



## Planning Director Staff Report Hearing on June 11, 2026

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

### JOHAN GUNTHER ACCESSORY BUILDING, PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL25-0111

#### A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) Permit for the construction of a 5,250 square foot (sq. ft.) building not for human habitation as an accessory structure to a principal single-family dwelling (Case No. PL25-0111).
2. **Applicant/Property Owner:** Johan Gunther for, Esperance MJEV, LLC, 1590 Esperance Drive, Simi Valley, CA 93065
3. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD Permit.
4. **Project Site Size, Location, and Parcel Number:** The 22.73-acre project site is located at 1590 Esperance Dr, 0.7 miles southeast of the intersection of Esperance Drive and Tierra Rejada Rd, near the City of Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 594-0-020-175 (Exhibit 2).
5. **Project Site Land Use and Zoning Designations (Exhibit 2):**
  - a. Countywide General Plan Land Use Map Designation: Open Space
  - b. Zoning Designation: OS-40 ac/HCWC/CWPA (Open Space, 40-acre minimum lot size, Habitat Connectivity and Wildlife Corridor, Critical Wildlife Passage Area).

**Table 1 - Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-40 ac/HCWC/CWPA	Single-Family Dwelling
East	City of Simi Valley	Ronald Reagan Presidential Library and Museum
South	OS-40 ac/HCWC/CWPA	Single-Family Dwelling
West	OS-40 ac/HCWC/CWPA	Single-Family Dwelling

- 6. History:** The subject property is a 22.73-acre property developed with a single-family dwelling constructed in 2007. A review of the available building records for the subject property shows conventional residential projects since the home was constructed. To summarize, a 242 square foot addition to the home was constructed in 2010. Accessory structures such as gazebo, pool cabana, outdoor BBQ, and a pool and spa were constructed in 2011 and 2013. A ground mounted photovoltaic system was constructed on the property in 2015. A previous owner of the property was cited for drainage violation and the construction of an illegal storage shed. The improvements associated with these violations were removed.

The subject property occurs on an existing legal lot of record created by Parcel Map No. 2805, subdivided in 1979. The subject property is served by Camrosa Water District for domestic water and contains an individual waste disposal system for sewage disposal. The subject property is accessed by private roads which connect to the County-maintained roadway system.

- 7. Project Description:** The applicant is requesting approval of a Planned Development (PD) Permit for the construction of a new 5,250 square foot (sq. ft.) detached storage building as an accessory (not for human habitation, not for animal husbandry and not for animal keeping purposes) to an existing single-family dwelling. The request includes the demolition of an existing storage building. The proposed steel storage structure would be 105 feet long, 50 feet wide, and 17 feet tall. Portions of an existing concrete slab may need to be demolished and/or modified to accommodate locations of the proposed storage building. The request includes the installation of a gravel access road within the location of an existing driveway. The subject property is located within the Habitat Connectivity Wildlife Corridor (HCWC) and the Critical Wildlife Passage Area (CWPA) Overlay Zones, the structure is located within the buffer of an existing unnamed ephemeral drainage with required 100 ft. fuel modification. Construction footprint is approximately 66,800 sq. ft. and ground disturbance is restricted to developed and highly disturbed areas. The fuel modification zone would include existing developed and landscaped areas, ruderal areas, and non-native grass-forb habitats, which have been previously disturbed.

The subject property contains an existing 6,342 sq. ft. single-family dwelling with an attached garage. No modifications are proposed to the existing single-family dwelling. Water is provided by Camrosa Water district and wastewater is provided by an existing private onsite wastewater treatment system (OWTS). (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 of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed development was found to be exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures.

The proposed project involves the construction of a new structure within proximity of an existing unnamed ephemeral drainage. The project meets the definition of appurtenant structures under CEQA Guidelines Section 15303, in that the structure provides storage related to the residential land use located on the site. Pursuant to the findings accompanying Initial Study Biological Assessment (Envicom, July 2025) included as Exhibit 6 of this Staff Report, the project will have no impact upon Species, Ecological Communities, or Habitat Connectivity (migration corridors). The project involves partial construction of the fuel modification buffer within 50 feet of the unnamed ephemeral drainage, however, the report concludes that the project will have no impact upon the environment as the fuel modification zone is comprised of developed and landscaped areas, ruderal areas, and non-native grass-forb habitats, which have previously been disturbed.

Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, this project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines and no further environmental review is required.

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

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

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

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the Ventura County NCZO Section 8105-4, the proposed use, an Accessory Structure over 2,000 square feet of Gross Floor Area, is allowed in the Open Space OS-40 AC zone district with the granting of a PD Permit. Upon the granting of the PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of a structure that is subject to the development standards of the Ventura County NCZO Section 8106-1.1. Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

**Table 2 – Development Standards Consistency Analysis**

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 Acres	22.73 Acres, the project complies with the applicable standard as an existing legal lot of record
Maximum Percentage of Building Coverage	5% Maximum (49,505.94 sq. ft.)	1.16% (11,494 sq. ft.)
Front Setback	20 feet	120.625 feet
Side Setback	15 feet	290 feet
Rear Setback	15 feet	651 feet
Maximum Building Height	35 feet	17 feet

The proposed project is located within the Habitat Connectivity and Wildlife Corridors (HCWC) and Critical Wildlife Passage Area (CWPA) Overlay Zone and, therefore, is subject to the standards of the Ventura County NCZO Section 8109-4.8. Table 3 lists the applicable HCWC Overlay Zone standards and a description of whether the proposed project complies with those standards.

**Table 3 – HCWC/CWPA Overlay Zone Standards Consistency Analysis**

Overlay Zone Standard	Complies?
Outdoor Lighting (NCZO Section 8109-4.8.2.4) – Outdoor lighting shall minimize impacts of light on wildlife movement	The project as proposed complies. The applicant proposes no new outdoor lighting with this request. If lighting is proposed during construction, the applicant will be subject to the requirement for the submittal of an outdoor lighting plan under Condition of Approval No. 23 (Exhibit 5).
Wildlife Impermeable Fencing (NCZO Sections 8109-4.8.3.6, and 8109-4.9.4)	The project as proposed complies. No fencing is proposed with this request.
Requirement for documentation prepared by a qualified biologist (NCZO Section 8109-4.8.3.8(a))	The project as proposed complies. The applicant contracted with a qualified biologist for the preparation of an Initial Study Biological Assessment (Exhibit 6). The documentation identifies surface water features, and analyzes the project’s impacts upon functional connectivity and wildlife movement.
Ventura County Fire Protection District (NCZO Section 8109-4.8.3.8(b))	The project as proposed complies. The project does not occur within proximity to a wildlife crossing structure. Fuel modification occurs within the Surface Water Feature, however, the

**Table 3 – HCWC/CWPA Overlay Zone Standards Consistency Analysis**

Overlay Zone Standard	Complies?
	proposed development minimizes the removal and disturbance of biological resources, and undeveloped areas that have the potential to support functional connectivity and wildlife movement. The Initial Study Biological Assessment (Exhibit 6) concludes that the development, which includes a 100 foot fuel modification buffer, is located in a highly disturbed area with no impact upon biological resources. And the proposed development occurs in a previously disturbed area of the property leaving existing large undeveloped portions of land contiguous with other segments of undeveloped land.
Permit Approval Finding (NCZO Section 8109-4.8.3.8 (c))	The proposed development, which includes 100-foot fuel modification, is sited and conducted in a manner that is consistent with the development guidelines set forth in NCZO Section 8109-4.8.3.8(b).

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

The Planning Director must make certain findings in order to grant a PD Permit pursuant to Section 8111-1.2.1.1 and 8109-4.8.3 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1(a)].**

Based on the information and analysis presented in Section C and Exhibit 4 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1(b)].**

Legally established development in the surrounding area consists of single-family dwellings with a variety of detached buildings located on large estate lots. The proposed storage structure and associated site improvements are located near the single-family dwelling in an area that has been previously disturbed. As evidenced in the attached Initial Study Biological Assessment (Exhibit 6), the construction

footprint is located within highly disturbed areas that would ensure the project will have no impact upon biological resources which include habitat connectivity. The proposed building is 105 feet long, 50 feet wide, and 17 feet tall and complies with structural setback and building coverage requirements prescribed for the OS zoning. Additionally, the structure is setback sufficiently so as to minimize views from the private road which provides access to the neighborhood. The nearest public road is Tierra Rejada which is 0.77 miles to the northwest. Other properties in the vicinity of the project were also noted as possessing similar storage structures.

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

**3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1(c)].**

The subject property is Zone OS (Open Space). One of the purposes of the OS Zone is to permit the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl. Pursuant to NCZO Section 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones, the development of detached non-habitable accessory structures not designed for human habitation over 2,000 square feet in gross floor area may be developed in the OS zone subject to a Planned Development Permit. The project has been evaluated for potential effects on the environment and surrounding properties, and staff has issued conditions of approval which relate to the construction and use of the proposed building. These conditions address various aspects of potential conflict with the utility of neighboring properties or uses, such as the designation of a contact person who is responsible for receiving complaints during the construction process, the limitation of construction hours due to potential noise, the requirement for the issuance of grading permits, and compliance with the Ventura County Storm Water Program (Exhibit 5). These conditions ensure the project remains compatible with the surrounding residential, agricultural, and open space land uses occurring in the surrounding area. For instance, the requirement for the issuance of grading permits will ensure that the applicable provisions of Appendix J of the Ventura County Building Code are addressed, which includes the requirement that predevelopment drainage conditions are maintained (no downstream increase in drainage due to the project). The proposed development is a permitted use in the OS zone, and the project has been appropriately conditioned, therefore staff has determined that the project will not be obnoxious or harmful to the utility of neighboring property or uses.

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

**4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1(d)].**

The project has been appropriately evaluated for compliance with all applicable land use regulations, and consistency with all applicable General Plan policies affecting the subject property. As discussed above (Section D), the project was found to be consistent with the applicable zoning regulations prescribed for the OS zoning and structures accessory to dwellings. Applicable zoning regulations include permissibility, setbacks, height limit, and maximum building coverage. Additionally, the subject property possesses adequate access to utilities, public services and vehicle access which will allow for the construction and use of the proposed storage building. Moreover, the project was found to be consistent with the development standards of the HCWC overlay zone which affects development within a surface water feature. As discussed above, the project was found to have no impact upon biological resources which include habitat connectivity. Furthermore, the proposed project was found to be consistent with the applicable policies of the Ventura County General Plan, thereby furthering its implementation. Accordingly, the proposed development will not be detrimental to the public interest, health, safety, convenience, or welfare, as evidenced by the evaluation of compliance with the Non-Coastal Zoning Ordinance presented in Section D of this Staff Report, and the evaluation of consistency with the General Plan presented in Section C of this Staff Report (Exhibit 6).

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

**5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1(e)].**

Pursuant to NCZO Section 8105-4, the proposed structure is categorized as a structure accessory to dwellings, not for human habitation or for agricultural, animal husbandry, and animal keeping purposes, with over 2,000 sq. ft. of gross floor area. Such structures may be developed with a Planned Development Permit approved by the Planning Director. This request does not include any conditionally permitted land uses.

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

**6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1(f)].**

The subject property is an existing legal lot of record created by Parcel Map No. 2805 (Book 36 of Parcel Maps Page 82). The subject property is identified on the Parcel Map as Parcel 7.

