventura County CZO Section 8175-5.17.10: When an approved grading permit expires for a construction site, the permittee shall be responsible for the installation and	Yes. The applicant shall be responsible for the installation and maintenance of permitted, permanent erosion and

Table 2 – Grading and Brush/Vegetation Removal Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8175-5.17 - Grading and Brush/Vegetation Removal** The following standards shall apply to all development involving grading and/or vegetation removal unless such activities do not require a Coastal Development Permit, pursuant to the General Exclusions set forth in Section 8174-6.3.6.	**Complies?**
maintenance of permitted, permanent erosion and sedimentation measures.	sedimentation measures and be compliant with Grading Permit requirements (Exhibit 5, Condition No. 41).

The proposed project is located within a Santa Monica Mountains Overlay Zone and is subject to the standards of the Ventura County CZO Section 8177-4. Table 3 lists the applicable Santa Monica Mountains Overlay Zone standards and a description of whether the proposed project complies with those standards.

Table 3 – Santa Monica Mountains Overlay Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8177-4.1 - Development Standards:** The following additional resource protection standards shall apply to developments proposed in the Santa Monica Mountains overlay zone (M). (AM.ORD.4451-12/11/12). See applicable resource-protection standards for the (M) overlay zone in Section 8178-2.	**Complies?**
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	Yes. The MND (Exhibit 4) did not identify that the Dudleya cymosa and Coreopsis gigantea had the potential to occur within the project site. Additionally, pursuant to Condition No. 30 (On-

Table 3 – Santa Monica Mountains Overlay Standards
Consistency Analysis

Special Use Standard **Ventura County CZO Section 8177-4.1 - Development Standards:** The following additional resource protection standards shall apply to developments proposed in the Santa Monica Mountains overlay zone (M). (AM.ORD.4451-12/11/12). See applicable resource-protection standards for the (M) overlay zone in Section 8178-2.	**Complies?**
gigantea (*giant corepsis*) and Dudleya cymosa ssp. marcescens (*marcescent dudleya*).	and Off-Site Preservation for Environmentally Sensitive Habitat Areas in the Santa Monica Mountains) all ESHA, buffer zones, steep slopes, and ESHA adjacent to parklands, located outside of the building site and mandatory fuel modification zone shall be preserved in perpetuity through a County-approved conservation easement or conservation instrument.
Ventura County CZO Section 8177-4.1.2: All new upland development shall be sited and designed to avoid adverse impacts on environmentally sensitive habitat areas (ESHA).	Yes. No new upland development is proposed.
Ventura County CZO Section 8177-4.1.4: 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. **Ventura County CZO Section 8177-4.1.5:** 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.	Yes. The natural topography, vegetation, and change of elevation will minimize the public views and visibility of the development from Yerba Buena Road. The structure will be sited within the existing development envelope adjacent to the existing dwelling. Additionally, the project will be subject to Condition of Approval No. 29 (Exhibit 5), that will require the permittee to utilize building materials and colors that are compatible with the surrounding terrain and vegetation.

Table 3 – Santa Monica Mountains Overlay Standards Consistency Analysis

Special Use Standard **Ventura County CZO Section 8177-4.1 - Development Standards:** The following additional resource protection standards shall apply to developments proposed in the Santa Monica Mountains overlay zone (M). (AM.ORD.4451-12/11/12). See applicable resource-protection standards for the (M) overlay zone in Section 8178-2.	**Complies?**
Ventura County CZO Section 8177-4.1.6: Except within the existing South Coast community, as shown on the south coast subarea Land Use Plan map, all development proposals located within 1000 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.	The property is located within the Santa Monica Mountains National Recreation Area and the National Park Service is located within 0.75 miles east 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. The project site is not currently accessible by the public or the National Park Service; and, hence, absent any individuals in this area. Due to the steep terrain, public views of the proposed project are not visible from the National Park Service's property.
Ventura County CZO Section 8177-4.1.8: 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.	Yes. No new trail corridors are proposed as part of the project.
Ventura County CZO Section 8177-4.1.9: During the permitting process, the applicant shall provide the County	Yes.

Table 3 – Santa Monica Mountains Overlay Standards Consistency Analysis

Special Use Standard **Ventura County CZO Section 8177-4.1 - Development Standards:** The following additional resource protection standards shall apply to developments proposed in the Santa Monica Mountains overlay zone (M). (AM.ORD.4451-12/11/12). See applicable resource-protection standards for the (M) overlay zone in Section 8178-2.	**Complies?**
with any documentation in their possession, or any information they are aware of, regarding the potential or contemplated acquisition of the subject property or portion thereof by a public natural resource agency or non-profit conservation organization.	At the time of application, no portion of the property was subject to a near-term conveyance agreement for preservation.
Ventura County CZO Section 8177-4.1.10: 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, shall be reviewed for conformance with Section 8178-2 and 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	Yes. The subject property is not currently used for private recreational purposes.

Table 3 – Santa Monica Mountains Overlay Standards Consistency Analysis

Special Use Standard **Ventura County CZO Section 8177-4.1 - Development Standards:** The following additional resource protection standards shall apply to developments proposed in the Santa Monica Mountains overlay zone (M). (AM.ORD.4451-12/11/12). See applicable resource-protection standards for the (M) overlay zone in Section 8178-2.	**Complies?**
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 8177-4.1.9 shall be followed.	

The proposed project is located within a Santa Monica Mountains Overlay and is subject to the outdoor lighting standards of the Ventura County CZO Section 8177-4.1.11 et. seq. Outdoor Lighting and Section 8178-2.6.15 Outdoor Lighting Standards in ESHA and Buffer Zones. Table 4 lists the applicable outdoor lighting standards and a description of whether the proposed project complies with these standards.

Table 4 – Santa Monica Mountains Overlay Outdoor Lighting Standards Consistency Analysis

Special Use Standard	**Complies?**
Ventura County CZO Section 8177-4.1.11 – Outdoor Lighting: The following standards and requirements apply to all outdoor lighting for development in the Santa Monica Mountains (M) Overlay Zone. If ESHA or a buffer zone is located on the lot or may be impacted by proposed outdoor lighting, additional outdoor lighting standards and restrictions	Yes. The project will be subject to a Condition of Approval requiring compliance with lighting standards for ESHA and the Santa Monica Mountains Overlay (Exhibit 5, Condition No. 28) Mitigation Measure BIO-11: Wildlife Habitat Outdoor Lighting/Glare.

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
may apply to the lighting pursuant to Section 8178-2.6.15. If development is subject to the standards of more than one section in this Chapter with respect to outdoor lighting, the more restrictive standards shall apply. **Ventura County CZO Section 8177-4.1.11.2 – Exemptions:** The standards and requirements of this Section 8177-4.1.11 do not apply to outdoor lighting for the following development or uses: a. Federal Standards – If the standards in this Section 8177-4.1.11 conflict with outdoor lighting standards mandated for a development by preemptive federal law, the federal standards shall apply. b. Lighting For Emergencies and Temporary Uses: 1. Temporary emergency lighting. 2. Temporary lighting for public works construction projects. 3. Temporary lighting for film production, outdoor festivals, sporting events and other temporary outdoor uses authorized by this Chapter. See outdoor lighting regulations and standards in Sections 8175-5.6, and 8178-2.6.15, that may apply to these uses.	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
4. Temporary seasonal or festive lighting that is not used as permanent landscape lighting (e.g., string lighting). String lights under a color correlated temperature of 2700 Kelvin that are used only in occupied dining and entertainment areas are exempted. c. Outdoor light fixtures downward facing and fully shielded with a maximum output of 60 lumens or less, including solar lights. The maximum output of a light fixture (e.g., string lights) shall be calculated based upon the total output of the entire lighting component installed, not by each individual bulb. However, if such a light fixture is located in ESHA or buffer zone it is regulated by Section 8178-2.6.15. **d.** Lighting in a swimming pool that is accessory to a legally established dwelling or is associated with a legally established camp use. **Section 8177-4.1.11.3 - Existing Lighting** The provisions of Article 12-Nonconformitites and Substandard Lots, do not apply to any lighting subject to this Section 8177-4.1.11. Any outdoor light fixture installed before 9/9/2022 that does not conform with any standard or requirement of this Section 8177-4.1.11, is subject to the following, as applicable:	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
(a) **Non-Essential Light Fixtures**. Existing non-essential light fixtures may remain in use until replaced, but shall comply with the following requirements as of September 9,2023: 1. Light fixtures that have adjustable mountings with the ability to be redirected shall be directed downward, to the extent feasible, to reduce light glare and trespass; and 2. The lighting shall be turned off from 10:00 p.m. until sunrise, or when people are no longer present in exterior areas being illuminated, whichever is the latest as described in Section 8177-4.1.11.5(g). (b) **Essential Light Fixtures.** Existing essential light fixtures may remain in use until replaced, but shall comply with the following requirements to reduce light glare and trespass onto adjacent properties as of 9/9/2023; any existing essential light fixture shall meet the requirements set forth in subsection (a)(1) above. Where security lighting output exceeds eight hundred fifty (850) lumens, or light trespass occurs in excess of 0.1 foot-candles at the vertical plane and the horizontal plane at the edge of the building site, light fixtures with motion sensors and timers shall be programmed to turn off the light(s) no more than ten (10) minutes after activation regardless of dark hours requirements. **Ventura County CZO Section 8177-4.1.11.5 - General Outdoor Lighting Standards:** Except as provided in Section 8177-4.1.11.3 regarding existing lighting, the following standards and requirements apply to lighting and	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
use thereof that is subject to and not prohibited by Section 8177-4.1.11. The purposes of these standards are to preserve the natural darkness of the night sky, reduce sky glow, minimize light trespass, improve star viewing, and decrease energy consumption: a. **Public Rights-of-Way.** Outdoor lighting used by public transportation agencies for the principal purpose of illuminating public roads and rights-of-way or controlling traffic shall be shielded and directed downward when feasible. b. **Outside Building Site.** Outdoor light fixtures located outside the building site shall be limited to essential lighting for security lighting at entry gates. Private driveways or access roads shall use solar lights, reflectors, or other low lumen options (under 60 lumens) for safe passage. **c. Shielding and Direction of Light Fixtures.** 1. All outdoor light fixtures shall be fully shielded, directed downward, and installed and maintained in such a manner to avoid light trespass in excess of 0.1 foot-candles at the vertical plane and the horizontal plane at the edge of the building site.	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
2. Landscaped berms, fences, landscape screening, building placement, and similar techniques shall be utilized to shield outdoor lighting. d. **Lighting Color.** The correlated color temperature of each outdoor light fixture, except those used for security lighting (see Section 8177-4.1.11.5(h)), shall not exceed 2,700 Kelvin. e. **Maximum Lumens Per Light Fixture.** All outdoor lighting shall have a maximum lumen output per light fixture as follows: 1. Walkway lighting shall have a maximum output of 100 lumens per light fixture. 2. See subsection (h) for lumen standards regarding security lighting. 3. See subsection (i) for lumen standards regarding outdoor recreational facility lighting. 4. All other lighting shall have a maximum output of 850 lumens. f. **Maximum Height Allowance.** 1. Lighting fixtures should be mounted as low as possible for the needed purpose.	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
2. Freestanding light fixtures used to light walkways, or hardscaping shall be located no higher than two feet above ground level. 3. In cases where light fixtures are affixed to fences, the top of the fixture shall not be higher than the height of the fence or greater than 6 feet, whichever is less. 4. All other freestanding light fixtures shall be no higher than 20 feet above ground level. g. **Dark Hours.** Outdoor lighting shall be turned off from 10:00 p.m. until sunrise, or when people are no longer present in exterior areas being illuminated, whichever is the latest. Photocells or photocontrols shall be used to ensure all outdoor lighting is automatically extinguished (or not triggered by motion sensors) when sufficient daylight is available. Automated controls should be fully programmable and supported by battery or similar backup. h. **Essential Lighting.** 1. Essential lighting shall be placed on motion sensors with timers programmed to turn off the light(s) after no more than 10 minutes. Security lighting may remain on through dark hours when the light fixture output is less than 850 lumens and	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
light trespass does not occur beyond the building site pursuant to subsection (c)(1) above. 2. Where security lighting output exceeds 850 lumens, or light trespass occurs pursuant to (c)(1), light fixtures with motion sensors and timers shall be programmed to turn off the light(s) no more than 10 minutes after activation regardless of dark hours requirements. See Section. 8178-2.6.15.2(b)(4) for timer duration of security lighting located in ESHA or buffer zone. 3. Outdoor light fixtures used for security lighting shall be attached to legally established buildings or entry gate structures and controlled by motion sensors which extinguish no later than ten (10) minutes after activation. Security lighting shall not exceed a maximum output of 2,600 lumens per light fixture. 4. Where security cameras are used in conjunction with security lighting, the lighting color may exceed 3,000 Kelvin but shall be the minimum necessary for effective operation of the security camera. i. **Lighting for Commercial and Accessory Use Outdoor Recreational Facilities.**	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
1. Outdoor recreational facility lighting may exceed 850 lumens and 3,000 Kelvin per light fixture. Lighting levels for these facilities shall not exceed those recommended in the Lighting Handbook available online by the Illuminating Engineering Society of North America (IESNA) for the class of play (Sports Class I, II, III or IV). 2. In cases where fully-shielded light fixtures would cause impairment to the visibility required for the intended recreational activity, partially shielded light fixtures and directional lighting methods may be utilized to reduce light pollution, glare and light trespass. 3. With the exception of essential lighting, outdoor recreational facilities shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00 p.m. 4. Light fixtures affixed to structures for the purpose of lighting outdoor recreational facilities (such as equestrian arenas, pool areas, batting cages, tennis courts, basketball courts, etc.) shall not be mounted higher than 15 feet above ground level. 5. The lighting system design (including lumens, Kelvin, etc.) shall be prepared by a qualifying	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
engineer, architect or landscape architect, in conformance with this Section 8177-4.1.11. 6. The proposed lighting design shall be consistent with the purposes of this Section 8177-4.1.11.5 and minimize the effects of light on surrounding properties. **<u>Outdoor Lighting Standards in ESHA and Buffer Zones</u>** **Ventura County CZO Section 8178-2.6.15 – Outdoor Lighting Standards in ESHA and Buffer Zones:** The following standards apply to all outdoor lighting installed on or after 9/9/2022 that could impact ESHA in the coastal zone. For outdoor lighting within the Santa Monica Mountains (M) overlay zone, see Section 8177-4.1.11 for additional lighting standards and requirements. **Ventura County CZO Section 8178-2.6.15.1 – Exemptions:** The regulations and standards of this Section 8178-2.6.15 do not apply to outdoor lighting for development or uses to the extent stated below: a. Development and uses identified in Section 8177-4.1.11.2 (a), (b)(1), (2) & (4) and (d). **Ventura County CZO Section 8178-2.6.15.2–Regulations and Standards:** The following regulations and standards	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
apply to outdoor lighting and use thereof in ESHA or buffer zones: a. ESHA — Outdoor light fixtures shall only be installed outside ESHA and in locations where light trespass into and the direct illumination of ESHA are avoided, except when outdoor lighting is necessary for a resource-dependent use within ESHA that is authorized by Section 8178-2.5. If outdoor lighting is required for resource dependent uses in ESHA, additional specific measures shall be developed in the site-specific environmental assessment to reduce impacts from outdoor lighting to the maximum extent feasible. b. Buffer Zones — To the maximum extent feasible, outdoor light fixtures shall be installed outside a buffer zone and in locations where light glare and light trespass into the buffer zone is minimized to avoid or minimize impacts to biological resources. When outdoor lighting is allowed in a buffer zone, it shall comply with the following: 1. Section 8177-4.1.11.5. 2. Outdoor light fixtures identified in Section 8177-4.1.11.4 are prohibited.	