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

**7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1(g)].**

As discussed above in Section B, the proposed project meets the criteria for an exemption from CEQA under Guidelines Section 15303, the categorical exemption class related to the construction or conversion of small structures. The proposed project is for the construction and use of a residential accessory storage building, consistent with the general description of the class of projects under 15303 (i.e. accessory (appurtenant) structures including garages, carport, patios, swimming pools, and fences). Additionally, the applicant's consultant has prepared the attached Initial Study Biological Assessment (Exhibit 6) which found that while the project occurs within the County designated surface water feature, the proposed development (including fuel modification) occurs within existing highly disturbed areas comprised of developed and landscaped areas, ruderal areas, and non-native grass-forb habitats. Therefore, the project will be approved in accordance with CEQA and all other applicable laws.

Based on the discussion above, in Section B of this staff report, this finding can be made.

**8. Development within any overlay zone having specific development standards must comply with such standards [Section 8111-1.2.1.5 and Article 9].**

As discussed in Section D of this staff report, the project complies with the applicable development standards of the Habitat Connectivity and Wildlife Corridors (HCWC) and Critical Wildlife Passage Area (CWPA) Overlay Zones.

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

**9. The development, including any resulting fuel modification required by VCFPD pursuant to VCFPD Ordinance 30, as may be amended, is sited and conducted in a manner that is consistent with the development guidelines set forth in Sec. 8109-4.8.3.8.b and Sec. 8109-4.9.4.b to the extent feasible [8109-4.8.3.8.c and 8109-4.9.4.c].**

The proposed development, which includes 100-foot fuel modification, is sited and conducted in a manner that is consistent with the development guidelines set forth in NCZO Sections 8109-4.8.3.8.b and 8106-4.9.4.b. As disclosed in the attached Initial Study Biological Assessment (Exhibit 6), the proposed building and 100-foot fuel modification is located within the County-defined surface water feature. The submitted report determined that the area in which the development occurs is highly disturbed and comprised of undifferentiated herbaceous disturbed habitats. Other conditions occur within the construction footprint such as the existing

building pad and yard areas, driveway improvements and decorative site landscaping. Accordingly, the proposed development siting minimizes the removal and disturbance of biological resources, and has no impact upon functional connectivity and wildlife movement, has no impact upon existing undeveloped portions of land on the subject property contiguous with undeveloped land located offsite, and no wildlife impermeable fencing is proposed with this request. Accordingly, the project is consistent with the guidelines set forth in NCZO Sections 8109-4.8.3.8.b and 8109-4.9.4.b.

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), Ventura County NCZO (Section 8111-3.1). On June 1, 2026, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the Ventura County Star.

The project site is located within the City of Moorpark's Area of Interest. Therefore, on February 26, 2026, the Planning Division notified the City of Moorpark of the proposed project and requested comments from the City. The City declined to comment on the proposed project per an email reply dated March 2, 2026.

#### **G. RECOMMENDED ACTIONS**

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

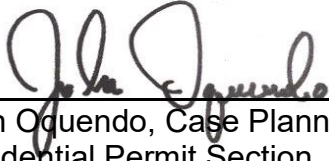
1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15303 of the CEQA Guidelines;
3. **MAKE** the required findings to grant a PD Permit pursuant to Sections 8111-1.2.1.1 and 8109-4.8.3.8.c and 8109-4.9.4.c of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD Permit Case No. PL25-0111, subject to the conditions of approval (Exhibit 5); and

5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

If you have any questions concerning the information presented above, please contact John Oquendo at (805) 654-3588 or [John.Oquendo@venturacounty.gov](mailto:John.Oquendo@venturacounty.gov).

Prepared by:



---

John Oquendo, Case Planner  
Residential Permit Section  
Ventura County Planning Division

Reviewed by:

---

Susan Curtis  
Assistant Planning Director  
Ventura County Planning Division

## EXHIBITS

- |           |  |
|-----------|--|
| Exhibit 2 | Maps   |
| Exhibit 3 | Plans  |
| Exhibit 4 | General Plan Consistency Analysis                                    |
| Exhibit 5 | Conditions of Approval   |
| Exhibit 6 | Initial Study Biological Assessment (Envicom Corporation, July 2025) |



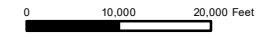
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map created on 2-27-2026

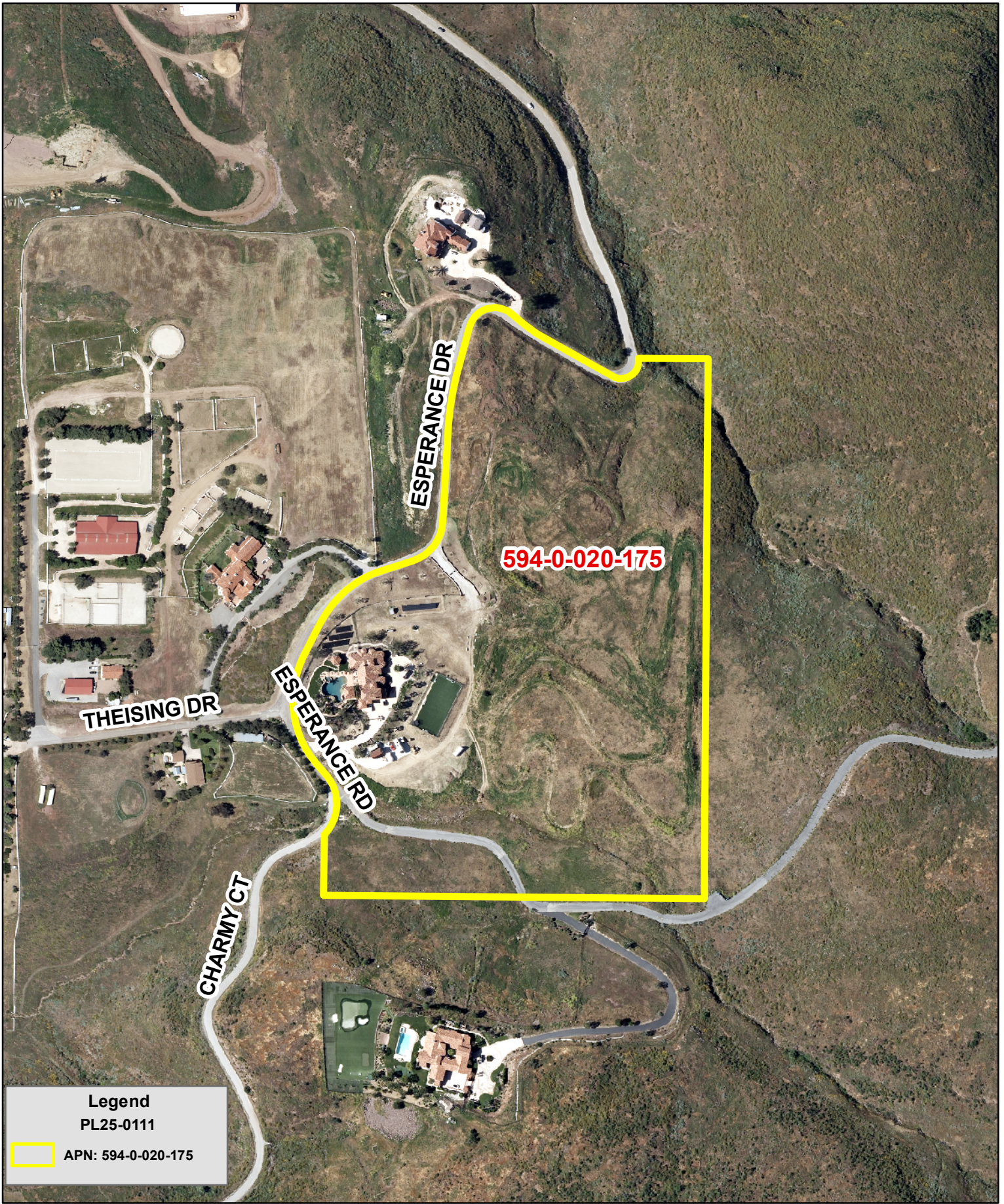


County of Ventura  
 Planning Director Hearing  
 Case No. PL25-0111  
 Exhibit 2 - Maps



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





**594-0-020-175**

**THEISING DR**

**ESPERANCE DR**

**ESPERANCE DR**

**CHARMY CT**

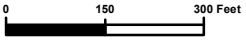
**Legend**  
**PL25-0111**  
 **APN: 594-0-020-175**



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 02-27-2026  
 This aerial imagery is under the  
 copyrights of Vexcel 2024

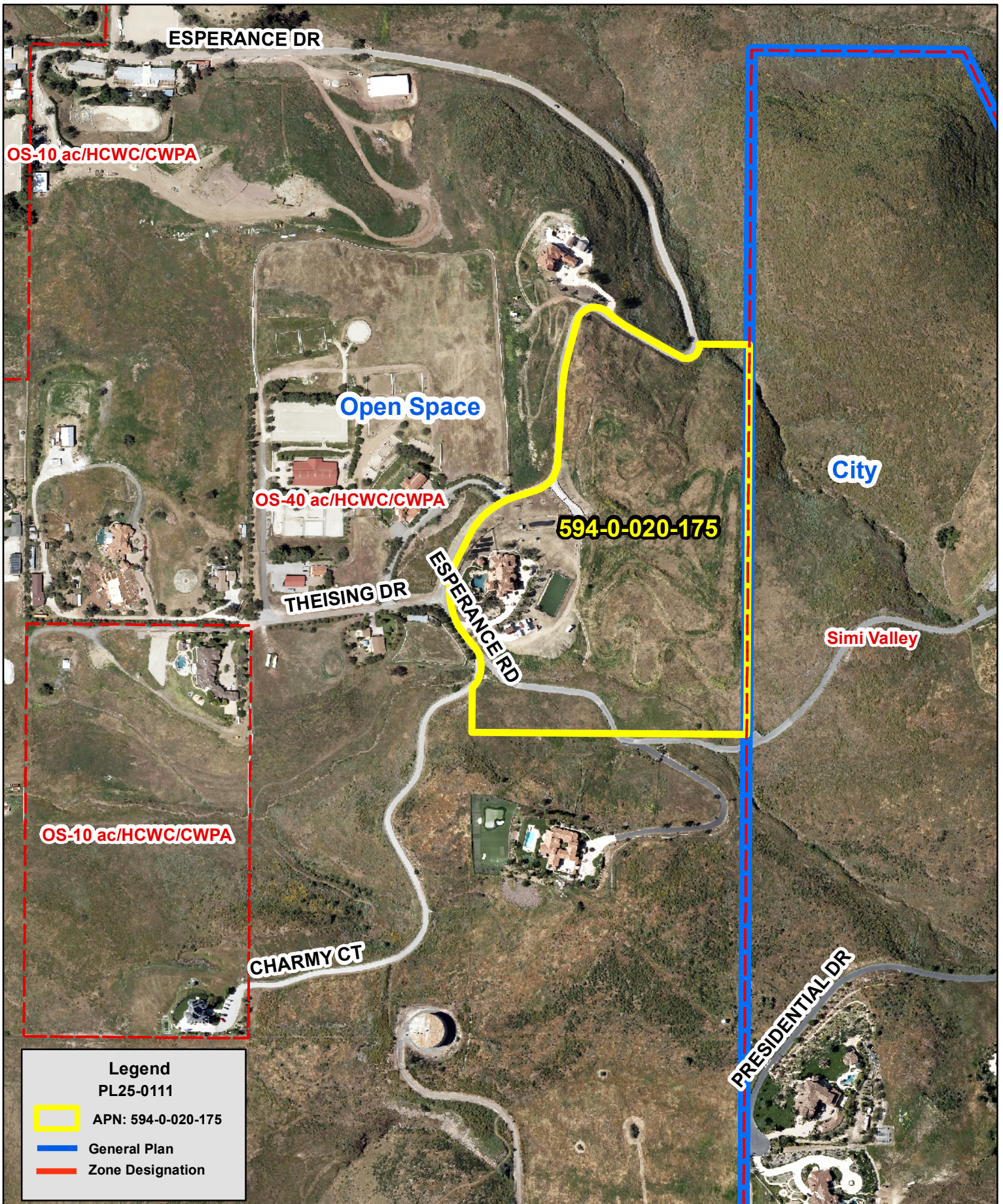


**County of Ventura**  
**Planning Director Hearing**  
**1590 Esperance Dr**  
**Simi Valley CA 93065**  
**APN: 594-0-020-175**  
**PL25-0111**  
**Aerial Photography**



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





**Legend**

PL25-0111

APN: 594-0-020-175

General Plan

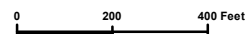
Zone Designation



Ventura County, California  
 Resource Management Agency  
 GIS Development & Mapping Services  
 Map Created on 02-23-2026  
 This aerial imagery is under the  
 copyrights of Vexcel 2024



County of Ventura  
 Planning Director Hearing  
 1590 Esperance Dr  
 Simi Valley CA 93065  
 APN: 594-0-020-175  
 PL25-0111  
**General Plan and Zoning Map**



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 map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



**PROJECT INFORMATION**

PARCEL ID: 594-0-020-175  
 PARCEL SIZE: 22.73 ACRES  
 BUILDING SIZE (N): 50' X 105'  
 SQUARE FOOTAGE (N): 5'250 S.F.  
 FOOTING DISTANCE TO NEAREST PROPERTY LINE: 120 FFET  
 PROPOSED ASPHALT OVER EXISTING DRIVEWAY S.F.: 3'680 S.F.  
 EXISTING HOUSE S.F. (INCL. GARAGE AND GAZEBO'S): 7'098 S.F.  
 TOTAL LOT BUILDING S.F.: 12'348 S.F. = 0.2835 ACRES  
 RATIO OF LAND COVERED INCLUDING NEW BUILDING: 1.25%

**DRAINAGE NOTES**

ALL SURFACE DRAINAGE TO BE CONDUCTED AWAY FROM THE BUILDING AT TWO PERCENT (2%, 1/4" PER FOOT) MINIMUM TO A DISTANCE OF FIVE FEET (5'-0") MEASURED PERPENDICULAR TO THE WALLS. THEN AT ONE PERCENT (1%, 1/8" PER FOOT) MINIMUM TO STORM DRAINS OR NATURAL WATER COURSE. (R401.3)

TERMINATION OF STORM DRAINS ARE EXISTING RIP RAP POINTS (2) WITHIN PROPERTY LINES ON THE HILL SIDE ABOVE EPHEMERAL STREAM.

DRAINAGE GRATE AT NORTH DRIVEWAY TO BE ADDED TO CONTROL MUD AND GRAVEL RAIN RUN OFF ONTO STREET FROM OPEN AREA SOUTH OF DRIVEWAY. NEW UNDERGROUND PIPE TERMINATED IN NEW RIP RAP TO THE EAST OF DRIVEWAY. THIS WILL REDUCE THE AMOUNT OF WATER RUNNING OFF THE PROPERTY FROM THE DRIVEWAY. WATER COLLECTED IN THE DRAIN WILL BE DIVERTED JUST TO THE EAST ON THE PROPERTY.

PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

**CONSTRUCTION FOOTPRINT NOTES**

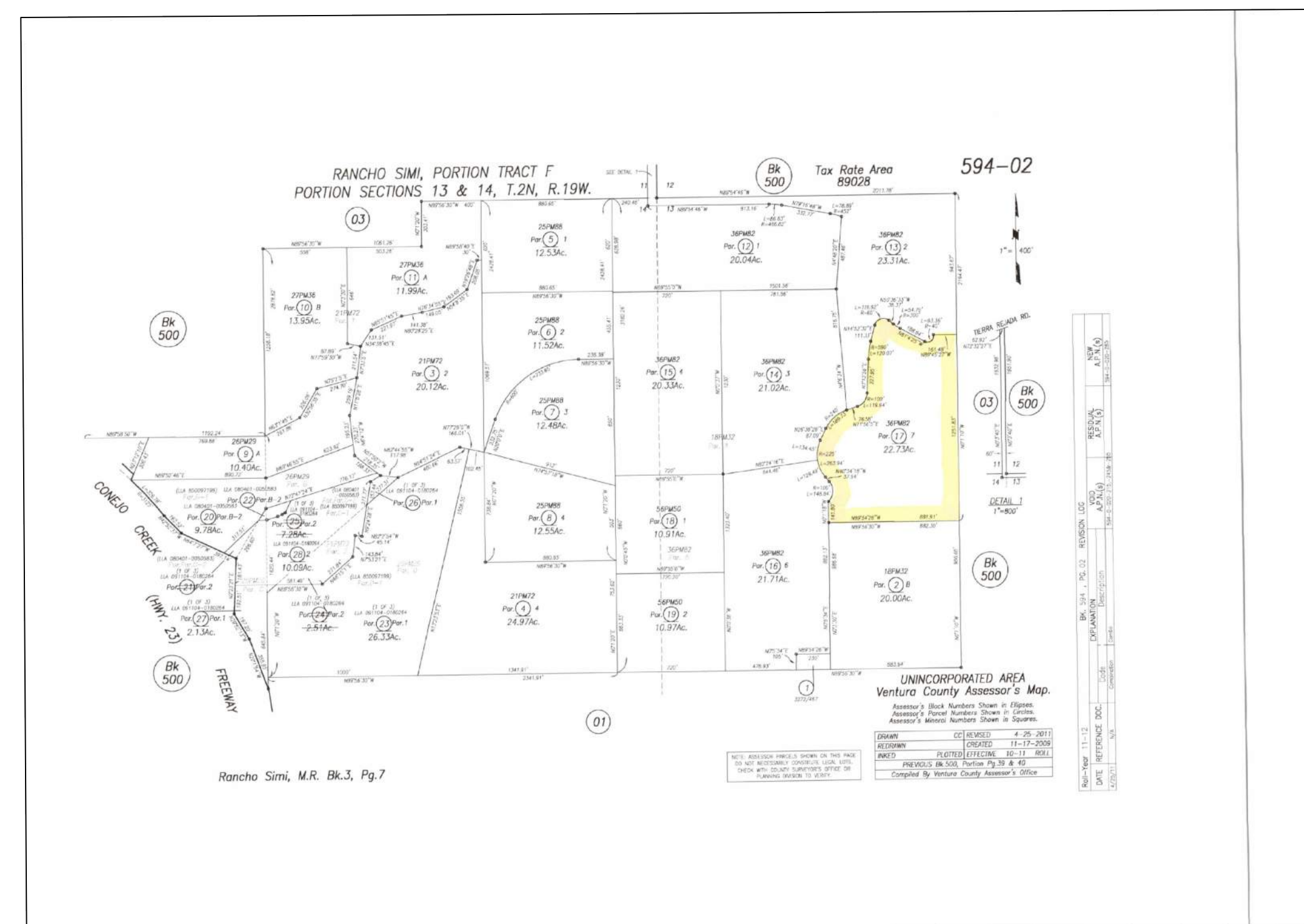
THE CONSTRUCTION FOOT PRINT FOR THE BUILDING IS LIMITED TO APPROXIMATELY 31'000 S.F. DUE TO EXISTING STRUCTURES AND TERRAIN. THE NORTH DRIVEWAY PROPOSED BLACKTOP ASPHALT TO BE INSTALLED ON EXISTING DRIVEWAY, REPLACING THE CURRENT GRAVEL SURFACE. TOTAL SQUARE FOOTAGE OF DRIVEWAY IS 3'680 S. F.

**GRADING NOTES**

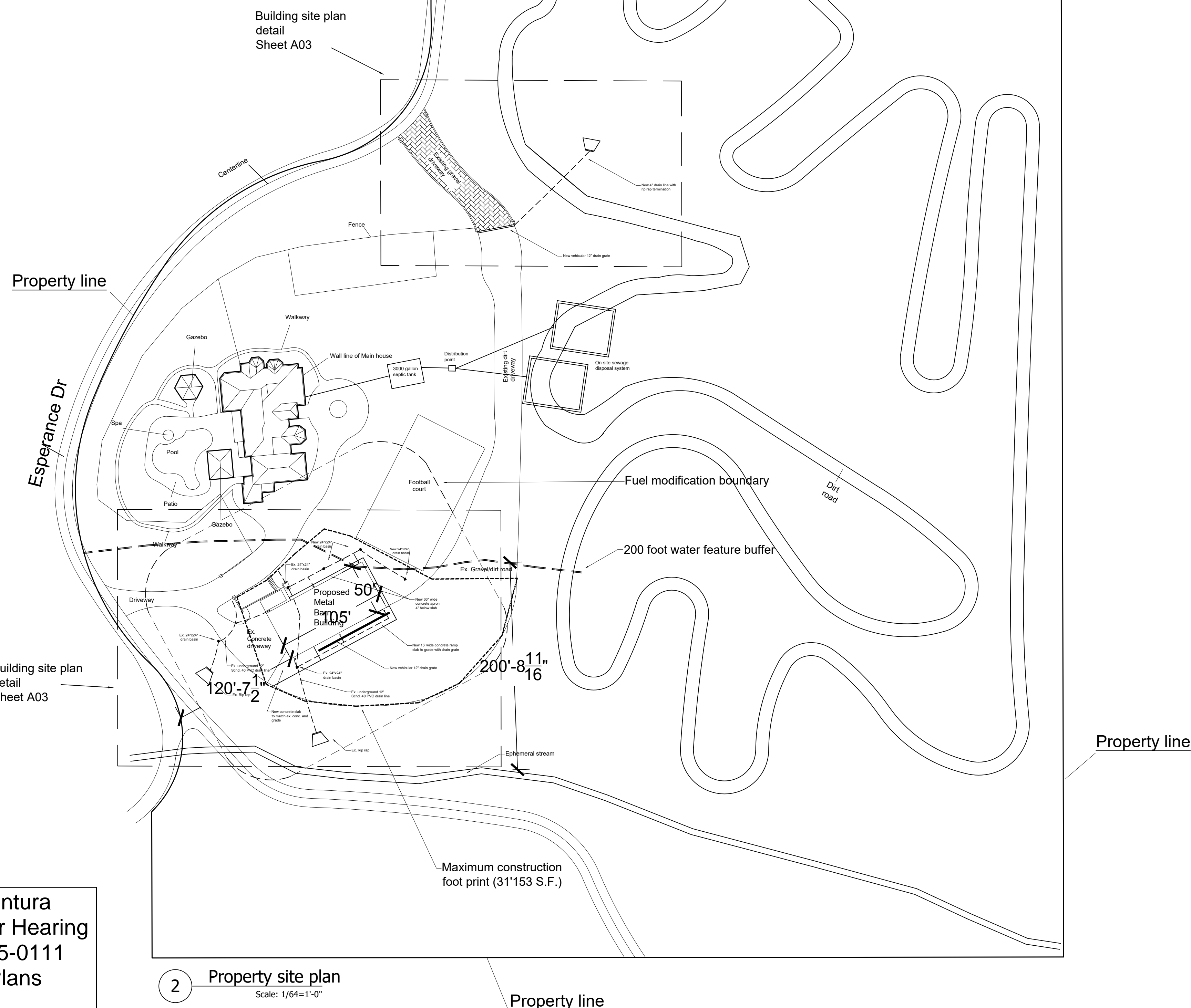
GRADING FOR THE BARN BUILDING WILL CONSIST OF MINOR FINE GRADING AS THE FOOTPRINT OF THE BUILDING IS SITUATED ON RELATIVELY FLAT LAND. HEIGHT DIFFERENCE LENGTHWISE OF BUILDING IS APPROXIMATELY 12 INCHES. THE SHORT WALL GRADE IS ESSENTIALLY FLAT.