Table 4 – Santa Monica Mountains Overlay
Outdoor Lighting Standards Consistency Analysis

Special Use Standard	Complies?
3. Outdoor lighting for tennis courts or other recreational facilities that are accessory to a dwelling is prohibited to avoid or minimize impacts to biological resources. 4. Outdoor lighting shall utilize the minimum output necessary for the intended purpose and the correlated color temperature shall be 2700 Kelvin or less. All essential and security lighting shall be controlled by a motion detector or timer programmed to turn off no more than five minutes after activation. c. If application of the regulations and standards in this Section 8178- 2.6.15.2 does not avoid potential adverse impacts to ESHA, additional standards shall be considered and utilized to reduce impacts from outdoor lighting to the maximum extent feasible.	

The proposed project is subject to resources protection standards of the Ventura County CZO Section 8178-2 – Environmentally Sensitive Habitat Areas (ESHA). Table 5 lists the applicable ESHA standards, and a description of whether the proposed project complies with those standards.

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
Ventura County CZO Section 8178-2.3 - Environmental Reviews: To ensure that adverse impacts to ESHA are avoided to the maximum extent feasible, all Coastal Development Permit applications shall be evaluated for compliance with all applicable ESHA policies and standards of the LCP. During environmental review, if multiple environmental resource regulations are applicable to the proposed project, the regulation that is the most protective of the ESHA ecosystem shall be used to regulate the development. Environmental reviews shall include a site-specific environmental assessment and a least damaging alternatives analysis, and shall be based on an evaluation of the following: u a. **Site-specific environmental assessment.** Except as provided by subsection (3) below, a site-specific environmental assessment (Coastal Initial Study Biological Assessment, or CISBA) shall be prepared pursuant to the requirements of Section AE-1.3, including the following: 1. Site Specific ESHA Map - All areas that meet the definition of ESHA or buffer zone shall be mapped as ESHA or buffer zone on a site specific ESHA map. 2. Environmental Analysis - An analysis of all potentially adverse direct, indirect, and cumulative impacts on ESHA resources. b. Least Environmentally Damaging Alternative Analysis: If the proposed project would potentially	Yes. The proposed project was the subject of an Initial Study Biological Assessment (ISBA) prepared by a County qualified biologist (Exhibit 4). The ISBA identified that all native vegetation, including upland habitats, eucalyptus groves within the 300-foot survey area are considered Environmentally Sensitive Habitat Areas (ESHA). The ISBA was based on habitat assessment and reconnaissance-level surveys conducted on January 8, 2016; January 15, 2016; March 15, 2016; May 18, 2016; December 6, 2016; June 9, 2017, November 5, 2020; and March 22, 2022. On May 6, 2021, the Ventura County Fire Department (VCFD) conducted a site visit during which the VCFD delineated the extent to where a 100 ft FMZ would be required. This information was georeferenced at the site to prepare the site-specific ESHA maps included in the ISBA. On July 11, 2019, the application was distributed for review to National Parks Service, California State Department of Parks, California State Coastal Conservancy, and the Santa Monica Mountains Conservancy. No comments were received in response to the July 11, 2019, request for application review. Note, this application was submitted prior to the adoption of the Coastal Zone Ordinance ESHA regulations, it was determined that the ISBA sufficiently addressed the coastal biological and ESHA issues thereby providing the information required for a Coastal ISBA.

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
result in adverse impacts to ESHA or encroach within the buffer zone, an alternatives analysis shall be provided to determine whether the project constitutes the least environmentally damaging alternative. c. Natural Resource Agency Consultation: County staff and applicants for development projects shall consult with the California Department of Fish and Wildlife, US. Fish and Wildlife Service, NOAA Fisheries, U.S. Army Corps of Engineers, and other natural resource agencies, as applicable based on each agency's jurisdiction over the subject resources, to ensure that any potential impacts to wetlands, streams, or other specific coastal resources under their jurisdiction are avoided or minimized in a manner consistent with state and federal laws. In addition, in the Santa Monica Mountains (M) Overlay Zone, permit applications shall be provided for review and comment to the National Park Service, State Department of Parks and Recreation, Santa Monica Mountains Conservancy, Mountains Recreation and Conservation Authority and other conservation organizations holding property in the Santa Monica Mountains. **Ventura County CZO Section 8178-2.4 – ESHA and Buffer Zone Determination and Delineation**	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
Ventura County CZO Section 8178-2.4.2 – ESHA Determinations: ESHA shall be mapped and protected in accordance with the ESHA policies and standards of the LCP, and as follows: a. If the applicant's CISBA contains substantial evidence that an area mapped as ESHA on the County's certified ESHA map does not contain habitat that meets the definition of ESHA (Appendix E1) or that an area not mapped as ESHA on the County's certified map does contain habitat that meets the definition of ESHA (Appendix E1), then the County shall determine the physical extent of ESHA on the project site based on information in the CISBA and the standards in this section. If the County determines that an area is not ESHA, the LCP policies and standards for the protection of ESHA shall not apply. The County shall maintain a record of ESHA determinations (see Appendix E1, Section AE-1.3), and such records shall be used to support periodic updates of the certified ESHA map. e b. An area that previously met the definition of ESHA but was damaged or destroyed by illegal removal or degradation of the habitat shall continue to qualify as ESHA. c. An area that previously met the definition of ESHA but was damaged or destroyed by natural disaster shall	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
continue to qualify as ESHA. Notwithstanding the foregoing, the County's decision-making authority may find that such an area is no longer ESHA based on a finding, supported by substantial evidence in the site-specific environmental assessment (Appendix E1, Section AE-1.2.2(c)), establishing that, 20 or more years after the natural disaster, the destroyed ESHA has been permanently replaced by alternative habitat not defined as ESHA. d. Areas occupied by existing, legally established development shall not constitute ESHA. Notwithstanding the foregoing, ESHA and/or buffer zone retained within an expanded fuel modification zone in accordance with an approved ESHA Vegetation Management Plan (See Appendix E2, AE-2.4– ESHA Vegetation Management Plan) shall be protected as ESHA or buffer zone. e. With the exceptions described within subsection (d) above, a legally established fuel modification zone is not classified as ESHA under the following circumstances: 1. The fuel modification zone width is specified in an approved coastal development permit; or 2. If the width of the fuel modification zone is not specified in an approved coastal development permit, the fuel modification zone shall be considered the width of the fuel modification zone	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
shown around the legally established development in aerial photographs taken on October 18, 2018 and October 31, 2018 on file with the Planning Division, or up to 200 feet measured from the edge of legally established habitable structures, whichever area is smaller. Continued vegetation clearance outside the fuel modification zone that occurred after the October 2018 aerial photographs dates (referenced above) shall be considered unauthorized development. 3. If the fuel modification zone was established prior to the effective date of the Coastal Act, in conformity with all applicable laws in effect at the time, and is not otherwise reflected in a permit, the size of the fuel modification zone consistently maintained as of January 1, 1977 shall be considered legally established development. However, if the historically maintained fuel modification zone was 100 feet or less on January 1, 1977, then the property owner shall be allowed to maintain the existing fuel modification zone width as described in subsection (e)(2) above. e. Unless vegetation is altered or removed as part of an existing, legally established development or as part of an associated fuel modification zone which is not classified as ESHA pursuant to subsection (d) or (e) above, the alteration or removal of vegetation shall constitute unauthorized development (see Appendix	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
E1, Section AE-1.2.2 - Additional Factors for ESHA Determinations). **Ventura County CZO Section 8178-2.4.3 – ESHA Delineation in Site-Specific ESHA Maps:** Within a site-specific ESHA map (Section 8178-2.3(a)), all areas that meet the definition of ESHA shall be mapped and protected as ESHA. The precise boundaries of ESHA on a site-specific map shall be based on the following: a. Areas that meet the definition of ESHA, as set forth in Section 8178-2.4.1 and the ESHA determination/delineation criteria and procedures set forth in Section 8178-2.4.2 and Appendix E1, shall be mapped as ESHA. Such determinations shall be based on substantial evidence and information obtained from site-specific biological surveys, aerial photographs, and federal/state/local natural resource agency resources. b. Wetland delineations shall be conducted according to the definitions of wetland boundaries contained in Section 13577(b) of Title 14 of the California Division 8, Chapter 1.1 Ventura County Coastal Zoning Ordinance (09-09-22 edition) u 242 Code of Regulations, and in conformance with the 1987 Army Corps of Engineers Wetland Delineation Manual and the 2008 Arid West Supplement. ESHA delineation in site-specific ESHA maps shall be based on the applicant's site-specific environmental	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
assessment, available independent evidence, and review by the Planning Division staff biologist. **Ventura County CZO Section 8178-2.4.4 – Buffer Zone Delineations:** Buffer zones shall be established to provide distance and physical barriers between protected resources and human disturbance. All development shall be sited and designed to protect the adjacent resources and be compatible with the continuance of the habitat. See Sections 8178-2.6.3 and 8178-2.6.4 for additional requirements when siting development adjacent to ESHA, buffer zones, and parklands/open space areas. **Ventura County CZO Section 8178-2.4.4.1 – Width of Buffer Zones:** Buffer zones shall be of sufficient width to avoid adverse impacts to ESHA or parkland/protected open space areas. The width of a buffer zone shall be delineated as follows: a. The minimum width of a buffer zone shall be 100 feet, except for a local habitat connectivity corridor, which does not require a buffer zone (Section 8178-2.7.5). b. A buffer zone that exceeds 100 feet is required when necessary to avoid adverse impacts to special status species (including habitats supporting critical life stages for such species). Please see Sections 8178-2.7.6, 8178- 2.7.8, 8178-2.7.9, 8178-2.7.2, 8178-2.7.3. Buffer zone	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
widths that exceed 100 feet for habitats such as wetlands or other wet environments shall be identified during the environmental review process. c. During construction and temporary outdoor festivals and sporting events, seasonal buffer zones shall be used to protect critical life stage habitats in accordance with the standards established in Sections 8178-2.6.13(g), 8178-2.7.6, 8178-2.7.7, and 8178-2.7.9, as follows: 1. Raptor and bird nesting and roosting sites (300-500 feet); 2. Bat roosts for special status species (200-500 feet); 3. Occupied marine mammal rookery and hauling ground habitats (300- 500 feet); 4. Occupied grunion spawning sites (mechanical equipment, above highest tide wrack line); and 5. Denning or breeding sites for bears, mountain lions, bobcats, coyotes, and other special status species (200-650 feet). **Ventura County CZO Section 8178-2.4.4.2 – Measurements for Buffer Zones:** Buffer zone widths shall	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
be measured from the outer extent of the vegetation that makes up the habitat or as follows: a. Riparian Areas: The outer edge of the cover of riparian vegetation community, or the outer edge of the bank of the subject stream if riparian vegetation is not present. b. Alluvial Scrub: Edge of alluvial soils located on alluvial fans, alluvial valley slopes, stream deltas, and along stream bottoms. c. Native woodland: The outer edge of the woodland tree canopy stand. d. Wetland: The upland limit of wetland habitat. In the case of wetlands without vegetation or soils, the setback shall be the boundary between land that is flooded or saturated at times (during years of normal precipitation) and land that is not. e. Rocky Outcrops: The outer extent of the plant community supported by the rocky outcrop habitat. f. Protected Parkland/Open Space: The outer edge of the boundary for parkland/ open space areas acquired by natural resource agencies or conservation organizations for habitat protection.	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
Appendix E1 also contains information on the delineation of buffer zones.	
Ventura County CZO Section 8178-2.5 - Allowable Uses in ESHA or Buffer Zones: Allowable uses (or development associated with such uses) in ESHA or buffer zones shall be limited to uses that are dependent on the biological resource, except where a non-resource dependent use is allowed pursuant to this Section 8178-2. All uses allowed in ESHA or buffer zones shall meet the standards for a least damaging alternative (see Section 8178-2.6.1), and such uses shall be sited, designed, and mitigated in a manner consistent with the standards in Sections 8178-2.6, 8178-2.7, and 8178-2.10. **Ventura County CZO Section 8178-2.5.1 – Allowable Resource-Dependent Use in ESHA or Buffer Zones:** Within an ESHA or a buffer zone, the following new resource-dependent uses may be permitted: a. Nature study and environmental research. b. Passive recreational uses, such as public access-ways, trails for hiking, bicycling or horseback riding, and Low-Impact Campgrounds. c. Directional, education, and interpretive signs or displays.	Yes. As shown in the ISBA (Exhibit 4), the project site is located within the required 100-foot buffer from Little Sycamore Creek.

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
d. Habitat restoration, preservation, or enhancement, including the following: 1. Temporary fencing deemed necessary to prevent encroachment in the ESHA or buffer zone. 2. Vegetation management, including the removal of non-native vegetation, planting native species, weeding, supplemental plantings, and other maintenance measures when conducted for the purpose of ESHA restoration, establishment, or enhancement pursuant to an approved Habitat Restoration Plan (see Section 8178-2.10.9). 3. The placement/repair of site features within coastal dune habitats (e.g., raised walkways, fencing, predator-exclusion cages for shorebird nests), or the restoration of dune topology using sand replenishment or contouring or non-native invasive or invasive watch list plant species removal to facilitate the protection of native species reliant on a dune ecosystem. In all cases, coastal dune habitat modification or disturbance shall be the minimum amount necessary to accommodate the identified uses. **Ventura County CZO Section 8178-2.5.1.1 – Allowable Uses in Streams and Rivers:** In addition to resource-dependent uses, the following uses may be permitted within streams and rivers:	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
a. Necessary water supply projects. b. Flood control, where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development. c. Developments where the primary function is the improvement of fish and wildlife habitat. Channelization or other substantial alterations to river or stream corridors shall be conducted in a manner that minimizes impacts to coastal resources and shall incorporate the best mitigation measures feasible to mitigate unavoidable impacts to the maximum extent feasible, including the depletion of groundwater. **Ventura County CZO Section 8178-2.5.1.2 – Allowable Uses in Wetlands and Open Coastal Waters:** The diking, dredging, or filling of wetlands, open coastal waters, lakes, and estuaries may be permitted for the following uses: a. New or expanded port, energy, and coastal-dependent industrial facilities. b. Mineral extractions, including sand for beach restoration, except in ESHA.	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
c. New or expanded boating facilities, and the placement of structural pilings for public recreational piers (this use excludes wetlands). d. Nature study, aquaculture, or similar resource-dependent activities. e. Habitat restoration or enhancement. f. Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines. g. Maintenance of existing, or restoration of previously dredged depths, in existing navigational channels, turning basins, vessel berthing/mooring areas, and boat launching ramps. The uses listed above may only be permitted if otherwise consistent with the LCP and where there is no feasible, less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects. **Ventura County CZO Section 8178-2.5.2 – Allowable Non-Resource Dependent Use in ESHA or Buffer Zones:** Within ESHA or a buffer zone, the following non-resource dependent uses may be permitted, provided that such uses	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
are the minimum necessary, meet the standards for a least damaging alternative (see Section 8178-2.6.1), and are sited, designed, and mitigated in a manner consistent with the standards in Sections 8178-2.6, 8178-2.7, and 8178-2.10: a. New or modified wireless communication facilities, when the approval of the facility is mandated by federal law (see Sections 8175-5.20.3(g) and 8175-5.20.5). b. Existing public works facilities may be maintained and repaired in accordance with Coastal Zoning Ordinance provisions in Section 8174- 6.3.2. c. Public Works Facilities in accordance with this Article and Section 8175- 5.9, and all other applicable provisions of this Chapter and the LCP Land Use Plan, provided that such facilities are necessary to protect public health/safety or essential public services for legally permitted development. d. Shoreline protective devices (see Section 8178-2.7.1.2(a)). e. Non-resource dependent uses allowed pursuant to the economically beneficial use exception in Section 8178-2.5.3. An existing, legally established principal structure may be rebuilt if it is destroyed by fire or a natural disaster. If it is an	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
otherwise nonconforming use, it shall not be rebuilt within ESHA or the buffer zone. See the following sections for uses allowed in a buffer zone: Sections 8178-2.6.9.1, 8178-2.7.1.4, and 8178-2.6.2(b). **Ventura County CZO Section 8178-2.5.3 – Economically Beneficial Use:** If the application of the policies, standards or provisions of the LCP regarding use of property designated as ESHA or buffer zone would deny all economically beneficial use of an applicant's property as a whole, an otherwise prohibited development may be allowed in ESHA or buffer zone in accordance with Policies 4.2 and 4.3 of the Coastal Area Plan and all other applicable regulations and requirements of the LCP. Development on a lot that is already developed in a manner that provides an Economically Beneficial Use shall not result in new disturbance or loss of ESHA or buffer zone that conflicts with the ESHA policies of the LCP. Applicants seeking approval of development pursuant to this economically beneficial use exception shall provide the information and documentation required pursuant Appendix E2 at Section AE2.3, and the County's decision-making authority must make the findings required by Policy 4.3 of the Coastal Area Plan.	
Ventura County CZO Section 8178-2.6 – Site and Building Design Standards in ESHA: The purpose of the standards in this Section 8178-2.6 is to facilitate the conservation and protection of ESHA. **Ventura County CZO Section 8178-2.6.1 – Least Environmentally Damaging Alternative:** Any development	Yes. To minimize impacts, proposed development has been sited within the existing disturbed areas. As concluded in the ISBA, grading and construction activities within the Project development footprint will be limited to wild oats grassland and cleared land, which provide little ecological value. Suitable habitat for special status plant species is not present

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
allowed in ESHA or buffer zones, pursuant to Section 8178-2.5 shall constitute the least environmentally damaging alternative. The following findings shall be made regarding the development: a. The development consists of a feasible project design alternative that results in the least damage (i.e., direct/indirect/cumulative impacts) to ESHA, when compared to other feasible alternatives, and protects ESHA (both on and off-site) against significant disruption of habitat values; b. If the development is authorized to provide an economically beneficial use, the project shall, in addition to complying with Policies 4.2 and 4.3 of the Coastal Area Plan: (1) consist of a design alternative that avoids adverse impacts to ESHA (both on and off-site) to the maximum extent feasible; (2) include a building site that is consistent with the standards in Section 8178-2.6.2; and (3) minimize development outside the building site for access roads, fuel modification zone, and site grading. Mitigation shall not be used as a substitute for selection of the least environmentally damaging project design alternative. **Ventura County CZO Section 8178-2.6.2 – Maximum Allowable Building Site in ESHA or Buffer Zone:** If development is allowed in ESHA or buffer zone pursuant to	within the Project development footprint. New earth disturbance for the construction of a pool, pool cabana, decks and water wells are located within areas of the property that are denuded of native vegetation except for wild oats grassland and this location has been intermittently used for agriculture throughout the history of the site. However, the Project has the potential to encroach into the protected zone of four coast live oak trees, therefore the permit has been conditioned to require a Tree Protection Plan (Mitigation Measures BIO-1) and Tree Health Monitoring and Reporting (Mitigation Measures BIO-2) to reduce potential impacts to protected trees to a less-than-significant level. Construction activities limited to this area represent the LEDAA for the proposed Project.

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
Section 8178- 2.5.3, then the following standards shall be used to determine the maximum allowable building site based upon the County analysis of documentation and information provided by the applicant for development (See Appendix E2, Section AE-2.4): a. Santa Monica Mountains: Within the Santa Monica Mountains (M) overlay zone, the maximum allowable building site shall be 10,000 square feet, or 25 percent of the legal lot size, whichever is less. The allowable building site may be increased above the maximum allowed by this Section when authorized pursuant to the incentive program in Section 8178-2.9.4.1, and it may be decreased pursuant to Section 8178-2.6.2.2(b). If the development is authorized to provide an economically beneficial use the permit hall be conditioned to require the remaining area of the lot located outside of the building site and mandatory fuel modification zone is preserved in perpetuity through a conservation easement or conservation instrument, except as otherwise set forth in the project's associated Coastal Development Permit and any allowable future development that is consistent with Section AE-2.2.2. d. In all cases, the maximum allowable building site shall be subject to the general requirements in Section 8178-2.6.2.1 and the adjustments in Section 8178-2.6.2.2.	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
Ventura County CZO Section 8178-2.6.3 - General Siting and Building Design Standards a. Location of Development – To minimize impacts to ESHA and buffer zones, development shall be located as follows: 1. Distance from ESHA - The development envelope shall be located as far as possible from ESHA and outside buffer zones. 2. Avoid Steep Slopes - Development shall not be permitted in areas with 30 percent slope or higher. Remediation of unstable slopes that threaten public health or safety is permitted if the least environmentally damaging method is used to stabilize the slopes. 3. Clustered Development - Development shall be clustered and located near existing structures, roadways and services (e.g., water, sewer) 4. Minimize Grading – Locate roads, structures, and other development in areas with minimal topographic constraints to minimize grading and alteration of natural landforms. b. Minimize Fuel Modification – To minimize the extent of the fuel modification zone and its associated impacts on ESHA or buffer zones, all development	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
shall, to the maximum extent feasible, be located and designed to meet the following standards: 1. Utilize an approximately square or circular shape building site, which by design minimizes the area of the fuel modification zone, unless an elongated shape is needed to protect coastal resources or to minimize grading on a slope over 20 percent gradient. 2. Fire safe site design and building techniques shall be utilized in all development to minimize the size of fuel modification zones. These techniques include, but are not limited to the following: ember resistant building materials, closed eaves, roof sprinkler system, fireproof vents, and insulated temper glassed windows, etc. 3. To take advantage of overlapping fuel modification zones, structures within the building site and building sites on nearby lots shall be clustered, including as part of land divisions and lot line adjustments. 4. No development shall be approved that results in a fuel modification zone that extends off-site onto federal or state parklands without the written authorization of the National Park Service or State Department of Parks and Recreation, as applicable.	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
5. To protect off-site ESHA and conservation lands from vegetation removal practices associated with the potential expansion of a fuel modification zone, development shall not, to the maximum extent feasible, be sited within 300 feet of off-site: (i) ESHA or buffer zone; or (ii) undeveloped parkland/open space areas owned or managed by a natural resource agency or conservation organization for habitat protection (see Section 8177-4.1.7, for additional development siting standards adjacent to park boundaries ii the Santa Monica Mountains. i 6. A proposed expanded fuel modification zone shall not encroach onto an adjacent property. 7. Except Section 8178-2.6.3 (b)(4) and (6), deviations from the above standards may be permitted if the application of a standard would result in increased impacts to ESHA. c. Best Management Practices - Best management practices that minimize adverse impacts on ESHA and buffer zones shall be used for vegetation removal or alteration, the control and removal of invasive or invasive watch list plant species, construction management, water quality protection, habitat restoration, and use of toxic chemical substances.	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
d. Water Quality – Water quality shall be protected by minimizing the use of impervious surfaces and by utilizing bioswales or other best management practices that promote stormwater infiltration and limit stormwater runoff. Development shall be located away from wetlands, other wet environments natural drainage features, and their associated vegetation. The disturbance of such features shall be minimized when avoidance is infeasible. e. On-Site Open Space Requirements – Development shall not be permitted in areas with greater than or equal to 30 percent slope. All on-site ESHA, buffer zones, slopes over 30 percent shall be permanently maintained in their natural state through a conservation easement or conservation instrument when: (1) identified on an applicant prepared site-specific ESHA map, and/or (2) located in the Coastal Open Space (COS) zone, Santa Monica Mountains (M) overlay zone, or Coastal Industrial (CM) zone. g. Buildable Lot Standards – A buildable lot for residential use is a legal lot that can feasibly accommodate the following structures and improvements in a manner that is consistent with the policies and provisions of the LCP and that meets established public health and safety standards: (1) a principal structure; (2) legally accessible, all-weather access road; (3) development is located outside known geological hazard areas; and (4) the lot is	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
served by public water/sewer or can accommodate an on-site siteewell and/or wastewater treatment system that is adequate to serve the proposed development. **Ventura County CZO Section 8178-2.6.4 –Buffer Zone Standards:** Buffer zones (see Section 8178-2.4.4) shall meet the following standards: a. Whenever feasible, use natural topographic features, such as hills and bluffs adjacent to ESHA, to buffer ESHA from development (e.g., locate development on the opposite side of the hill from the ESHA). b. Buffer zones shall contain native vegetation around parklands, ESHA, or protected open space areas to serve as transitional habitat and protect the ESHA ecosystem. c. Buffer zones for wet environments in or adjacent to public areas shall include a wildlife-permeable fence or a natural barrier (e.g., vegetation or water) to provide a physical barrier to control entry into the wet environment when species in the wet environment (e.g., wetlands, estuaries, marsh) are particularly sensitive to human impacts or are visible from publicly accessible areas or trails. Such barriers shall be located at the outside boundary of the buffer zone and shall only be allowed when specified by a County-approved	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
ESHA Mitigation Plan (Section 8178- 2.10.9). Visual screening may be provided by using landscape material or vegetation that is compatible with the wet environment. p d. When a project involves the restoration of a stream that was previously channelized or otherwise altered, existing legally established development within the required buffer zone of such a restored stream may remain pursuant to Section 8178-2.5.2. e. Water quality improvement best management practices required for development shall be located outside the buffer zone, except when required within a fuel modification zone that overlaps with ESHA or buffer zone (see Section 8178-2.6.9.1) to protect other ESHA from erosion and degradation.	
Ventura County CZO Section 8178-2.6.5 – Geotechnical Testing in ESHA or Buffer Zones: Geotechnical testing includes exploratory activities associated with evaluating a site for allowable, potential development. Such activities include drilling or excavation conducted to evaluate soil, geologic hazards, or hydrologic conditions (e.g., exploratory test holes for water wells, percolation testing for on-site wastewater treatment systems). When conducted in ESHA or buffer zone, such activities require a Coastal Development Permit (see Setion 8178- 2.4). Geotechnical testing shall be	Yes. The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Exhibit 4), analyzed the project site for potential hazards for the construction of the pool and pool cabana. Water to the property will continue to be provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S. Two new agricultural water wells are proposed for irrigation of organic crops. The geologic evaluation of water well usage for farming dated December 10, 2021, concluded that the groundwater to be extracted by the new wells and from surrounding area are potentially