GRADING FOR THE ASPHALT BLACK TOP IS LIMITED TO FLATTENING OUT AND COMPACTING THE EXISTING GRAVEL BED TO RECEIVE 3 INCHES OF ASPHALT.

IT IS ESTIMATED THAT TOTAL EARTHWORK WILL BE LESS THAN 50 CUBIC YARDS.



1 County property map  
Not to scale



2 Property site plan  
Scale: 1/64"=1'-0"

County of Ventura  
 Planning Director Hearing  
 Case No. PL25-0111  
 Exhibit 3 - Plans

JG Designs and Drawings 1590 Esperance Dr Simi Valley, CA 93065 (310)748-6415  Johan Gunther
Project name Joy and Johan Metal Barn Building
Project address 1590 Esperance Dr Simi Valley, CA 93065
Project description Construct Metal Barn Building with electrical
County stamp
Revisions
File File
Date 01202026
Scale As Noted
Sheet title Property site plan
Sheet No. <b>A02</b>

NOTES

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WEATHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

AN APPROVED SEISMIC GAS SHOT-OFF VALVE WILL BE INSTALLED ON THE FULE GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FULE GAS PIPING. (PER ORDINANCE 170.15B) (SEPARATE PLUMBING PERMIT IS REQUIRED.)

PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 LAPC)

SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2)

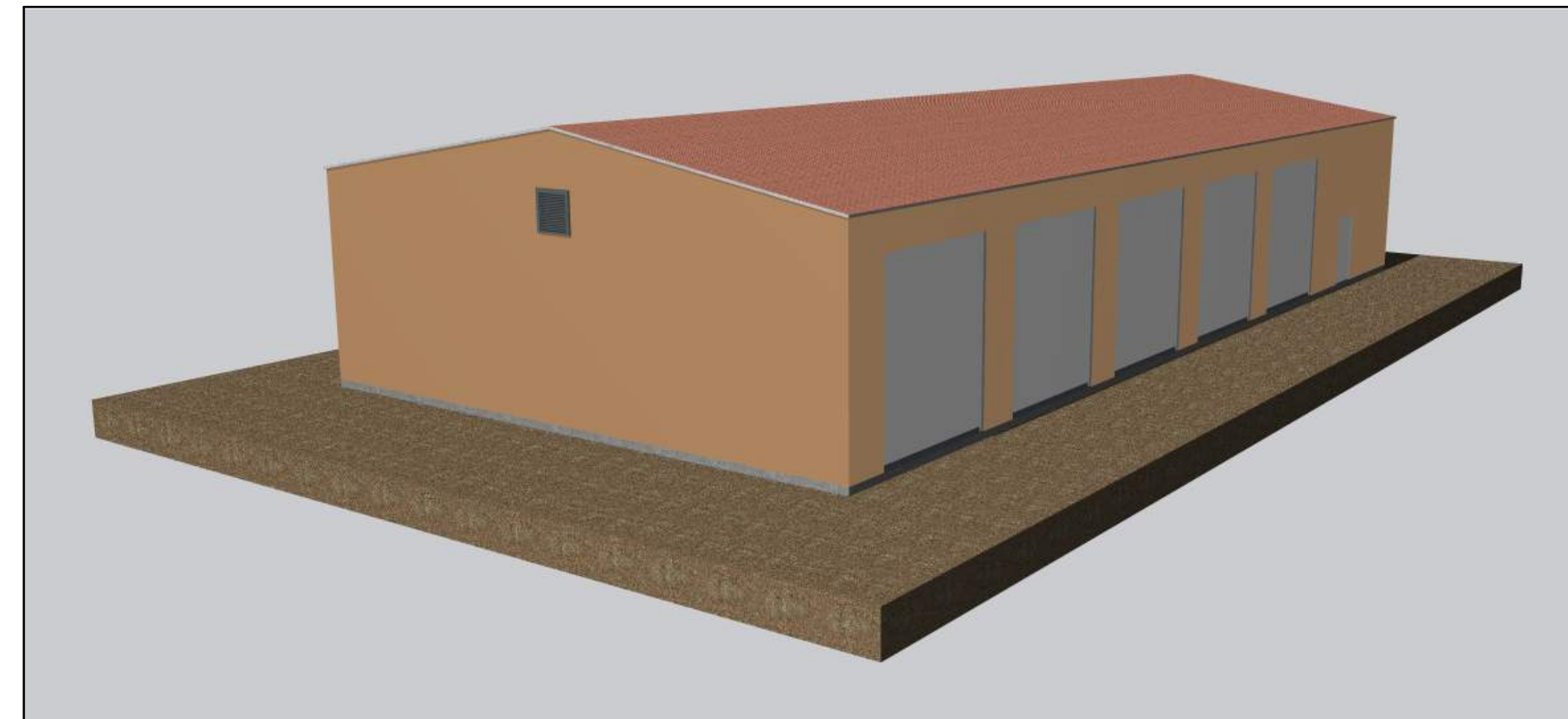
WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUE-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

" THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED PER THE VENTURA COUNTY WIDE MUNICIPAL STORM WATER NPDES PERMIT NO. CAS004002. NO SOIL WAST, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."

GUNTHER PROJECT



OWNER: JOHAN & JOY GUNTHER  
1590 ESPERANCE DR.  
MOORPARK, CA 93065  
(310) 748-6415

PROJECT ADDRESS: SAME AS ABOVE

ARCHITECTURAL DESIGNER: STR8 LINE DESIGNS  
RICHARD ENDERSON  
300 FARMHOUSE DR. UNIT 3  
SIMI VALLEY, CA 93065  
(805) 217-0224  
richardenderson@str8linedesign.com

CONTRACTOR: Johan Gunther  
LIC.# B549185  
(310) 748-6415

STRUCTURAL ENGINEER: SWE ENGINEERING  
SCOT WEISSE  
870 WEST LOOP DRIVE  
CAMARILLO, CA 93010  
scotweisse@verizon.net

BUILDING AND SAFTEY: VENTURA COUNTY BUILDING & SAFETY  
7800 S. VICTORIA AVENUE  
VENTURA, CA 93009  
(805) 654-2711

SUMMARY OF NEW CONSTRUCTION: CONSTRUCTION TYPE: V-B

YEAR BUILT:	NEW
ACRES:	22.73
APN:	5940020175
LOT:	7
OCCUPANCY TYPE:	R-3/U
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NO
STORIES:	1
(N) SHED	5,250 S.F.
TOTAL SQ. FT.	5,250 S.F.

PROJECT TO COMPLY WITH THE FOLLOWING CODES

- 2022 CALIFORNIA RESIDENTIAL CODES
- 2022 CALIFORNIA ELECTRICAL CODES
- 2022 CALIFORNIA MECHANICAL CODES
- 2022 CALIFORNIA PLUMBING CODES
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODES
- 2022 CALIFORNIA BUILDING CODES
- ALL LOCAL CITY & COUNTY MUNICIPAL CODES

**NOTE:**  
" THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED PER THE VENTURA COUNTY WIDE MUNICIPAL STORM WATER NPDES PERMIT NO. CAS004002. NO SOIL WAST, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."

SHEET INDEX

- A-01 Cover Sheet
- A-02 Architectural Site Plan
- A-02.1 Existing Site Plan
- A-03 Floor Dimensions
- A-04 Section Markers
- A-05 Elevations N-E-S-W
- A-06 Sections 01 & 02
- S0.0 GENERAL NOTES
- S1.0 FOUNDATION PLAN
- S2.0 DETAILS

Str8 Line Designs

Richard B. Enderson  
Owner

(805) 217-0224

300 Farmhouse Dr. Unit 3  
Simi Valley, CA 93065

richardenderson@str8linedesigns.com

CONSULTANTS

FIRST SUBMITTAL: 09/29/2025

DATE

09/29/2025

DESIGNED BY

Richard B. Enderson

Johan & Joy  
Gunther

1590 Esperance Dr. Moorpark CA  
93065

Project Description

CONSTRUCT 5250 S.F. METAL  
BUILDING WITH ELECTRICAL

COUNTY STAMP

PROJECT NO: 594-0-020-175

MODEL FILE:

Johan Gunther P1rtoject.pln

DRAWN BY: Richard Enderson

COPYRIGHT:

SHEET TITLE

Cover Sheet

A-01

SHEET 1

OF 46



DATE

09/29/2025

DESIGNED BY

*Richard B. Enderson*

**Johan & Joy  
Gunther**

1590 Esperance Dr. Moorpark CA  
93065

**Project Description**

REMOVE EXISTING NON PERMITTED SHED 320 S.F. AND REMOVE NON PERMITTED ELECTRICAL, SITE DRAINAGE TO POINT OF CONNECTION TO DRAINAGE END POINT. REMOVE CONCRETE SLAB AND DRAINS ADJACENT TO SHED VCBC SECTION 105.5 EXPIRATION OF PERMITS: DEMO PERMITS SHALL EXPIRE AFTER 30 DAYS. RECORD NUMBER BP-24-00918

COUNTY STAMP

PROJECT NO: 594-0-020-175

MODEL FILE:

Johan Gunther PProject.pln

DRAWN BY: Richard Enderson

COPYRIGHT:

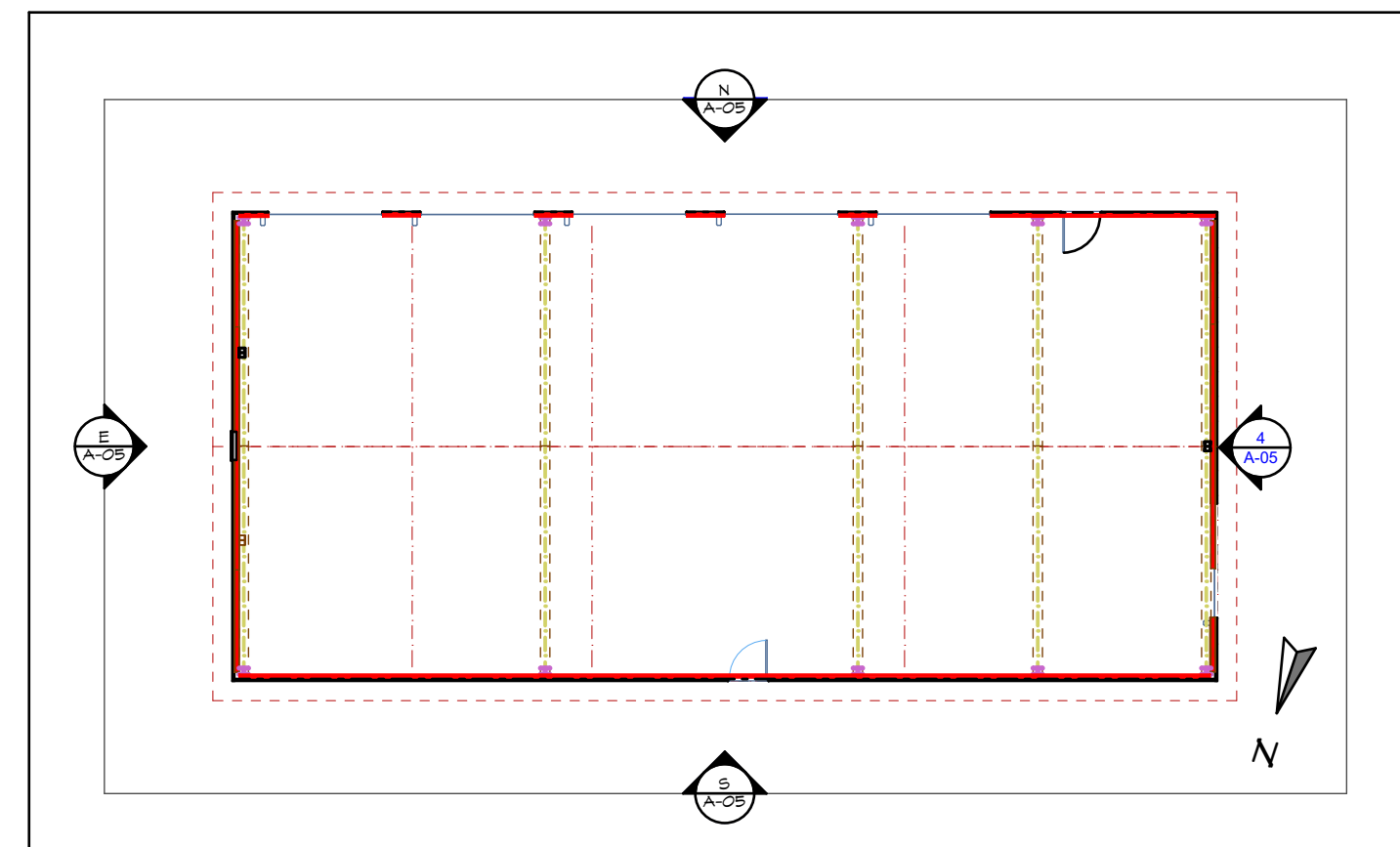
SHEET TITLE

Architectural Site Plan

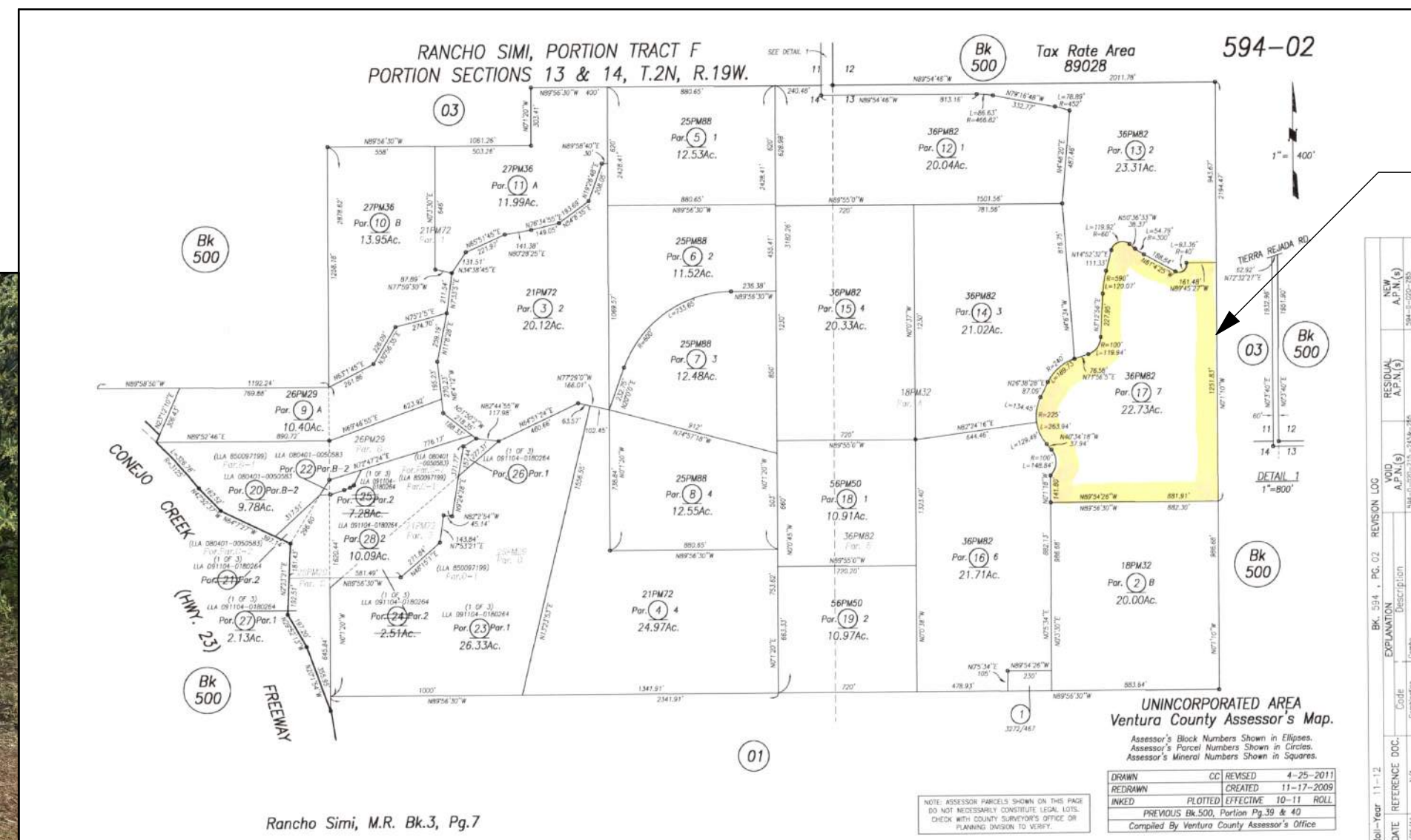
**A-02**

SHEET 2

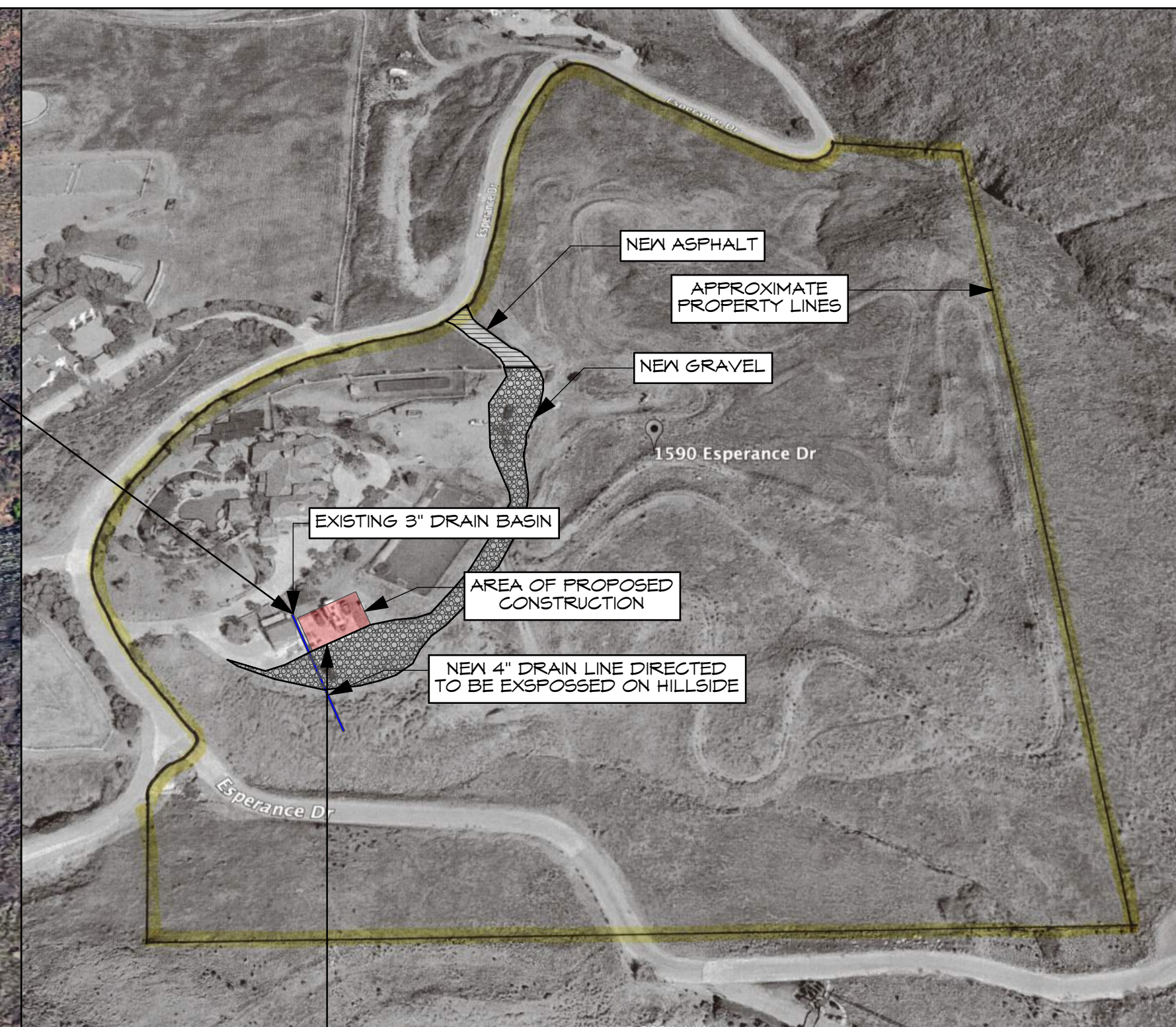
OF 45



S/P Architectural Site Plan  
SCALE: 1" = 20'