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
sited and designed to minimize adverse impacts to ESHA and buffer zones, and the following standards shall apply: a. Access Roads - To the extent feasible, access to a project site for geotechnical testing (e.g., wells, percolation tests) shall be provided by existing roads or track-mounted drill rigs. If a temporary access road is permitted, the volume and extent of grading shall be limited to the minimum required to accommodate the equipment. Existing topsoil and vegetative root stock shall be stockpiled and retained for use during site restoration. b. Required Restoration - Within 90 days from completion of exploratory testing, all temporary roads shall be restored to the original topographic contours, and all disturbed areas shall be restored with the original (previously stockpiled) topsoil and revegetated with species indigenous to the project site. Revegetated areas shall be monitored to ensure successful restoration. See additional road standards in Section 8178-2.6.8.	unique and structurally differing geologic sources (Exhibit 4). Due to the existing level of disturbance within the proposed development envelope, construction and operation of the pool, pool cabana and Water Well no. 1 within the 100-foot buffer from Little Sycamore Creek would not degrade the functions or values of said creek.
Ventura County CZO Section 8178-2.6.6 – Water Wells and Wastewater Systems: Water wells and wastewater systems shall be sited and designed to minimize impacts to ESHA, including impacts from grading, site disturbance, the introduction of increased amounts of water, and soil erosion.	Yes. Water to the property will continue to be provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S. Two new agricultural water wells are proposed for irrigation of organic crops. The geologic evaluation of water well usage for farming dated December

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Special Use Standard	Complies?
Ventura County CZO Section 8178-2.6.6.1 – Water Wells: When a water well is proposed to serve a project, the applicant shall demonstrate, to the satisfaction of the Ventura County Watershed Protection District, as well as the applicable Groundwater Sustainability Agency that the proposed well will not have significant adverse individual or cumulative impacts on groundwater, streams, or natural resources. For a well location in close proximity of a stream, drainage course, and similar surface water conveyance, a groundwater assessment must be performed by a qualified professional to ensure surface water will not adversely impact groundwater quality. 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. To approve a well the County must find, based on substantial evidence, that it will not cause significant adverse impacts, either individually or cumulatively, on coastal resources. **Ventura County CZO Section 8178-2.6.6.2 – Onsite Wastewater Treatment Systems:** The County's Environmental Health Division (EHD) is responsible for enforcing onsite wastewater treatment system (OWTS) regulations and design standards. The design, installation, operation and maintenance of such systems shall be approved by EHD and, if applicable, the Los Angeles Regional Water Quality Control Board. The following standards complement existing public health and safety standards. New and replacement OWTS, including primary and expansion wastewater disposal areas, shall be sited and	10, 2021, concluded that the groundwater to be extracted by the new wells and from surrounding area are potentially unique and structurally differing geologic sources. The report also noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south-east side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater like contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. Additionally, the geological evaluation states that it is highly unlikely that groundwater extraction within Taschen Ranch would have a negative impact on other adjacent parcels, and the location of adjacent wells that are at least 1,000 ft away and at higher elevations. Collectively, these hydrological conditions ensure that local or nearby groundwater supply or level will not be significantly impacted by the proposed wells. Based on the additional water needed for the proposed construction and agricultural irrigation and supplemented by professional analysis of hydrogeological impacts from extracting groundwater shows that the proposed project is considered to have a less than significant impact to groundwater quantity. The existing dwelling uses an existing Onsite Waste Treatment System (OWTS) that consists of a 1,500-gallon septic tank and leach field. A new connection to the existing septic system is not required as part of this project and the continued use of the septic system will not result in a

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Special Use Standard	Complies?
designed to minimize impacts on ESHA and buffer zones as follows: a. To the maximum extent feasible, OWTS shall be located away from wet environments and outside the protected zone (see Section 8178- 7.4.3) of trees classified as ESHA (see Section 8178-7.3.1), and adequate setbacks shall be required to protect these areas from lateral seepage; b. New OWTS shall be sized to serve only the approved development and shall be sited within the approved building site and/or fuel modification zone; and c. To the maximum extent feasible, OWTS components that require maintenance (e.g., pumping septic tanks, maintaining effluent screens) shall be located in an area that can be accessed from exiting or approved access roads.	reduction of groundwater quality below the objectives set in the Basin Plan.
Ventura County CZO Section 8178-2.6.7 – ESHA Grading Standards: The standards of this Section 8178-2.6.7 shall be used in conjunction with those in Section 8175-5.17 when grading is permitted on property that contains ESHA, buffer zone, or a fuel modification zone which overlaps with a buffer zone: a. Development shall be designed to minimize alteration of natural landforms by using clustered development	Yes. The project will be located within areas that are considered within the exiting development envelope as depicted in Exhibit 3 (Plans). Estimated grading earthwork for structural development will be approximately 1,600 cubic yards (CY) of cut and 1,600 CY of fill. The permittee will be required to submit a grading plan to the Public Works Agency prior to

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Special Use Standard	Complies?
and split-level or stepped building pads on slopes that exceed 20 percent gradient. b. To reduce erosion and sediment loss, development shall be sited and designed to minimize vegetation clearing, grading and to limit disturbance of natural drainage features. c. Best management practices shall be used to minimize erosion and control runoff, and materials and techniques shall be utilized that avoid impacts on ESHA and water quality within wet environments. d. Erosion control measures used during project construction shall meet the following standards: 1. Erosion and sediment control products shall not contain netting, except when the netting is manufactured from 100 percent biodegradable natural materials and is comprised of a loose-weave, wildlife-safe design with movable joints between the horizontal and vertical twines (i.e., with twines that can move independently). In areas of geologic instability, the use of non-biodegradable netting and geotextiles fabrics that are manufactured with polypropylene fibers may be permitted for geologic slope support and stabilization. 2. Temporary silt fences reinforced with plastic mesh are prohibited.	the issuance of zoning clearance for construction to the (Exhibit 5, Condition No. 43).

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Special Use Standard	Complies?
3. When no longer required, temporary erosion and sediment control products shall be removed. e. Trenches, test pits, and other excavations shall be designed in a manner that prevents wildlife from entering and that provides a way for wildlife to escape if trapped. Also, see Section 8178-2.6.5. **Ventura County CZO Section 8178-2.6.8 – Access Roads and Driveways in ESHA:** New or expanded access roads and driveways in ESHA or buffer zones shall be sited and designed as follows: a. Except where access improvements are necessary to meet Ventura County Fire Protection District standards or to provide one access road/driveway to permitted development on a lot, the construction and/or improvement of access roads and driveways 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; b. The number, width and length of access roads and driveways shall be limited to the minimum necessary to establish access to permitted development and shall follow natural contours; and c. Within the Santa	

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Special Use Standard	Complies?
Monica Mountains (M) overlay zone, access roads and driveways shall meet the following standards: 1. No more than one driveway, with one hammerhead-type turnaround area, shall be permitted for an individual lot. The length of new driveways, as measured from the property line, shall be limited in length to 300 feet, or one-third the parcel depth, whichever is less. Deviations from this standard may be permitted where a longer driveway is required as part of the least damaging alternative. 2. To the maximum extent feasible, a single driveway shall be used to provide a combined source of access to adjoining lots. 3. Secondary access roads shall not be permitted unless the Ventura County Fire Protection District determines there are no feasible alternatives, and a secondary route is needed to ensure adequate fire safety or to provide a necessary, secondary emergency route for an existing residential area served by a dead-end road whose length exceeds the Ventura County Fire Protection District's emergency access standards. See standards for access roads used for geotechnical testing in Section 8178- 2.6.5.	

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Special Use Standard	Complies?
Ventura County CZO Section 8178-2.6.9 – Fuel Modification Zone Requirements in ESHA or Buffer Zones a. A new or expanded fuel modification zone shall only be authorized through a new or modified Coastal Development Permit. Vegetation removed for fuel modification purposes shall be conducted in accordance with a Planning Division and Ventura County Fire Protection District-approved Fuel Modification Plan and ESHA Vegetation Management Plan, as applicable (See Appendix E2, Section AE-2.4). Low-intensity vegetation removal techniques shall be used when removing vegetation in ESHA or buffer zone. b. An existing fuel modification zone which is expanded or modified within ESHA or a buffer zone requires a CISBA. (See Appendix E1, Section AE1.3.2 (g)(1)(iv)). c. Where an expanded fuel modification zone is proposed within ESHA or buffer zone, an approved ESHA Vegetation Management Plan (see Appendix E2, Section AE-2.4) is required to retain the ESHA or buffer zone within that area. d. To protect from unintentional removal of ESHA or buffer zone that overlaps with a fuel modification zone, the outer boundary of each vegetation	Yes. On May 6, 2021, the Ventura County Fire Department (VCFD) conducted a site visit to assess the building site for the required Fuel Modification Zones. The VCFD identified that no new fuel modification will be required, and that only annual grass will need to be cut, and nearby trees maintained. This information is presented in the Fuel Management Zone Exhibit in the MND (Exhibit 4). The existing road is considered an area that was previously disturbed and developed. As shown in Exhibit 3 (Plans), the VCFD allowed this aspect of the design to preserve the existing conditions, two vehicular bridges will remain as is. The existing gate at Cotharin Road will continue to be used as the main entry to the property. All new landscaping and fuel modification zones will comply with current State and Local Codes, which will provide reduced hazard from vegetation fires within the camp. The Permittee will be required to provide Fuel Modification Zone (FMZ) and/or Landscape plans prepared by a licensed landscape architect to VCFD for review and approval prior to the issuance of Zoning Clearance for Construction (Exhibit 5, Condition No. 26)

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Special Use Standard	Complies?
thinning zone (e.g.,100 ft, 150 ft, 200 ft) shall be delineated with permanent zone markers so that the extent of vegetation thinning zones are easily recognizable during maintenance activities. e. For landscaping requirements within a fuel modification zone, see Sections 8178- 8.4.2.3 and 8178-8.4.2.4. **Ventura County CZO Section 8178-2.6.9.1 – Allowable Uses in Fuel Modification Zones:** a. Outside the building site and within the first 100 feet of a fuel modification zone (the mandatory fuel modification zone), only the following development and uses may be allowed the following development and uses shall be allowed: 1. Uses permitted in a buffer zone (Section 8178-2.5); 2. Fire-resistant, drought-tolerant native trees and landscaping (pursuant to Section 8178-8.4.2.3); 3. Confined animal facilities (pursuant to Section 8178-2.6.11) that do not require additional fuel modification;	

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Special Use Standard	Complies?
4. Water wells/septic drainage fields; and 5. Drainage and pollution runoff control devices (see Section 8178- 2.6.3(d)) required and approved by the County to protect ESHA from erosion or degradation. b. Allowable uses within an expanded fuel modification zone shall be limited to approved vegetation management activities for fire protection purposes in accordance with Appendix AE-2.5, and resource-dependent uses described in Section 8178-2.5.1 that do not require the further expansion of any fuel modification zone. **Ventura County CZO Section 8178-2.6.9.2 – Width of Fuel Modification Zones:** When all or a portion of a fuel modification zone overlaps with ESHA or buffer zone, those areas the fuel modification zone shall meet the following standards: a. The width of a fuel modification zone shall be measured from the edge of the legally established structures located within the building site, not from the boundary of the building site. b. The standard width of the mandatory fuel modification zone for legally established structures is 100 feet, except for the U.S. Naval	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
Base Ventura County tactical critical assets at Laguna Peak which is 300 feet as measured from the existing perimeter of the facility*. * *Specific requirements for the fuel modification zone at the U.S. Naval Base facility on Laguna Peak will be determined by the Ventura County Fire Protection District.* c. If the Ventura County Fire Protection District determines that there are unique site-specific conditions for new development, the mandatory fuel modification zone may be expanded to 200 feet if needed to protect life and property from wildland fires. d. An expanded fuel modification zone thinned pursuant to AE-2.5 may be authorized up to 300 feet from a legally established structure located within the building site or to the property line, whichever distance is shorter, if it is determined by the Ventura County Fire Protection District that it is necessary to protect life, property, and natural resources from unreasonable risks associated with wildland fires. In making this determination, the Ventura County Fire Protection District may consider whether there are any other feasible mitigation measures possible.	
Ventura County CZO Section 8178-2.6.12 – Bird-Friendly Building Standards: The following standards are designed to reduce bird mortalities caused by a bird's inability to see reflective, transparent surfaces.	Yes. Pursuant to Condition of Approval No. 29 Materials and Colors in the Santa Monica Mountains Overlay Zone (Exhibit 5), the permittee shall utilize natural building materials and

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Special Use Standard	Complies?
Ventura County CZO Section 8178-2.6.12.1 – Applicable Development: Bird-safe treatments are required on all new structures, new structure additions, and remodel(s) of existing, non-conforming structures that include the replacement of the glass or windows on at least one façade of the existing structure (see Section 8182-2). Buildings classified as a National Historic Landmark, State Historical Landmark or Point of Historical Interest, or a County Historical Landmark or Site of Merit are exempt from all standards in this Section 8178-2.6.12.88 **Ventura County CZO Section 8178-2.6.12.2 – Bird-Friendly Treatments for Structural Features:** The following structural features are considered bird hazards: freestanding clear glass walls/fences; balconies with unbroken glazed segments (16 square feet or larger); transparent glass-like components on rooftops; uncovered atriums; and uncovered/enclosed courtyards enclosed in glass. Building features that are considered bird hazards shall be avoided or treated with bird-safe glazing treatments. **Ventura County CZO Section 8178-2.6.12.3 – Bird-Friendly Window Treatments:** Bird-safe glazing treatments are required on unbroken glazed segments that are 16 square feet or larger. Acceptable bird-friendly window treatments include, but are not limited to, the following: a. Glass/glazing treatments: Ultra-violet patterned glass, fritting, netting, permanent stencils, frosted glass, window films, etched	colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures including, but not limited to, the dwelling, accessory structures, water tanks, walls, and fences. Additionally, pursuant to Condition of Approval No. 35 Bird Friendly Standards, the permittee will be required to use bird-safe glazing/window shall be utilized that reduce the reflectivity of glass, windows or other similar surfaces to eliminate or significantly residence bird mortality associated with birds striking the surface. The Planning Director may approve equivalent bird-safe glazing treatments based upon the recommendation of the Planning Staff Biologist or County-contracted qualified biologist.

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Special Use Standard	Complies?
glass, and glass block. Mirrored glass is prohibited. b. Architectural features added to the exterior of windows, such as window screens, louvers, shutters, latticework, decorative grilles, or exterior shades. Physical grids or horizontal/vertical lines used for bird-safe window treatments shall meet the 2x4 rule — horizontal spaces must be less than 2 inches high and vertical spaces must be less than 4 inches wide. Treatments that contribute to a bird-friendly building include balconies or overhangs, deeply recessed windows, awnings, window mullions, and tinted glass. The Planning Director may approve equivalent bird-safe glazing treatments based upon the recommendation of the Planning Staff Biologist or County contracted qualified biologist.	
Ventura County CZO Section 8178-2.6.13 – Construction Standards: The following standards apply to all pre-construction and construction activities including related grading, land clearing, and vegetation/brush removal, which are collectively referred to as "construction" in this Section 8178-2.6.13. a. Construction Equipment and Materials - Construction equipment storage and staging areas shall be graphically depicted on approved site, grading and building plans. The extent of	Yes. Construction personnel would access the project site via the existing gate. All staging and storage areas will be designated in previously disturbed areas outside the 100 ft creek buffer and best management practices (BMPs) will be applied during construction. To ensure the project complies with conditions of approval and Mitigation Monitoring and Reporting Program (MMRP) prior to ground disturbing and construction activities, the permittee will be required to submit a ESHA Mitigation Plan (Exhibit 5, Condition No. 25).

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Special Use Standard	Complies?
construction equipment storage and staging areas shall be limited to existing, legally disturbed areas and the approved development envelope. Locate such areas outside the buffer zone and away from adjoining ESHA unless approved to allow for an economically beneficial use. b. Access Roads and Driveways - The construction of access roads and driveways shall occur in conjunction with the construction of the structures and use they are intended to serve, except when a temporary road is necessary to conduct geotechnical testing pursuant to Section 8178-2.6.5. c. Construction Noise – Construction noise is subject to the noise threshold in Section 8178-2.6.16. Outdoor construction within, abutting, or adjacent to an ESHA noise sensitive receptor is prohibited after sunset; d. Alterations to a Wet Environment - Construction shall occur during a period of low flow, and construction time and/or equipment shall be kept to a minimum. Construction activities shall also utilize best management practices required by the County's Public Works Agency and the LCP to protect water quality, protect sensitive resources, or minimize the discharge of sediment into	To minimize and reduce project related noise impacts on nesting birds and monarch butterfly roosting sites, acknowledging roosting or nesting sites mitigation measures BIO-3 Pre-Construction Surveys and Impact Avoidance, BIO-4 Monarch Butterfly Surveys and Avoidance, BIO-5 Avoidance of Nesting Birds and BIO-6 Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing (Exhibit 5, Conditions 20 through 23) are required.

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Special Use Standard	Complies?
drainages. See subsection (f) for measures that limit the spread of aquatic invasive species. e. Bird Nesting Survey - An applicant shall be required to prepare a bird nesting survey prior to the issuance of a Zoning Clearance authorizing construction activities if: (1) the project is within the buffer zone for breeding bird habitats during nesting season; or (2) trees or other vegetation classified as ESHA are allowed to be altered, transplanted, or removed during the bird nesting season (January 1 - September 15, see Section 8178-7.4.2). The required bird nesting survey report shall conform to The requirements provided by subsection (g) below and Section 8178- 7.7.4.1.1, including bird breeding and nesting protocols. f. Invasive Species - The following measures shall be taken to limit the spread of invasive or invasive watch list plant species during construction activities: 1. Infestations of invasive or invasive watch list species listed by the California Invasive Plant Council shall be eradicated within the development envelope before construction activities begin. The contractor shall carefully dispose of soils, seeds, and plant parts or invertebrates found during inspection and cleaning. 2. Trail construction staging and work	

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Special Use Standard	Complies?
sites shall be inspected and pretreated for noxious weeds before such areas are used during construction. 3. Prior to moving equipment onto the project site, or prior to moving equipment out of an infested area and into an uninfected area, all soil, seeds, plant parts, and invertebrates shall be cleaned from the exterior surfaces of the equipment to the maximum extent feasible. 4. Construction activities within a wet environment shall be designed to prevent the spread of aquatic invasive species and contaminants (see Section 8178-2.7.3.2). 5. Best management practices shall be used when moving or disposing wood products (e.g., downed trees, firewood, compost, mulch) on or off-site to prevent the spread of the invasive species or invasive diseases. g. Special Status Species – When potential adverse impacts are identified to special status species within the Site Specific Environmental Assessment (CISBA) for the project or within a Tree Survey for the removal of an ESHA protected tree (Section 8178-7.7.4), the following standards shall be applied prior to construction or before an ESHA protected tree removal or alteration: 1. If special status plants are discovered during construction or preconstruction surveys, impacts shall first be avoided to the maximum extent feasible by protecting the plant and its surrounding microclimate with fencing. If the	

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Special Use Standard	Complies?
impact is unavoidable, individual plants shall be relocated to suitable habitat or new, replacement plants shall be provided in a restoration site used as compensatory mitigation. 2. Construction activities shall be timed to avoid the disturbance of special status species, or the habitats of such species, during a critical life stage (e.g., breeding, nesting, denning, roosting) as identified in the Coastal Initial Study Biological Assessment. 3. The applicant shall survey the area* 20 to 30 days prior to site disturbance if there is potential for special status wildlife to move into the construction area, or if habitats that support a critical life stage (e.g., nesting, roosting/staging, denning, overwintering sites, etc.) of a special status species were identified within 500 feet of the construction area. In such cases, a County-approved, qualified biologist shall conduct a pre-construction survey(s) one to three days prior to initiation of any construction activities, including vegetation/brush removal, and periodically during construction as determined by the qualified biologist in consultation with the Planning Division Planning Staff Biologist or County contracted qualified biologist. If a	

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Special Use Standard	Complies?
special status species vulnerable to vegetation/brush removal or earth disturbance is found during pre-construction surveys, the Planning Division Planning Staff Biologist or County contracted qualified biologist may condition the permit to require an additional survey on the day of construction, prior to vegetation/brush removal or earth disturbance activities. 4. If a special status species is found within the disturbance area that is in a critical life stage and sensitive to the proposed construction disturbance, then construction shall be postponed until the occupied area is vacated or the wildlife shall be relocated to suitable, undisturbed habitat by a qualified biologist if authorized pursuant to a valid collecting permit (when required by an agency with jurisdiction over the wildlife). If the species critical life stage may not be sensitive to disturbance from the proposed construction activity (e.g., an occupied woodrat midden), then a qualified biologist shall monitor the nest as needed based on the recommendation by the Planning Staff Biologist or County contracted qualified biologist. 1. If a special status species-occupied habitat supporting a critical life stage is located within	

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Special Use Standard	Complies?
500 feet of the disturbance area, and construction activities cannot occur without infringing on the required buffer zone for the occupied habitat, then construction shall be postponed until the occupied areas are either vacated and/or the fledglings/juveniles leave the area. Construction activities shall not resume until the County confirms there is no evidence of a second attempt at occupation of the habitat bb breeding birds or other special status species. An exception may be authorized where the CISBA and/or the pre-construction bird survey demonstrates that encroachment into the buffer zone will not harm the special status species and is consistent with the criteria provided in Section 8178- 2.7.7.b 2. Bat Roosts - The conditions of approval for the permit shall include stop-work procedures if special status species bats are discovered during the construction process. If special status species bats are discovered during construction activities, any relocation or removal of the bat(s) shall occur without injuring or killing the bat(s) and shall be conducted by a professional holding a current California Department of Fish and Wildlife Trapping License.	

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Special Use Standard	Complies?
Also, see Sections 8178-2.6.5 and 8178-2.6.7.	
Ventura County CZO Section 8178-2.6.14 – Fences, Gates and Walls: The following standards apply to an ESHA or buffer zone and all areas within the Santa Monica Mountains (M) overlay zone. **Ventura County CZO Section 8178-2.6.14.1 – General Requirements** a. ESHA and Buffer Zone – Fences, gates, and walls are prohibited in an ESHA or buffer zone outside the development envelope, except when used for habitat protection or restoration and when specified by a County-approved ESHA Mitigation Plan (see Section 8178-2.10.9). Within these plans, permanent fencing is allowed in buffer zones that are located in publicly accessible areas to protect ESHA that are particularly sensitive to human impacts. Non-wildlife permeable fencing or walls may be permitted along road corridors if the sole purpose of such fencing or walls is to funnel wildlife to safe road crossings (i.e., underpass, overpass). b. Development Envelope: Wildlife-permeable fencing is allowed throughout an approved development envelope except within an expanded fuel modification zone, if any (see	Yes. 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. The existing organic farm has perimeter fencing at the edge of the areas that have been historically cleared of vegetation prior to 1947. This existing fencing does not form any enclosure. To avoid future barriers to wildlife movement, Mitigation Measure BIO-10 (Exhibit 5, Condition No. 27) will require that fencing outside the development footprint be permeable to wildlife. Mitigation Measure BIO-6 Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing will require the permittee to install temporary protective fencing along the edge of the development envelope where active construction activities are taking place (Exhibit 5, Condition No. 23). Additionally, the project is subject to mitigation measure BIO-1 Tree Protection Plan and BIO-2 Tree Health Monitoring and Reporting that will require the permittee to protect trees proposed to remain in place and be responsible for mitigation and monitoring of protected trees (Exhibit 5, Conditions No. 18 and 19).

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Special Use Standard	Complies?
Section 8178-2.6.14.4 for standards). Gates are allowed at entry points to a property when located in the development envelope. Perimeter fencing of a parcel is prohibited. c. Building Site: All types of fencing, gates and walls are permitted in an approved building site, subject to the standards of Section 8175-3.11 and subsections (d) and (e) below. d. Isolation of Wildlife: New fences and walls shall not result in the isolation of on-site ESHA from off-site ESHA, habitat connectivity corridors, or protected open space areas. e. Prohibited Materials: Fences, gates and walls shall not be constructed of, or topped with, spikes, barbs, glass, razors, or any similar material. Barbed-wire fencing is prohibited. Exceptions may be allowed for telecommunication or public/utility facilities (e.g., freeway or major highway, electrical substation, water storage tank) that require such fencing for public safety or security purposes. **Ventura County CZO Section 8178-2.6.14.2 – Temporary Fencing for Habitat Protection and Restoration:** Temporary fencing may be used in ESHA and buffer zones for habitat protection or restoration, including but not limited	

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Special Use Standard	Complies?
to fencing deemed necessary to protect shorebird nests from predators, prevent wildlife and people from entering habitat restoration areas, and protect shorebird nesting colonies. Such fencing may be wildlife-permeable or non-wildlife permeable. **Ventura County CZO Section 8178-2.6.14.4 – Standards for Wildlife-Permeable Fencing:** Wildlife-permeable fencing is defined as fencing that can be easily passed through by all species of wildlife, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles and birds. Wildlife-permeable fencing is subject to the following standards: a. Fence material shall be wood or a material that looks like wood (e.g., wood composite, recycled wood products, vinyl), except as provided by subsection (d) below. b. Fence posts shall be set at 20-foot maximum intervals to ensure visibility by animals, and posts shall not be hollow at the top to avoid smaller animals falling into the fence post. c. Horizontal fence components shall be split-rail or flat-board with no more than three horizontal rails or boards, except as provided by	

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Special Use Standard	Complies?
subsection (d) below, and shall meet the following standards: 1. The lower edge of the bottom horizontal rail or board shall be at least 18 inches from the ground; 2. A minimum two-foot gap shall be provided between each rail or board; and 3. The maximum height of the fence shall be 48 inches from the ground. d. Wire may be used as the horizontal fence component for an animal containment facility when it is located in a fuel modification zone that overlaps with ESHA and buffer zone. The wire used is subject to the following standards: 1. Only smooth wires are permitted and barbed wire is prohibited; and 2. High-visibility tape/braid, vinyl siding trim, small diameter PVC tubing, or other visual markers must be added to the top and middle wires. Flagging and other materials that degrade over time are not permitted.	
Ventura County CZO Section 8178-2.6.16 – Noise Standards: The following standards apply to an ESHA or	Yes. The project would not involve the use of amplified sound.

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Special Use Standard	Complies?
buffer zone and all areas within the Santa Monica Mountains (M) overlay zone. All development, including outdoor festivals, outdoor sporting events, and temporary film productions,* shall be sited and designed to minimize noise in ESHA or buffer zones through the application of the following standards: * *Noise standards in this Section only apply to temporary film productions that require a coastal development permit. For permitting requirements, see Section 8174-5.* a. Noise Threshold for Non-Residential Development – For non-residential development, noise levels within an ESHA shall not exceed a noise threshold of 50-dB Leq (h). In areas where the ambient noise level is above 50-db Leq (h) (e.g., near freeways or rail lines), noise levels shall not exceed the measured ambient hourly equivalent noise level Leq(h) plus 3 dB within adjoining ESHA. In addition, instantaneous Lmax noise levels shall not exceed the threshold criteria by 20 dBA more than 8 times per hour..b. Helicopter Pads - No private helicopter pads shall be permitted within the Santa Monica Mountain (M) overlay zone, except where needed by an agency for emergency services. c. Outdoor Equipment - When sound-producing outdoor equipment is proposed on a lot that could impact a nearby ESHA noise sensitive receptor, the equipment shall be sited and designed to meet the following standards:	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
1. Locate sound-producing outdoor equipment (e.g., roof/ground mounted HVAC, pumps, generators, compressors, and fans) as far as practicable from the ESHA noise sensitive receptor(s) or locate the equipment in an area where existing or proposed structures or solid walls act as a noise barrier between the noise source and ESHA noise sensitive receptor(s). 2. Cooling towers for power facilities and other industrial uses shall be sited and designed to direct noise away from ESHA noise sensitive receptor(s). When feasible, cooling towers shall be sited in such a manner that nearby structures or equipment acts as a noise transmission barrier. See Section 8178-2.6.13(c) for construction noise standards	
Ventura County CZO Section 8178-2.7 – Additional Standards for Specific Coastal Habitats **Ventura County CZO Section 8178-2.7.3 – Wet Environments:** All developments adjacent to or within 500 feet of a wet environment shall be sited and designed to prevent impacts that would degrade those habitats and to ensure that development is compatible with the continuance and viability of such habitats. Sec. 8178-2.7.3.1 – Wetlands and Open Water Habitats New development within 500 feet of a wetland or other coastal ESHA open water habitat (i.e.,	Yes. While a portion of the proposed cabana is situated within the 100-foot buffer of Little Sycamore Creek, the area to be impacted consists of annual brome grasslands and cleared land, these areas provide poor habitat value and limited buffering capacity. Well no. 1 is also located within the 100-foot buffer of the creek, within a developed road shoulder. To comply with CZO § 8178-2.6, the proposed Project will be subject to conditions of approval requiring the Permittee to adhere to erosion control best management practices to prevent adverse effects to water quality (Exhibit 5, Condition

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
estuary, lagoon, or lake) shall not result in the reduction in the size of the wetland or ESHA open water habitat. Such development also shall not adversely impact the ecological function or water quality of such habitats or obstruct the unimproved reaches of Ventura County water bodies listed on the Clean Water Act 303(d) List that drain into these areas. Measures shall be imposed and utilized to avoid adverse impacts to wetland and open water habitats such as restricting the timing of project implementation to avoid disruption of wildlife breeding and/or nesting activities and restricting the removal of native vegetation n. Restoration projects shall take into account projected sea level rise to allow for the migration of wetlands to the extent feasible. See related standards in Sections 8178-2.5.1. and 8178-2.10.7. **Ventura County CZO Section 8178-2.7.3.2 – Standards for Development in Wet Environments:** When development is allowed in a wet environment (see Section 8178-2.5), it shall be sited and designed to meet the following standards: a. Publicly Accessible Land - Public/private recreational or commercial areas that are accessible to the public and that contain or are adjacent to a wet environment shall include trash receptacles and pet leashing signs.	No. 47). As discussed above, due to the existing level of disturbance of the proposed building site within the existing development envelope the project would not degrade the functions or values of Little Sycamore Creek. Because the Project would provide an adequate buffer for waters and/or wetlands through adherence to conditions of approval, project-specific and cumulative impacts to Little Sycamore Creek would be less than significant.