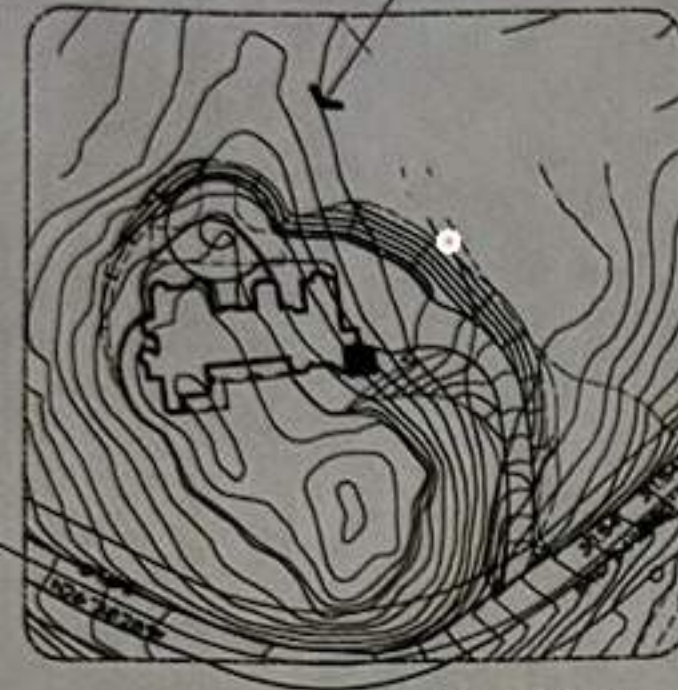


ASSESSOR'S MAP  
PROPERTY LINES



**SITE PLAN**

AREA OF PARTIAL SITE PLAN



TRUE NORTH



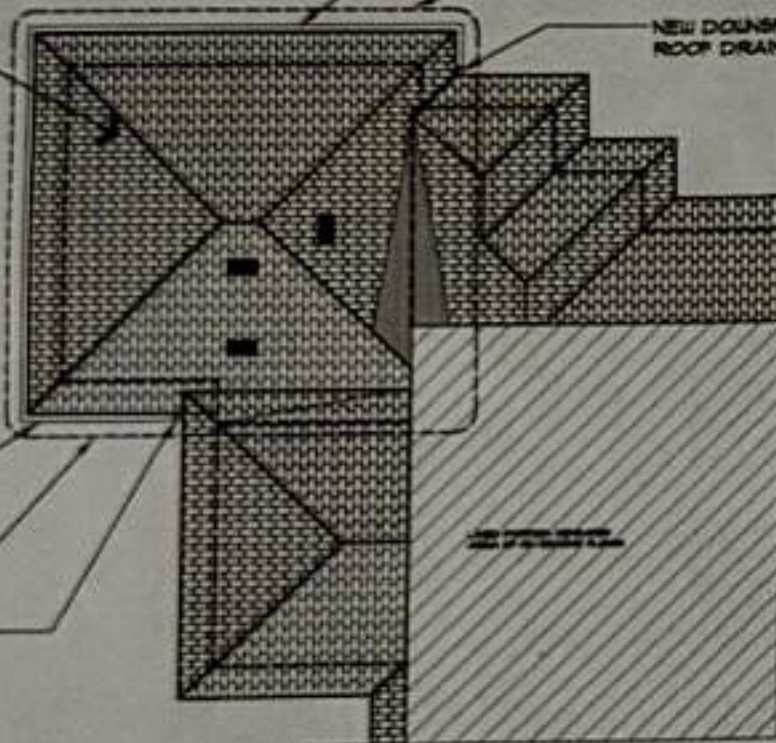
1" = 100' - 0"

**ATTIC VENT TABULATION CALCULATION**

ATTIC AREA "A"	343 SQ. FT.
RATIO OF VENTILATION REQUIRED	1/80
CONVERSION TO SQUARE INCHES	x 144 SQ. IN.
AREA OF VENTILATION REQUIRED	233 SQ. IN.
PROVISION	
UPPER 50% OF ATTIC SPACE - 50% MINIMUM REQUIRED	
OVHANGS TYPE "FLAT" ATTIC VENTS	AREA - 973 SQ. IN. NET EACH
( 3 / VENTS	337 / 973 = 3
TOTAL	2923 SQ. IN.

NEW CONTINUOUS GUTTER TYP.  
EXTENTS OF NEW ROOFING  
NEW DOWNSPOUT TIE TO THE EXISTING ROOF DRAINAGE @ THIS CORNER

ATTIC "A"



**ROOF PLAN PARTIAL**

1/8" = 1' - 0"

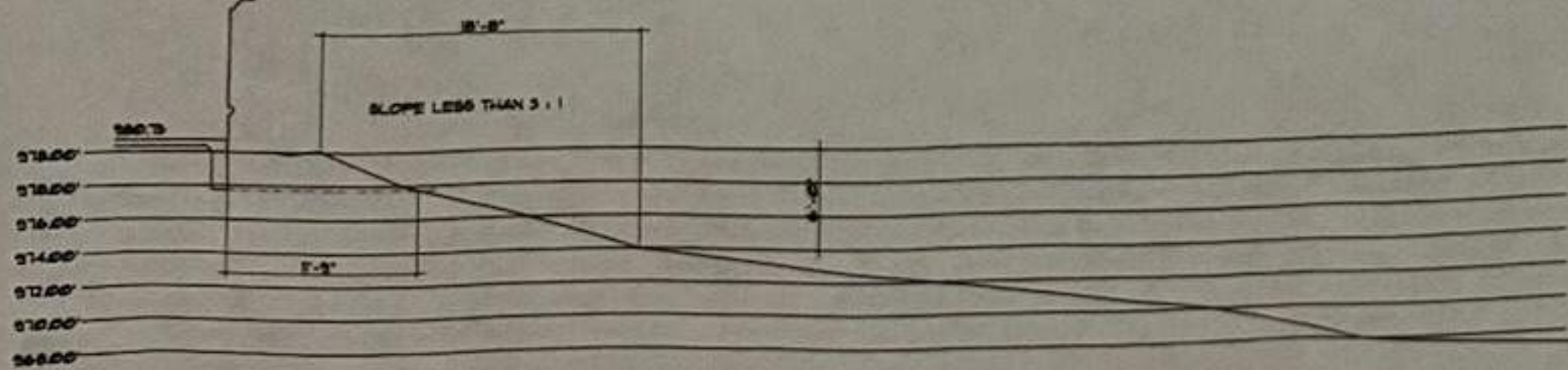
**ROOF NOTES :**

NEW ROOFING PROPOSED FOR THIS PROJECT TO BE CLAY HIBBON TILE TO MATCH EXISTING. SUBMIT COLOR SAMPLES TO OWNER PRIOR TO INSTALLATION. ALL NEW TILE TO BE - 3/4" CLASS "A" ROOFING. USE EAGLE ROOFING TILE - ICC ES E98 - 1985.

GROUP ALL NEW PLUMBING VENTS BEHIND RIDGES WHERE EVER POSSIBLE.

PROVIDE ATTIC VENTS AS SHOWN WITH VENTING REQUIRED AT ONE ( 1 ) SQUARE FOOT PER ONE HUNDRED FIFTY ( 150 ) SQUARE FEET OF ATTIC AREA. USE 1" OVHANG " VENTILATION SYSTEM BY OVHANGS INC. MODEL "FLAT" FOR FLAT CONCRETE TILE ROOFING. SCREENED OPENING AREA OF EACH VENT PROVIDED NINETY EIGHT ( 98 ) SEVEN ( 7 ) SQUARE INCHES. USE ALUMINUM 20 GAUGE OR 26 GAUGE GALVANIZED. PAINT TO MATCH ADJOINING TILES.

ALL RAFTER SPACES TO BE VENTED WITH SCREENED VENTS IN SOLID BLOCCING AT THE GALL. ALL VENTS SHALL BE SCREENED WITH 1/8" MAXIMUM CORROSION RESIST. MESH TYP.



**SITE SECTION A - A**

1/8" = 1' - 0"

SEPTIC TANK



**DEMOLITION NOTES :**

**SITE : CLEARING, TREE REMOVAL, AND GRUBBING**

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ANY APPLICABLE SAFETY REGULATIONS. SEE THE CURRENT CITY OF THOUSAND OAKS BUILDING CODE FOR ANY ADDITIONAL REQUIREMENTS.

THE EXTENT OF WORK NOTED ON THIS PLAN SET IS FOR PLANNING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION ON THE EXTENT OF TREE AND OR SHRUB REMOVAL. VERIFY WITH OWNER ANY PLANTS TO BE RETAINED AND OR RELOCATED.

REMOVE TREES AS NOTED. TREE TRUNKS UNLESS SPECIFIED BY OWNER ARE TO BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND REMOVED FROM THE BUILDING SITE PROMPTLY.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE DUMPING FACILITIES OR OTHER MEANS OF DISPOSAL FOR ALL ITEMS REMOVED FROM THE SITE.

GENERAL CONTRACTOR TO PROTECT STREETS, ROADS, AND ALL ADJACENT PROPERTY AS REQUIRED BY LOCAL LAWS AND ORDINANCES. VERIFY IF NECESSARY WITH THE LOCAL BUILDING INSPECTOR.

GENERAL CONTRACTOR TO PROTECT TREES AND SHRUBS TO REMAIN. PROTECTION OF TREES AND SHRUBS TO BE BY FENCING, WRAPPING OR BURIED CHAINS. VERIFY WITH OWNER THE EXTENT OF PLANTING TO BE SAVED IN AREA OF CONSTRUCTION.

STRIP TOP SOIL FROM THE ENTIRE AREA OF THE CONSTRUCTION SITE. COLLECT AND FILE TOPSOIL FOR LATER USE. VERIFY WITH THE OWNER A LOCATION FOR STORING TOPSOIL.

LIMITS OF GRUBBING SHALL BE ALL AREAS WITHIN THREE FEET OF THE OUTSIDE EXTENTS OF THE NEW BELOW GRADE CONSTRUCTION TYP.

REMOVE ALL STUMPS AND ROOTS WITHIN THE LIMITS OF THE GRUBBING TO THE DEPTHS LISTED BELOW.

FOUNDATIONS AND RETAINING WALLS : 36" MINIMUM  
SALKS, ROADS, AND DRIVEWAYS : 36" MINIMUM  
LAWN OR PLANTING AREAS : 36" MINIMUM

**DRAINAGE NOTES :**

ALL SURFACE DRAINAGE TO BE CONDUCTED AWAY FROM THE HOUSE AT TWO PERCENT ( 2% ) ( 1/4" PER FOOT ) MINIMUM TO A DISTANCE OF FIVE FEET ( 5'-0" ) MEASURED PERPENDICULAR TO THE WALLS. THEN AT ONE PERCENT ( 1% ) ( 1/8" PER FOOT ) MIN. TO THE STREET OR OTHER APPROVED STREET DRAIN, NATURAL WATER COURSE OR DRAINAGE DEVICE.

PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIES.

OWNER SHALL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.

AREA OF NEW BUILD

**PROJECT INFORMATION :**

LOT :	7
TRACT :	PM 2805
LOCALITY :	COUNTY OF VENTURA
ACCESSORS PARCEL No. :	5000 - 0 - 400 - 238
SQUARE FEET :	
EXISTING HOUSE :	4526 SQUARE FEET
ADDITION :	242 SQUARE FEET
TOTAL HOUSE :	5168 SQUARE FEET
EXISTING GARAGE :	532 SQUARE FEET
FIRE SPRINKLERS :	REQUIRED

**SITE PLAN PARTIAL**

TRUE NORTH



APPROVED

NOV 02 2010

REVISIONS MANAGEMENT AGENTS  
THOUSAND OAKS, CALIFORNIA

This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building Inspection Dept. County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance or State law.

**ADDRESS NUMBER NOTES**

- 1. THE ADDRESS SHALL BE VISIBLE & LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
- 2. THE ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR INCHES ( 4" ) IN HEIGHT.
- 3. THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE.
- 4. PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN / POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.



NO GRADING REQUIRED

SHEET No.