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
b. Flood Control – Allowable flood control measures (see Section 8178- 2.5.1.1) shall not diminish or change the capacity, percolation rates, or habitat values of the watercourse, and shall be designed to facilitate wildlife movement. "Hard" solutions, such as concrete or rip-rap channels may be permitted only if less intrusive flood control efforts (see subsection (e) below) are technically infeasible. c. Crossing Structures - Alteration of a wet environment for a new crossing structure is prohibited unless there is no feasible, less environmentally damaging alternative to provide access to a public recreation area or legally established development. When such alterations are allowed, the following standards shall be met: 1. Bridges shall be constructed for all crossings, except for crossings meeting the requirements of subsection (4) below, and bridge columns shall be located outside streambeds and banks; 2. Bridges and or crossing structures shall not impede the movement of fish and other wildlife. 3. At stream crossing structures, access for nearby residences shall be combined.	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
4. Culverts may be used for crossings of small, minor drainages where the culvert is designed to allow unrestricted movement of fish or other wildlife and to convey a discharge equal to or less than the 50-year reoccurrence period plus two feet of freeboard.* To mimic the natural hydrology and maintain upstream and downstream conditions, the bottom of the culvert shall be designed to meet the following criteria: * *Freeboard is a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. It compensates for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway condition, thereby reducing flood risk.* i. The culvert shall not result in a higher water velocity, shallower water depth, or different drainage elevations than those of the natural watercourse; and ii. The bottom of the culvert shall be as wide as possible and installed at least 20 centimeters below the surface of the substrate.	

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Special Use Standard	Complies?
5. To minimize the area of a stream crossing, its width shall be the minimum required to meet Ventura County Fire District access requirements. d. Alteration of a River or Stream - When alterations to a river or stream are allowed pursuant to Section 8178-2.5.1.1, the following design measures shall be incorporated: 1. Bioengineering methods or "soft solutions" (e.g., biostructures, soil bioengineering, vegetated slopes instead of rip-rap, etc.) shall be utilized when feasible, except when the use of such measures will compromise the facility's capacity or integrity. 2. If bioengineering methods are demonstrated to compromise the integrity or capacity of the facility, then other alternatives (e.g., rock rip-rap revetments, vertical retaining walls, or other "hard structures") may be used if the selected method is the least damaging to ESHA. When used, the following measures shall be incorporated to the maximum extent feasible: i. Where rock rip-rap revetments are determined necessary, the rock shall cover	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
the smallest area and retain the largest amount of vegetation; ii. Grout shall not be applied in rock rip-rap used in energy dissipating devices or revetments within or abutting the watercourse. Rip-rap shall be laid at a low-to-moderate slope and vegetated, incorporating geotextile filter fabric, live willow stakes or other suitable native plantings in the construction design. 3. Watercourse alteration projects shall include the restoration of the former bed, its associated vegetation, and adjacent areas impacted by the development (e.g., grading to restore contours, establish or restore riparian vegetation). 4. Proposed alterations shall be designed and implemented in a manner that prevents the spread of contaminants and aquatic invasive species (see Section 8178-2.6.13(f)(4) and Appendix E1, Section AE1.3.2(i)(8)); 5. Where feasible, rivers and streams shall be restored and fish passage and habitat improved. Restoration methods include the removal of existing concrete linings, removal of fish barriers, and planting native trees or	

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Special Use Standard	Complies?
shrubs on stream banks when such plantings do not significantly impede stream flows. See related water quality standards (Section 8178-2.6.3(d)) and grading standards (Sections 8175-5.17 and 8178-2.6.7).	
Ventura County CZO Section 8178-2.7.4 – Plant and Tree Communities: Trees classified as ESHA, including trees that contribute to the function and habitat value of an ESHA, and trees planted or protected pursuant to a Tree Protection, Planting, and Monitoring Plan or an ESHA Mitigation Plan, are subject to applicable tree protection regulations in Section 8178-7. **Ventura County CZO Section 8178-2.7.4.1 – Oak Woodlands/Savannah and Native Tree Woodlands:** All development, including roads and driveways, shall be sited and designed to prevent any encroachment into the root zone of trees classified as oak woodlands or native tree woodlands, and an adequate buffer zone shall be provided outside the root zone of such trees to allow for future growth. **Ventura County CZO Section 8178-2.7.4.2 – Native Grasslands:** a. Where vegetative erosion control is required for development that is within native grasslands, or that abuts or is adjacent to such grasslands, native	Yes. Grading and construction activities will be limited to wild oats grassland and cleared land, which provide little ecological value pursuant to the ISBA analysis (Exhibit 4, Attachment 2). Suitable habitat for special status plant species is not present within the Project development footprint. Project development would encroach into the protected zone of four coast live oak trees. This impact would be potentially significant. Implementation of Mitigation Measures BIO-1 Tree Protection Plan and BIO-2 Tree Health Monitoring and Reporting (Exhibit 5, Conditions Nos. 18 and 19) will reduce potential impacts to protected trees to a less-than-significant level. Additionally, to comply with CZO Sections 8178-2.6.3(e) and 8181-3.5.3(g), vegetation communities outside the development envelope will be preserved in perpetuity through a County-approved conservation easement or conservation instrument pursuant to Condition of Approval No. 30 On- and Off-Site Preservation of Environmentally

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
grassland and forb communities shall be planted with native grass mixes for erosion control. b. Within ESHA grassland areas approved for restoration, a grassland Habitat Restoration Plan within the ESHA Mitigation Plan shall be prepared by a County-approved restoration specialist and accepted by the County before construction begins to help ensure that the project includes proper site selection of restoration areas, salvage of native grassland plants, timing of topsoil stripping, and other measures necessary to the success of a grassland restoration project. **Ventura County CZO Section 8178-2.7.4.3 – Coastal Sage Scrub and Chaparral:** When evaluating proposed development, areas of intact, unfragmented coastal sage scrub and chaparral habitat or native vegetation containing biologically significant patches of coastal sage scrub habitats shall be prioritized for preservation over fragmented or degraded areas of such vegetation. Significant patches of coastal sage scrub habitats would contain intact coastal sage scrub patches, combined with rare species and vegetation or habitat types found elsewhere within the core habitat area.	Sensitive Habitat Areas (ESHA) in the Santa Monica Mountains (M) Overlay Zone (Exhibit 5)
Ventura County CZO Section 8178-2.7.5 – Habitat Connectivity Corridors: The purpose of this Section 8178-2.7.5 is to minimize adverse impacts on identified habitat connectivity corridors.	Yes. As described in the MND (Exhibit 4, ISBA), the project site is located approximately 3.5 miles southeast of the Santa Monica-Sierra Madre Habitat Connectivity Corridor. There is open space between the Sant Monica-Sierra Madre Habitat

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
Ventura County CZO Section 8178-2.7.5.2 – Development Standards for Local Habitat Connectivity Corridors: If development is allowed within a local habitat connectivity corridor, it shall be located and designed in accordance with the following standards: a. Except for recreational trails that may traverse a habitat connectivity corridor, development shall be located at the outer edge of the corridor and clustered within an elongated footprint that lies parallel to the corridor. b. The shape, location, and other physical characteristics of the development shall be designed to maximize wildlife movement and avoid the creation of a chokepoint within the habitat connectivity corridor. c. The following measures shall be used to maximize wildlife movement within the habitat connectivity corridor and to maintain functional connectivity between preserved ESHA and a habitat connectivity corridor: 1. Road, floodplain, and other infrastructure improvements that may impede wildlife movement shall incorporate measures that include, but are not limited to, fencing to funnel wildlife through the barrier, underpasses or overpasses that accommodate wildlife	Connectivity Corridor and the Project site; there is potentially unrestricted wildlife movement between the two areas. The proposed Project does not involve the removal of habitat within a wildlife movement corridor, nor is the Project located near a wildlife corridor or linkage. No physical barriers to connectivity exist at the Project site; however certain types of fencing, which are typical erected for residential development, may create barriers to wildlife movement and habitat connectivity. The existing organic farm has perimeter fencing at the edge of the areas that have been historically cleared of vegetation prior to 1947, the existing fencing does not form any enclosure. To avoid future barriers to wildlife movement, Mitigation Measure BIO-10 (Exhibit 5, Condition No. 27) will require that fencing outside the development footprint be permeable to wildlife.

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
passage, and vegetation restoration in areas that abut wildlife passage areas. 2. Areas with no or little native vegetation within a habitat connectivity corridor shall be targeted for restoration as part of a restoration project and/or as a requirement included in a project's mitigation measures. 3. When outdoor garbage storage or pickup areas are located within 500 feet of a habitat connectivity corridor, then all garbage containers shall be wildlife proof or resistant (i.e., animals cannot open, overturn or remove the garbage) or shall be located in an enclosed area that cannot be accessed by wildlife. (See Section 8178-2.6.14 through 8178-2.6.16 for fencing, noise, and lighting regulations related to development within habitat connectivity corridors.)	
Ventura County CZO Section 8178-2.7.6 – Special Status Species Habitats: Features used as roost sites for special status species shall be protected and preserved. Construction activities, outdoor festivals, outdoor sporting events, and other permitted uses shall not result in the disturbance of special status species, and the habitats of such species, during a critical life stage (e.g., breeding, nesting, denning, roosting). When the use or activity is located within 500 feet of an ESHA that supports a critical life	Yes. The project would not involve the use of amplified sound. However, the project could potentially impact monarch butterfly overwintering roosts from nearby construction activities, including potential encroachment of construction equipment and personnel, deposition of fugitive dust, and construction noise, which would be a potentially significant, but mitigable impact. To avoid construction period impacts, mitigation measure BIO-3 Pre-Construction Surveys and Impact Avoidance, BIO-4 Monarch Butterfly Surveys and

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Special Use Standard	Complies?
stage of a special status species, the ESHA shall be protected from disturbance through the following measures: a. Establishment of a buffer zone between ESHA and the disturbance area; and b. Erection of barriers (e.g., fencing), signage, and/or restrictions on allowable activities or hours of operation. See Sections 8178-2.6.13 and 8178-2.6.7, for wildlife friendly erosion control standards. **Ventura County CZO Section 8178-2.7.7 – Breeding, Staging and Stopover Bird Habitats:** During bird breeding and migration seasons, nesting, roosting, and stop over areas used for breeding or migration during one or more of the previous five-year periods (i.e., critical life stage habitats) shall be protected from disturbance associated with development including outdoor festivals and outdoor sporting events, as follows: a. Critical life stage habitats utilized by birds shall be protected during breeding and nesting seasons through measures that include, but are not limited to, access restrictions or setbacks (e.g., temporary fencing of the nesting, roosting or stopover area), noise limits, limits and restrictions on hours of operation.	Avoidance and BIO-5 Avoidance of Nesting Birds (Exhibit 5, Conditions No. 20 through 22). Additionally, the project will be subject to mitigation measure BIO-11 Wildlife Habitat Outdoor Lighting/Glare Condition (Exhibit 5, Condition No. 28), impacts to reduce potential impacts from light and glare wildlife migration corridors and/or wildlife habitat to less than significant.

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
b. A 500-foot buffer zone shall be established for raptor and/or colonial bird nesting, roosting, and staging/stopover sites, and a 300-foot buffer zone shall be established for individual nests for all bird species. An exception may be authorized for the encroachment into the buffer zone if substantial evidence (e.g., a video) is provided in the CISBA or the pre-construction/maintenance bird survey that the encroachment will not disturb birds in the raptor or colonial bird nesting, roosting, and staging/stopover site. Encroachments into the buffer zone shall be justified by and comply with the following: 1. The buffer zone encroachment would not cause disturbance or flushing of individual birds or species from the site/nest area. For a threatened or endangered bird species, coordination with and approval from the U.S. Fish and Wildlife Service or California Department of Fish and Wildlife is required. 2. Bird surveys shall be conducted by a qualified biologist who, in cases of a threatened or endangered species, shall have demonstrated experience with that species. The bird surveys shall include tests consisting of the following: i. Variable approach speeds (slow, medium, high) to nesting area;	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
ii. Approach pattern to the site (from north, south, east and west quadrants); iii. Seasonal variation in response to timing of disturbance (nesting stage, critical life stage); and Tests shall be conducted using the same machinery, transportation, and tools that will be utilized for the proposed development, maintenance activity, or temporary outdoor festival/sporting event. c. Habitat used as bird nesting sites, including dead standing trees ("snags"), shall not be removed or altered until birds leave the nesting area, independent of human interference, or until chicks have fledged and left the area and there is no sign of second nesting attempts. d. Trees and habitat composed of large, woody vegetation, including snags used as hunting perches for raptors, shall not be removed or altered except when they pose a serious threat to life or property (see Section 8178-7.5.4) or prevent economically beneficial use of the property (Section 8178-2.5.3). e. To avoid electrocution and line strike hazards for birds, power distribution lines shall be undergrounded wherever feasible.	

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Special Use Standard	Complies?
Ventura County CZO Section 8178-2.7.8 – Monarch Butterfly Roosting Sites: To protect colonial roosting habitat for the monarch butterfly from disturbance and degradation, development, including outdoor festivals and outdoor sporting events, shall meet the following standards: a. Roost Site Identification - Potential roost habitat for overwintering monarch butterflies, as well as known historical overwintering roost sites occupied by monarch butterflies in one or more years within the previous 20-year period, shall be considered potentially active monarch butterfly roost sites. b. Tree Removal or Alterations - If tree removal or alteration within or adjacent to a monarch butterfly roost site is permitted according to Section 8178-7.4.2 (a), the tree alteration or removal shall be conducted as follows: 1. Alterations to a tree identified as monarch butterfly habitat must be conducted outside the overwintering season (October through March); and	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
2. Tree alterations intended to improve a monarch butterfly roost habitat must be done in accordance with an approved habitat management plan and under the supervision of a County-approved qualified biologist and arborist. c. Buffers - A minimum 125-foot buffer zone is required for new development from the outermost trees identified as a monarch butterfly roost site, unless larger buffer zones are necessary due to one of the following: 1. Microhabitat conditions at the monarch butterfly roost site will be adversely affected by vegetation removal or earth disturbance outside the 125-foot buffer zone; or 2. One or more additional monarch butterfly roost sites are located within 1,000 feet of the project site, and the sites are collectively used throughout the overwintering season. d. Roost Site Mitigation - If the removal or alteration of an unoccupied but known historical monarch butterfly roost site is unavoidable due to development authorized	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
pursuant to Section 8178-2.5 or Section 8178-7.4.2, the conditions of approval for the project shall include a requirement for the establishment or restoration of an equivalent monarch butterfly roost habitat. (See Section 8178-2.10.7 for additional mitigation requirements.)	
Ventura County CZO Section 8178-2.8 – Pesticides and Pest Management in the Coastal Zone a. **Second-Generation Anticoagulant Rodenticides.** Except to the extent that more protective LCP policies and regulations apply, the use of second-generation anticoagulant rodenticides shall be prohibited as set forth in Food and Agricultural Code Section 12978.7. b. **Mosquitofish Use.** The use of mosquitofish is prohibited in ESHA wet environments. Mosquito abatement activities shall be limited to those necessary to protect public health, that are specific to the eradication of mosquito larvae, and that do not result in adverse significant effects on non-target species (e.g., fish, frogs, turtles, birds, or other insects or invertebrates).	Yes. The project will be subject to Condition No.36- Restriction on The Use of Anticoagulant Rodenticides (Exhibit 5) to avoid significant impacts to non-target wildlife such as mountain lions and other large predators, which could be harmed by directly consuming poisoned bait or by consuming prey that have ingested anticoagulant rodenticides.
Ventura County CZO Section 8178-2.10 – Compensatory Mitigation for ESHA: All compensatory mitigation for impacts to ESHA shall meet the standards of this Section 8178-2.10. **Ventura County CZO Section 8178-2.10.1 – General Requirements**	Yes. Pursuant to the CZO requirements and mitigation measure BIO-8 Compensatory Mitigation for Loss of ESHA (Exhibit 5, Condition No. 25), the permittee shall prepare an ESHA Mitigation Plan pursuant to the requirements of Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1 and MND (Exhibit 4).

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
a. **Removal/Degradation of ESHA** – Mitigation that is proportional to the impact is required for all adverse direct and indirect impacts to ESHA. The level of compensatory mitigation is specified by the ratios in Section 8178- 2.10.6. Compensatory mitigation shall be subject to the following standards: 1. Permitted Impacts: Compensatory mitigation is required when there is no feasible project siting or design alternative that can avoid all adverse direct or indirect impacts to ESHA (see Section 8178-2.6.1) and the project is determined to be the least environmentally damaging alternative. The applicant shall be responsible for providing compensatory mitigation. 2. Unpermitted Impacts: Compensatory mitigation is required for unauthorized development that causes direct or indirect impacts to ESHA. In such cases, compensatory mitigation shall be provided through the following: i. The impacted area shall be restored on-site unless all, or a portion of, the impacted ESHA area is within the approved development envelope of the least environmentally damaging alternative. In such cases, compensatory mitigation for the area included in the development envelope may be	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
accomplished through on-site or off-site mitigation. The remaining amount of required compensatory mitigation shall occur on-site unless: an insufficient supply of suitable land is available for the on-site restoration, enhancement, or establishment of ESHA. An "insufficient supply of suitable land" occurs when: (a) no on-site ESHA is in need of restoration or enhancement; (b) no on-site areas contain the environmental conditions to support an in-kind habitat; or (c) the area is isolated from protected core habitats. In such cases, an equivalent area of ecologically functional ESHA shall be restored or established off-site. ii. Additional on-site or off-site mitigation shall be provided in accordance with the baseline mitigation ratios in Section 8178-2.10.6. 3. Temporary Construction Impacts - Habitat restoration of the impacted area is required for temporary impacts to an ESHA or buffer zone that occur due to construction activities authorized by a Coastal Development Permit b. **In-Kind Habitats** – Compensatory mitigation shall be limited to in-kind habitat. If an applicant must obtain a permit or approval from a federal or state natural resource agency based on the proposed development project's potential impact to a species or habitat under	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
that agency's jurisdiction, then County staff shall consult with the responsible agency prior to the County's approval of the compensatory mitigation for the development project. c. **Preservation of Compensatory Mitigation Sites** - All areas subject to compensatory mitigation conducted by the applicant (Section 8178-2.10.8) shall be preserved in perpetuity for conservation and/or open space purposes through one of the following measures: 1. Encumbrance with an open space deed restriction and subsequent conveyance of the lot in fee title to a natural resource agency or County approved conservation organization for ownership. 2. Encumbrance with a conservation easement conveyed to a County approved natural resource agency or conservation organization. 3. If a County-approved natural resource agency or conservation organization cannot be identified that will accept conveyance of a conservation easement for a small, on-site area of a lot for preservation, a conservation instrument may be used instead to restrict future development of the area.	

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Special Use Standard	Complies?
Also, see Appendix E2, Section AE-2.4 for additional requirements and information. d. ESHA Mitigation Plan 1. To increase the potential for the success and long-term sustainability of ESHA mitigation, an ESHA Mitigation Plan is required for all compensatory mitigation (see Section 8178-2.10.9). 2. If a mitigation area is impacted by a natural disaster and the installation or monitoring goals have not been achieved according to the approved ESHA Mitigation Plan, the plan shall be amended to reflect conditions after the natural disaster and the appropriate restoration approach needed to meet pre-impact compensatory mitigation requirements. **Ventura County CZO Section 8178-2.10.4 – Location of Compensatory Mitigation Sites** a. On-Site Versus Off-Site Mitigation: 1. Either on- or off-site mitigation may be used for impacts to coastal sage scrub and chaparral; 2. On-site mitigation must be used for impacts to a wet environment habitat or for oak woodland/savannah and native woodland habitat	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
unless: (i) onsite restoration, establishment, or enhancement is infeasible due to an insufficient supply of suitable land. An "insufficient supply of suitable land" occurs when: (a) no on-site ESHA is in need of restoration or enhancement; or (b) no on-site areas contain the necessary environmental conditions to support an in-kind habitat; or (ii) off-site restoration, establishment, or enhancement is provided through an available federal/state mitigation bank or in-lieu fee program (see Section 8178-2.10.8). t 3. For other habitat types, on-site mitigation is preferred but off-site mitigation may be authorized if the off-site mitigation area meets all of the standards in Section 8178-2.10.4 and Section 8178-2.10.5, and one of the following circumstances applies: (i) on-site restoration, establishment, or enhancement is infeasible due to an insufficient supply of suitable land; or (ii) the off-site habitat is a higher-quality habitat (i.e., higher percentage of pristine/intact habitat, better connectivity to large blocks of habitat, more suitable soils or microclimate, or fewer invasive or invasive watch list plant species); or (iii) the off-site mitigation site was prioritized for conservation through an available, County-approved regional conservation plan. a b. Off-Site Mitigation:	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
1. Permittee - Off-site compensatory mitigation area must be located within the Ventura County coastal zone. If a property is bisected by the coastal zone boundary, up to 50 percent of the area may be located outside of the coastal zone. Off-site mitigation sites shall be selected based on proximity to the impacted ESHA ecosystem, in the following order of priority: Priority 1 - The site is in the same sub-watershed (defined as U.S. Geological Survey's 12-digit hydrological unit code (HUC or higher, when available) as the impacted area. Priority 2 – The site is in the same biogeographic region as the impacted area. Priority 3 - The site is in the same watershed as the impacted area. If no suitable site is available within the coastal zone, then a site in Ventura County that is located outside the coastal zone may be selected if the area is located in a regional habitat connectivity and wildlife corridor in Ventura County (i.e., Santa Monica - Sierra Madre Linkage, Ventura River Linkage, Santa Clara River Linkage) and is located in the same biogeographic region as the impacted site. Preference also may be given to an off-site area that adjoins public parkland or protected native habitat (i.e., land protected by a	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
conservation easement or owned/managed by a natural resource agency). 2. Federal or State Program - Off-site mitigation areas conserved with funding from an available federal or state mitigation bank or in-lieu fee program shall be in the coastal zone of Ventura County, Los Angeles County or Santa Barbara County. 3. County-Administered In-Lieu Fee Program - Off-site mitigation areas conserved with funding from the County's in-lieu fee program shall be located in the Santa Monica Mountains and selected in the following order of priority: Priority 1 – Ventura County coastal zone (up to 50% of the area may be outside the coastal zone if a property is bisected by the coastal zone boundary). Priority 2 – Santa Monica/Sierra Madre Linkage habitat connectivity and wildlife corridor in the Santa Monica Mountains' biogeographic region in Ventura County. Priority 3 – Coastal zone of Los Angeles County. Priority 3 areas shall not be used unless no Priority 1 or Priority 2 site are available and, if a Priority 3 areas is used to mitigate, it shall be the closest available areas to Ventura County.	

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Special Use Standard	Complies?
Ventura County CZO Section 8178-2.10.5 – Environmental Standards for Mitigation Sites: Compensatory mitigation sites shall contain ESHA or habitats that can be successfully used for the selected type of ESHA mitigation. Compensatory mitigation sites shall exhibit ecological characteristics such as habitat quality and connectivity to larger intact ESHA. Sites used for specific types of compensatory mitigation shall meet the following standards: a. Land Used for Restoration, Enhancement, or Establishment – On-site or off-site mitigation sites used for ESHA restoration, establishment or enhancement must contain suitable environmental conditions (e.g., hydrology, soil type, compatible adjacent land uses, functional connectivity) to support the proposed type of mitigation. Such sites must be connected to other habitat areas required for species survival. (See Section 8178-2.10.7 for specific requirements for wet environments, dunes, oak woodland/savannah, native woodland habitats, and monarch butterfly overwintering sites.) If passive restoration is proposed as a component of ESHA enhancement, then it must be supplemented with other enhancement activities that address the level of ESHA degradation at the mitigation site (e.g., soil conditions, amount of invasive or invasive watch list plant species, lack of native seed bank) and the resilience of the ESHA ecosystem. Enhancement	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
methods may include non-native and invasive species removal, temporary irrigation and supplementary native planting and seeding. b. Lots Used for Off-Site Preservation - Off-site mitigation lots used for ESHA preservation must be undeveloped, legal lots that are used solely to implement compensatory mitigation. Such off-site mitigation lots must meet all the following standards: 1. Environmental Resources – All off-site mitigation sites used for ESHA preservation shall contain the following environmental resources: i. At least 90 percent of the lot shall be ecologically functioning ESHA and/or an ESHA wet environment buffer zone; or ii. At least 50 percent of the lot shall be ecologically functioning ESHA and/or ESHA wet environment buffer zone plus one of the following: (1) an identified habitat connectivity corridor; (2) a wet environment, rock outcrops, dunes, or U.S. Fish and Wildlife Service (USFWS)- designated critical habitat ESHA; or (3) a lot is located within an acquisition area designated for conservation through a policy or planning document adopted by a federal, state, or County natural resource agency or a County-approved conservation organization. r	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
2. Connectivity - The lot shall not be isolated by development or other physical factors that would limit the movement of species to larger protected core ESHA areas. Specifically, the lot must be connected to a protected core ESHA or open space area by an intact native vegetation area that is at least 400 feet wide and less than 500 feet long. Wildlife must be able to move from the subject lot to core ESHA without encountering a major barrier (e.g., high-traffic road without wildlife-safe crossings, larre facilities, etc.). An exception to this requirement may be allowed if the lot contains one of the following: r i. A sensitive biological resource that can persist in isolation (e.g., narrow endemic species or unique habitats such as vernal pools); or ii. A habitat that functions as a steppingstone for special status species between protected core areas. 3. Preservation and Management - The lot shall be preserved and managed in perpetuity for habitat conservation and open space purposes through one of the legal instruments identified in Section 8178-2.10.1(c) and in compliance with a County-approved ESHA Mitigation Plan (see Section 8178-2.10.9(a)).	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
See Section 8178-2.10.8, for information on how off-site mitigation sites are used for compensatory mitigation. **Ventura County CZO Section 8178-2.10.6 – Compensatory Mitigation Ratios** a. **Baseline Mitigation Ratios** - Baseline ESHA mitigation ratios are based on the type of ESHA being removed or degraded: • 2:1 Baseline Ratio: Coastal sage scrub or chaparral, except when occupied • by federal or state endangered or threatened species. • 4:1 Baseline Ratio: Wetland, estuary, lagoon, or lakes. • 3:1 Baseline Ratio: All other ESHA types, including wet environments not listed above, and habitat occupied by federal or state endangered or threatened species. Baseline mitigation ratios shall be used as the foundation for compensatory mitigation requirements for impacts to ESHA. These ratios capture the types of impacts to the ESHA ecosystem, identified in Section 8178-2.10.2, such as expected temporal losses, and the uncertainties associated with mitigation success. Adjustments to the Baseline Mitigation Ratios may	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
be made to reflect the factors listed in subsection (b) below. b. **Adjustments to Mitigation Ratios** - The baseline mitigation ratios, or mitigation requirements that result from such ratios, may be adjusted based on the following: 1. Early Mitigation – Baseline mitigation ratios will be reduced to 1:1 when an approved in-kind ESHA restoration or establishment project, including required monitoring, is successfully completed before impacts occur to ESHA due to the subject project's development.* Portions of the compensatory mitigation project not successfully completed before impacts occur are not eligible for this mitigation ratio reduction. To obtain this reduced mitigation ratio, the applicant must demonstrate that the ESHA restoration or establishment project meets the performance criteria associated with the project's ESHA Mitigation Plan (see Section 8178- 2.10.9, Appendix E2). The early mitigation adjustment is not available for unpermitted impacts to ESHA, mitigation properties located outside the coastal zone, or if a proposed development project could impact biological resources under the jurisdiction of a federal or state natural resource agency. t * *This adjustment also applies to the purchase of restoration/establishment credits from a mitigation*	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
bank or a County-approved conservation organization (See Section 8178-2.10.9). 2. Federal or State Jurisdiction - If an applicant must obtain a permit or approval from a federal or state natural resource agency based on the proposed development project's potential impact to a species or habitat under the agency's jurisdiction, County staff shall consult with the responsible agency prior to setting the mitigation ratio, in which the mitigation ratio may be increased. **Ventura County CZO Section 8178-2.10.7 – Compensatory Mitigation for Specialized Habitats:** This Section states additional compensatory mitigation requirements for wet environments, monarch butterfly overwintering sites, special status species roosting or breeding sites, and coastal dunes. See Section 8178-2.10.6 for required mitigation ratios for all specialized coastal habitats. a. **Wetlands** - Habitat restoration or establishment is required as compensatory mitigation for impacts to wetlands. Additionally, when any dike or fill development is permitted in wetlands, in conformity with Section 30233 or other applicable policies of the Coastal Act, additional mitigation measures shall, at a minimum, include the following:	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
1. The acquisition of equivalent areas of equal or greater biological productivity or the opening of equivalent areas to tidal action, provided that no appropriate restoration site is available; or 2. Development permitted in wetlands and other coastal waters is also subject to specific mitigation listed in 30607.1 of the Coastal Act. Additionally, other reasonable measures will also be required, as determined by the County, to carry out the provisions of Sections 30233, subdivisions b., c., and d., and 30253, subdivision b., of the Coastal Act (e.g., project timing, financial responsibilities (see Section 8178-2.10.9), and suitable mitigation sites). b. **Wet Environments Other Than Wetlands** - Habitat restoration or establishment is required as compensatory mitigation for impacts to other wet environments, excluding wetlands. Mitigation measures for wet environments also under the jurisdiction of the California Department of Fish and Wildlife or U.S. Army Corps of Engineers shall be established by the County after consultation with the responsible agency(ies). However, compensatory mitigation ratios shall be no less than the baseline mitigation ratios required by this LCP. rrc. **Oak Woodland/Savannah and Native Woodland Habitats** - Habitat restoration, enhancement or preservation is required as compensatory mitigation	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
for impacts to oak woodland/savannah or native woodland habitat. When on-site mitigation for adverse impacts to ESHA woodlands and savannah is infeasible because on-site conditions (i.e., lack of suitable, available habitat) do not allow for the restoration, enhancement, or establishment of an ecologically functioning ESHA, an off-site mitigation site shall be selected that contains one or more of the following: dd1. Oak and native woodland habitats with large trees, dense canopies, and diverse age structure; 2. Oak woodland/savannah with opportunities to enhance or restore grassland or oak woodland communities; 3. Habitat that supports the restoration or enhancement of like-species trees; or 4. Habitat with like-species trees within a regional or local habitat connectivity corridor. See Section 8178-7.6.1 for mitigation requirements for trees that constitute ESHA. d. **Monarch Butterfly Roosts** – The conditions of approval of a Coastal Development Permit for development impacting monarch butterfly overwintering habitat shall require the permittee to provide, for the County's review and approval, a	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
management plan for the preservation of the existing roost site and/or the restoration or enhancement of an historical roost site that is prepared by a qualified biologist. e. **Coastal Dunes** – Off-site dune habitat mitigation may include the establishment, restoration, enhancement and protection of dune and dune/wetland habitats near McGrath Lake, Hollywood Beach, or Ormond Beach. f. **Bat Roost Replacements** – When compensatory mitigation includes the replacement of an existing bat roost or breeding habitat, bat boxes shall not be used as a like-for-like replacement for existing bat roosts. **Ventura County CZO Section 8178-2.10.9 – ESHA Mitigation Plan** Required compensatory mitigation measures for the proposed development shall be described within an ESHA Mitigation Plan that meets the standards established in Appendix E2. A Habitat Mitigation Plan shall provide a summary of the mitigation measures required to offset all impacts to ESHA. It must include project goals and objectives, performance standards and criteria, identification of mitigation sites, detailed implementation schedule, a contingency plan, a cost plan, any required financial assurances, and a description of the mechanisms proposed for the long-term preservation of the mitigation site. Additional components	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
of an ESHA Mitigation Plan will be dependent on the mitigation approach required for individual projects and will include one or more of the following components: a. Habitat Restoration Plan - This component is required for mitigation that includes habitat restoration, establishment, or enhancement as a compensatory measure. It must include a description of how a project will be coordinated, a project schedule, and plans for the plant palette, temporary irrigation system, weed eradication, erosion control, fencing. This document also includes a cost estimate for completing compensatory mitigation and other measures identified to ensure project success based on site-specific factors. b. Habitat Maintenance and Monitoring Plan – Provides a detailed description of the required activities during the maintenance and monitoring period (see Appendix E2) associated with the Habitat Restoration Plan to help ensure the success of the ESHA Mitigation Plan. It must include performance standards, procedures for the periodic monitoring and implementation of corrective measures, and maintenance tasks used to ensure the continued viability of habitat mitigation requirements once initial construction is complete. c. Habitat Management Plan – This component is required for mitigation that includes habitat preservation as a compensatory	

Table 5 – ESHA Standards Consistency Analysis

Special Use Standard	Complies?
mitigation measure. It must include documented proof that the mitigation property is protected in perpetuity.	

The proposed project is subject to the General Standards for Protected Trees of the Ventura County CZO 8178-7.4.1 and Tree Removal and Alteration Standards of the Ventura County CZO 8178-7.4.2. Table 6 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 6 – General Standards for Protected Trees and Tree Removal and Alteration Standards

Section 8178-7.4.1 General Standards a. A new principal use or structure shall be sited and designed to avoid damage to native, historic, and heritage protected trees to the maximum extent feasible, as evidenced through an alternatives analysis. If there is no feasible alternative that can avoid damage to a protected tree, then the project alternative that would result in the least damage to such a tree shall be selected, and damage to a protected tree that cannot be avoided through implementation of siting and design alternatives shall be mitigated consistent with the mitigation requirements in Section 8178-7.6. b. A new principal use or structure shall be sited and designed to avoid damage to protected trees that are classified as ESHA pursuant to Section 8178-2.4.1.	Yes. Project development would encroach into the protected zone of four coast live oak trees. This impact would be potentially significant. Implementation of Mitigation Measures BIO-1 Tree Protection Plan and BIO-2 Tree Health Monitoring and Reporting (Exhibit 5, Conditions Nos. 18 and 19) will reduce potential impacts to protected trees to a less-than-significant level. The project will also be subject to mitigation measure BIO-1 Tree Protection Plan (Exhibit 5, Condition No. 18), that will require the permittee to comply with the County's Tree Protection Regulation (CZO Section 8178-7), and to comply with the Oak Woodland Conservation Act. Finally, the project will be subject to condition of approval No. 30 On- and Off-Site Preservation of ESHA in the Santa Monica

However, if there is no feasible alternative that can avoid all impacts to a protected tree designated as ESHA, and still allow a principal use or structure that is the minimum necessary to provide economically beneficial use of the property (as evidenced through an alternatives analysis), the project alternative that would result in the least damage to such a tree shall be selected. Impacts to trees classified as ESHA that cannot be avoided through implementation of siting and design alternatives, including reduction of the building footprint, shall be mitigated consistent with the mitigation requirements in Sections 8178-7.6, 8178-2.10, and 8178-2.10.7 (as applicable). c. Once the original land use entitlement has been issued for a principally permitted use or structure, and the use has commenced or the structure has been built, an addition or expansion that would require the removal of a protected tree, or alteration/protected zone encroachments that damage a protected tree shall be prohibited (see Section 8178-7.6.1). A heritage tree is excluded from this prohibition. d. Development shall be sited and designed to avoid encroachment into the protected zone of a protected tree to the maximum extent feasible. Encroachments shall be fully mitigated consistent with the mitigation requirements in Section 8178-7.6.	Mountains (Exhibit 5) which requires that all ESHA, buffer zones, steep slopes, and ESHA adjacent to parklands, located outside of the building site and mandatory fuel modification zone shall be preserved in perpetuity through a County-approved conservation easement or conservation instrument.

e. The removal of a protected tree, or alterations/protected zone encroachments that damage a protected tree, shall be prohibited for accessory uses or structures except for existing, legal structures (see Section 8178-7.6.1). Notwithstanding the foregoing, a heritage tree may be removed for the purpose of constructing an accessory dwelling unit. f. New discretionary development shall be sited and designed to comply with the following: 1. Irrigation and landscaping shall be prohibited within the protected zone except where the protected tree is tolerant of water, the landscape is comprised of shallow-rooted, herbaceous perennials, bulbs or groundcover, and a qualified tree consultant verifies the protected tree would not be adversely affected by the level of irrigation, compaction of soil, or root disturbance associated with the proposed landscaping. 2. A minimum buffer zone of five feet from edge of the tree protected zone shall be provided to allow for future growth of a protected tree unless a qualified tree consultant provides justification in writing that the buffer zone may be decreased in size because the protected tree is regarded as “tolerant” due to the tree species, age, health or location.	

3. New drainage systems shall be directed away from all root zones of all protected trees, replacement offset trees, and transplanted trees. g. When a public works project includes the repair or maintenance of drainage devices and road-side slopes, the project may not result in the alteration or removal of a protected tree except as follows: 1. The development is the minimum design necessary to protect existing public roads; 2. The project avoids removal or alteration of protected trees to the maximum extent feasible, and 3. All impacts to protected trees are mitigated pursuant to Section 8178-7.6. This provision shall not apply to trees classified as ESHA, which are subject to more protective requirements pursuant to Section 8178-2. **Section 8178-7.4.2. Tree Removal and Alteration** a. The alteration or removal of a tree that is ESHA pursuant to Section 8178- 2.4.1 shall only be permitted when: i. The tree poses an imminent hazard to life or property and there is no feasible alternative to ensure public health and safety (see Section 8178- 7.5.4); or ii. Tree alteration or removal is necessary to allow a new principal use that is the minimum necessary to provide an	

economically beneficial use of the property (see Section 8178-7.4.1 and 8178-2.5.3); or iii. Removal or alteration of the tree is a necessary component of an approved ESHA Mitigation Plan, Monarch overwintering roost habitat management plan (Section 8178-2.10.7(d)), or ESHA Vegetation Management Plan. iv. There is no current or historical evidence or knowledge that the tree is used by the following: 1) nesting raptors; or 2) as a denning site for mountain lions, bobcats, coyotes, or other special status species; or 3) it functions as a colonial roost/breeding site (See Sections 8178-2.4.1 and 8178-2.7.8(a)). v. A dead tree classified as ESHA shall not be removed unless it poses a hazard to persons or property that cannot be remedied through other means or alterations. b. Except as authorized pursuant to Section 8178-7.5., removal of a protected tree shall not be deemed necessary when a feasible alternative development plan exists that does not require the removal of the protected tree. c. The alteration of a protected tree that is not classified as ESHA shall only be permitted for pruning to maintain the	

health and structure of the tree or for one or more of the following reasons: 1. Is required to provide necessary access to development approved in a Planned Development Permit; 2. Is required to allow the development of a principal permitted use or structure at a particular location, and is the minimum area necessary to provide a economically beneficial use of the property, as evidenced through an alternatives analysis; 3. Is required to allow the construction of a second dwelling unit, provided that the tree is classified only as a heritage tree. 4. Is required to establish the mandatory fuel modification zone for new development where no feasible alternative location for the development exists; or 5. The tree is dead, diseased or poses a danger to healthy trees in the immediate vicinity, or is in a condition that poses a hazard to persons or property that cannot be remedied through other means or alterations. In these circumstances, a qualified tree consultant shall verify the status and health of the tree and provide recommendations and evaluation of alternatives for restoring the health of the tree where feasible.	

d. Timing: 1. Bird breeding and nesting - To safeguard protected trees that may provide habitat for breeding and nesting birds protected by the Fish and Game Code, the Bald and Golden Eagle Protection Act, and the Migratory Bird Treaty Act, all tree removal and tree alteration is prohibited during the bird breeding and nesting season (January 1 to September 15) unless the Planning Director, in consultation with a qualified tree consultant, determines that the tree poses an imminent hazard to life or property. This prohibition may also be waived when a bird survey is conducted pursuant to Section 8178-7.7.4.1.1 and evidence of active breeding or nesting birds is not discovered within the project site. Any evidence that the tree(s) are used by nesting raptors or function as a colonial roost/nesting site is discovered or known, then the tree may only be removed or altered pursuant to Section 8178-7.4.1(b). Any discretionary action approved, pursuant to this section, for tree alteration or removal during the bird breeding and nesting season shall be conditioned to require a bird survey no more than three days prior to commencement of the approved work to confirm that no bird breeding or nesting activity is present. 2. Monarch butterfly - To safeguard protected trees used as a monarch butterfly overwintering habitat (Section 8178-2.7.8), two roost surveys for subject trees shall be conducted by two different independent qualified biologists	

during the October – March period (see Appendix E1, Section AE-1.3.2(g)). e. If the Planning Director determines, based upon substantial evidence, that the removal or alteration of a protected tree may result in unintentional damage to existing development including but not limited to utilities, buildings, other protected trees, or ESHA, a qualified tree service company or qualified tree trimmer shall be retained to alter or remove the protected tree.	