**A2**

iMark App

RESIDENTIAL ADDITION FOR : MR. & MRS. ZACH SCHULER  
1550 ESPERANCE DRIVE  
SIMI VALLEY, CALIFORNIA 93021  
PHONE No. : 818.522.1888

REVISIONS

REVISED 14 OCTOBER 2009 - PLAN CHECK - 01

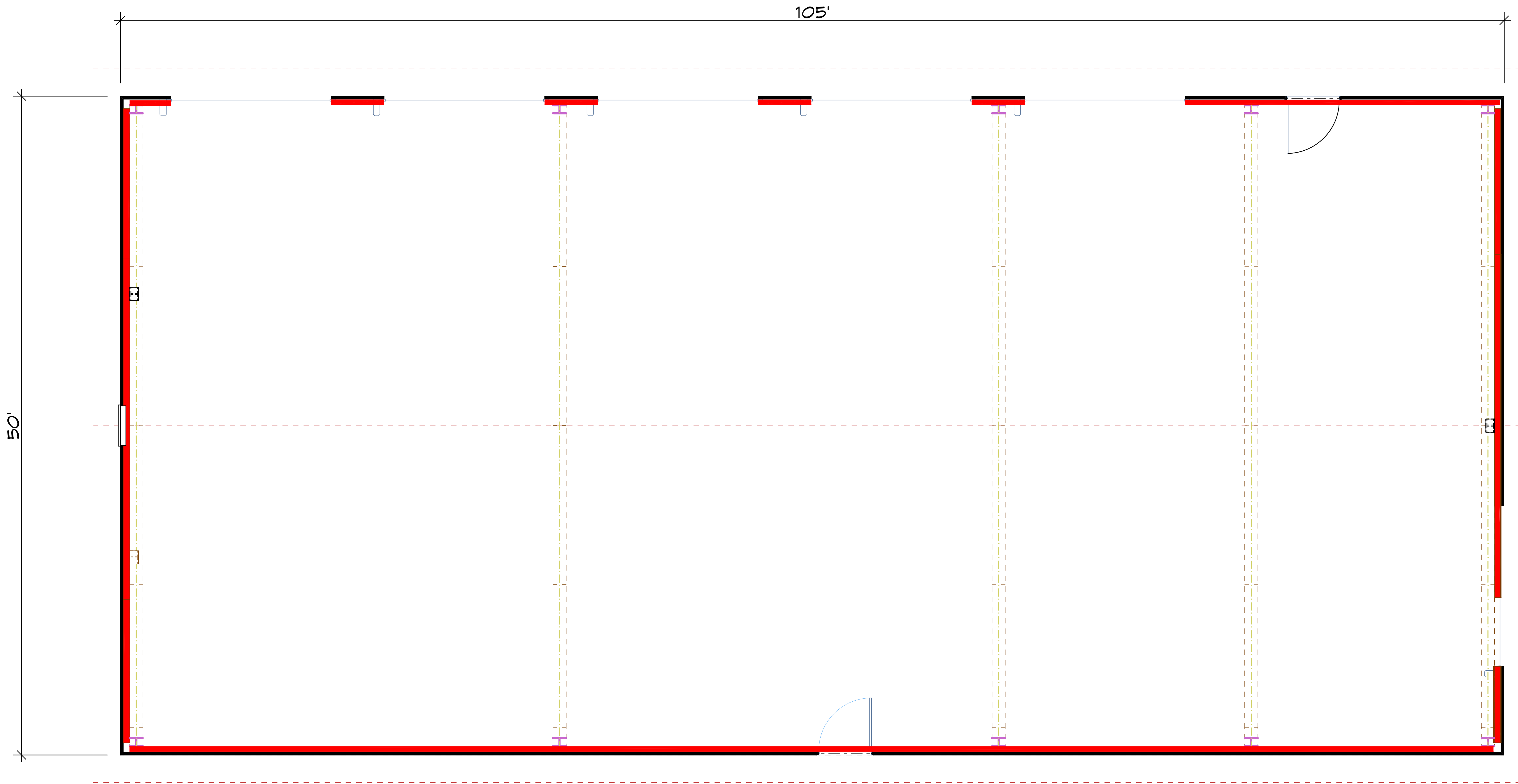
SCALE : PER PLAN  
DATE : 13 AUGUST 2010

DRAWN BY  
BTD

JOB NUMBER  
BTD No. - 10-22

SCHNEIDER ARCHITECTS  
BRENT SCHNEIDER ARCHITECT  
141 DUMAS BLVD., SUITE 200  
MILPITAS, CA 95035  
PHONE No. : 408.373.9877  
FAX No. : 408.373.9877  
E-MAIL : brenschneider@schneiderarchitects.com

/Users/richardenderson/Library/Mobile Documents/com-apple-CloudDocs/Johan Gunther Pproject.pln



D/P Floor Dimensions  
 SCALE: 1/4" = 1'-0"



*Str8 Line Designs*

Richard B. Enderson  
 Owner

(805) 217-0224

300 Farmhouse Dr. Unit 3  
 Simi Valley, CA 93065

richardenderson@str8linedesigns.com

CONSULTANTS

FIRST SUBMITTAL: 09/29/2025

DATE

09/29/2025

DESIGNED BY

*Richard B. Enderson*

**Johan & Joy  
 Gunther**

1590 Esperance Dr. Moorpark CA  
 93065

**Project Description**

REMOVE EXISTING NON PERMITTED  
 SHED 320 S.F. AND REMOVE NON  
 PERMITTED ELECTRICAL, SITE  
 DRAINAGE TO POINT OF  
 CONNECTION TO DRAINAGE END  
 POINT. REMOVE CONCRETE SLAB  
 AND DRAINS ADJACENT TO SHED  
 VCBC SECTION 105.5 EXPIRATION  
 OF PERMITS: DEMO PERMITS  
 SHALL EXPIRE AFTER 30 DAYS.  
 RECORD NUMBER BP-24-00918

COUNTY STAMP

PROJECT NO: 594-0-020-175

MODEL FILE:  
 Johan Gunther Pproject.pln

DRAWN BY: Richard Enderson

COPYRIGHT:

SHEET TITLE

Floor Dimensions

**A-03**

SHEET 3

OF 45

*Str8 Line Designs*

Richard B. Enderson  
Owner

(805) 217-0224

300 Farmhouse Dr. Unit 3  
Simi Valley, CA 93065

richardenderson@str8linedesigns.com

CONSULTANTS

FIRST SUBMITTAL: 09/29/2025

DATE

09/29/2025

DESIGNED BY

*Richard B. Enderson*

**Johan & Joy  
Gunther**

1590 Esperance Dr. Moorpark CA  
93065

**Project Description**

REMOVE EXISTING NON PERMITTED  
SHED 320 S.F. AND REMOVE NON  
PERMITTED ELECTRICAL, SITE  
DRAINAGE TO POINT OF  
CONNECTION TO DRAINAGE END  
POINT. REMOVE CONCRETE SLAB  
AND DRAINS ADJACENT TO SHED  
VCBC SECTION 105.5 EXPIRATION  
OF PERMITS: DEMO PERMITS  
SHALL EXPIRE AFTER 30 DAYS.  
RECORD NUMBER BP-24-00918

COUNTY STAMP

PROJECT NO: 594-0-020-175

MODEL FILE:  
Johan Gunther PProject.pln

DRAWN BY: Richard Enderson

COPYRIGHT:

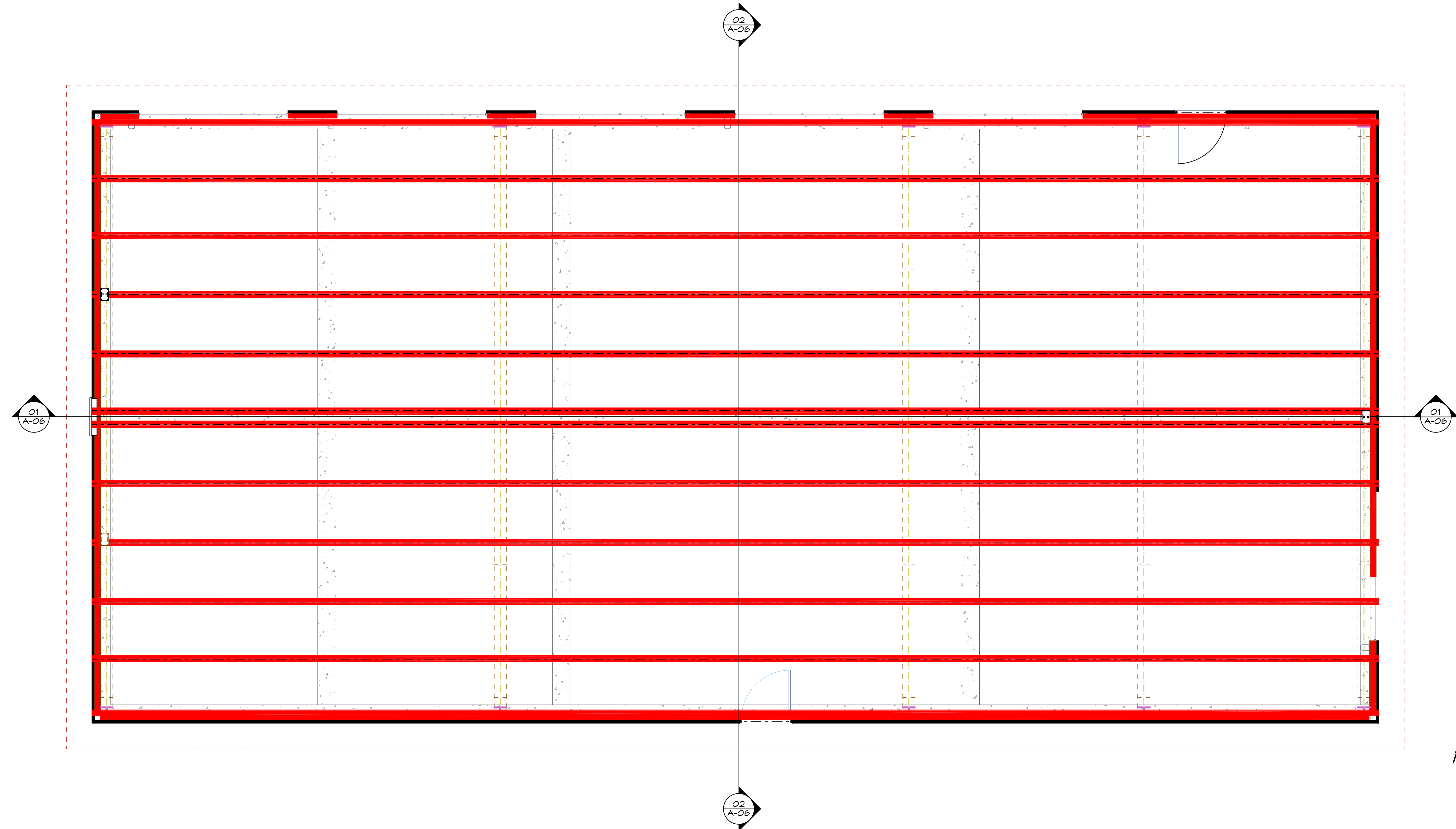
SHEET TITLE

Section Markers

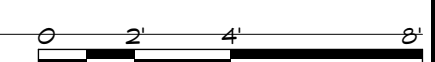
**A-04**

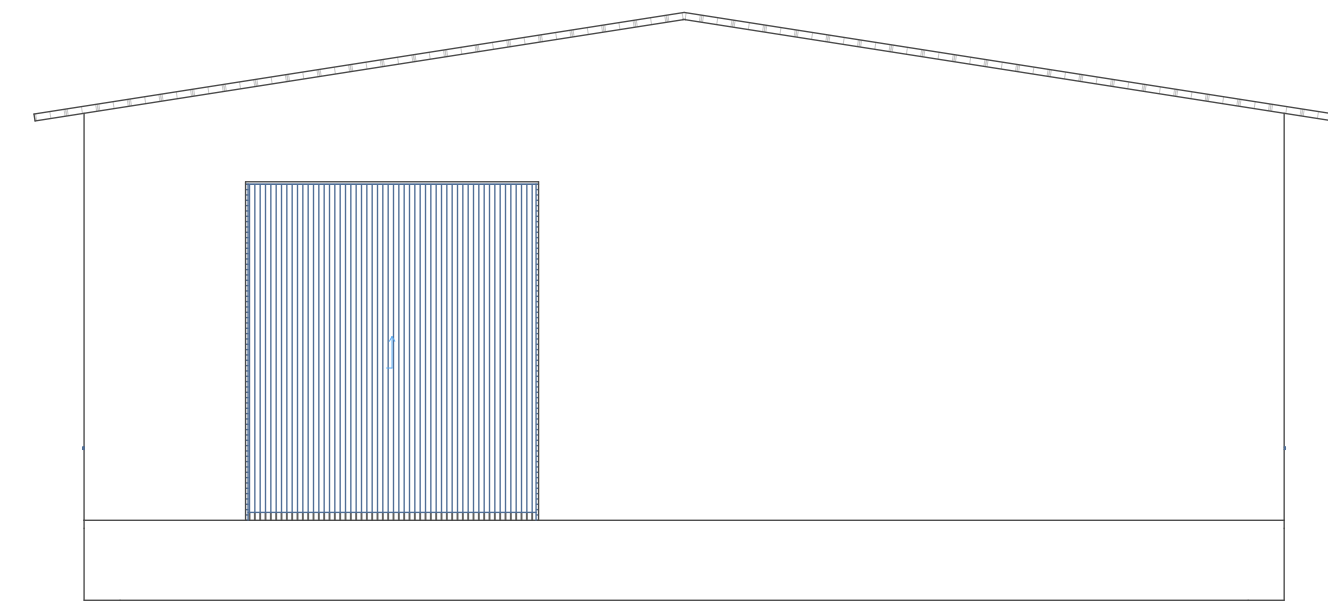
SHEET 4

OF 45

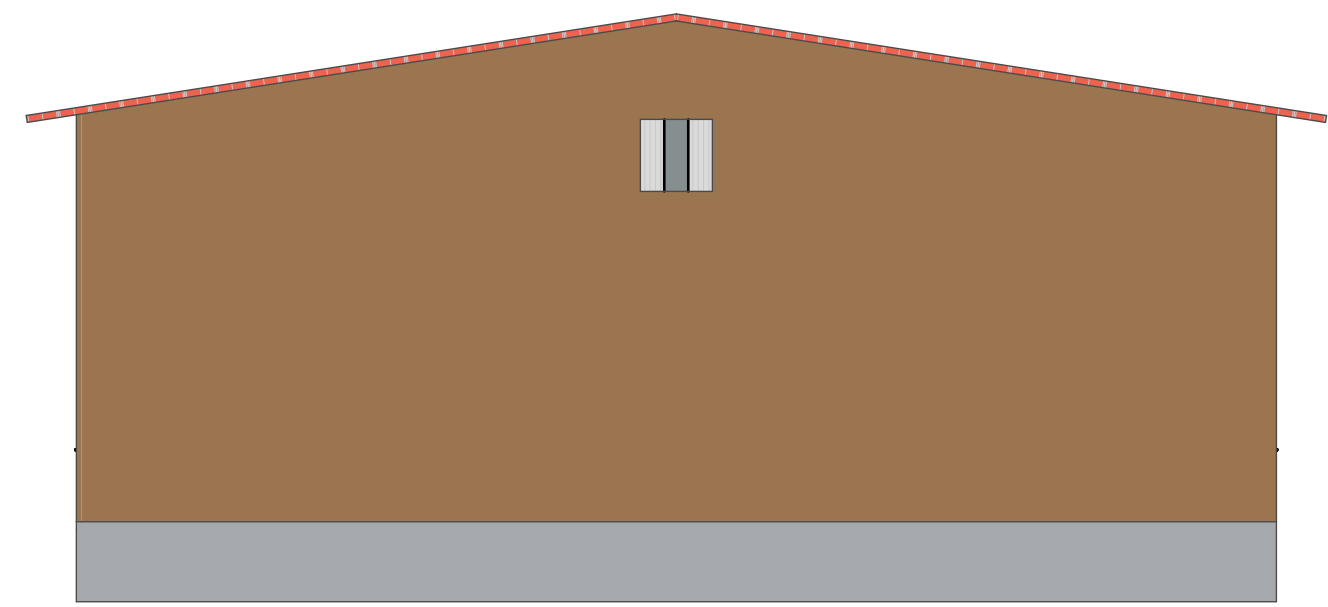
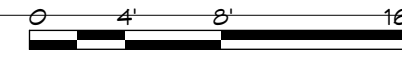


S/M Section Markers  
SCALE: 1/4" = 1'-0"

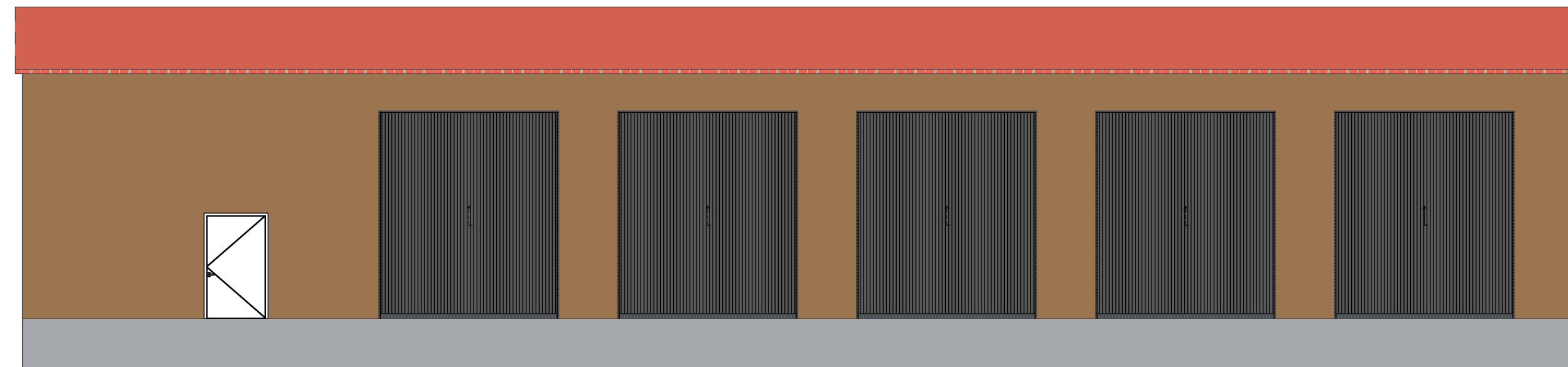




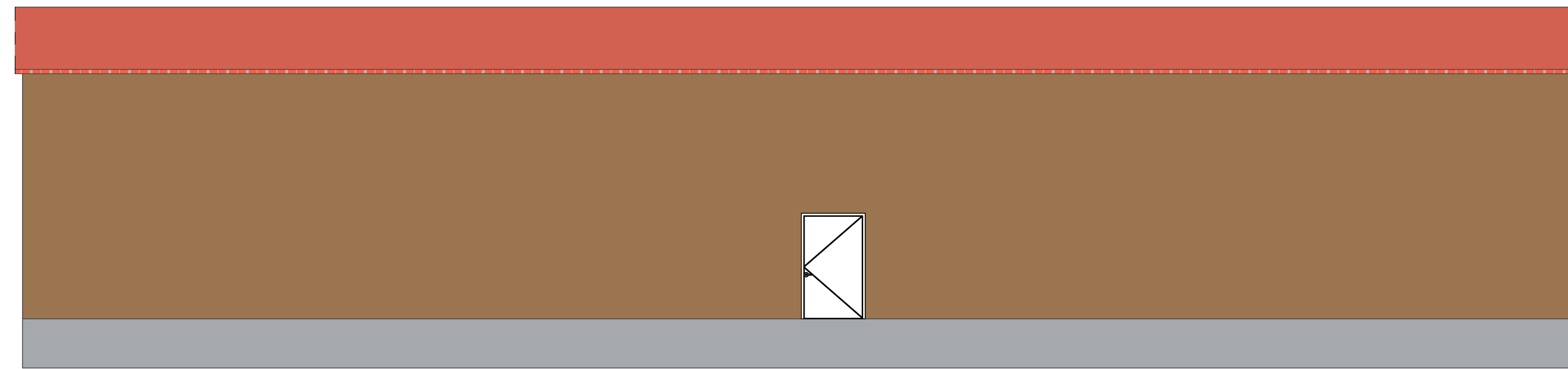
4 West Elevation 4  
SCALE: 1/8" = 1'-0"



East Elevation  
SCALE: 1/8" = 1'-0"



North Elevation  
SCALE: 1/8" = 1'-0"



South Elevation  
SCALE: 1/8" = 1'-0"

*Str8 Line Designs*

Richard B. Enderson  
Owner

(805) 217-0224

300 Farmhouse Dr. Unit 3  
Simi Valley, CA 93065

richardenderson@str8linedesigns.com

CONSULTANTS

FIRST SUBMITTAL: 09/29/2025

DATE

09/29/2025

DESIGNED BY

*Richard B. Enderson*

Johan & Joy  
Gunther

1590 Esperance Dr. Moorpark CA  
93065

**Project Description**

REMOVE EXISTING NON PERMITTED SHED 320 S.F. AND REMOVE NON PERMITTED ELECTRICAL, SITE DRAINAGE TO POINT OF CONNECTION TO DRAINAGE END POINT. REMOVE CONCRETE SLAB AND DRAINS ADJACENT TO SHED VCBC SECTION 105.5 EXPIRATION OF PERMITS: DEMO PERMITS SHALL EXPIRE AFTER 30 DAYS. RECORD NUMBER BP-24-00918

COUNTY STAMP

PROJECT NO: 594-0-020-175

MODEL FILE:  
Johan Gunther PProject.pln

DRAWN BY: Richard Enderson

COPYRIGHT:

SHEET TITLE

Elevations N-E-S-W

**A-05**

SHEET 5

OF 45

/Users/richardenderson/Library/Mobile Documents/com~apple~CloudDocs/Johan Gunther PProject.pln

*Str8 Line Designs*

Richard B. Enderson  
Owner

(805) 217-0224

300 Farmhouse Dr. Unit 3  
Simi Valley, CA 93065

richardenderson@str8linedesigns.com

CONSULTANTS

FIRST SUBMITTAL: 09/29/2025

DATE

09/29/2025

DESIGNED BY

*Richard B. Enderson*

**Johan & Joy  
Gunther**

1590 Esperance Dr. Moorpark CA  
93065

**Project Description**

REMOVE EXISTING NON PERMITTED  
SHED 320 S.F. AND REMOVE NON  
PERMITTED ELECTRICAL, SITE  
DRAINAGE TO POINT OF  
CONNECTION TO DRAINAGE END  
POINT. REMOVE CONCRETE SLAB  
AND DRAINS ADJACENT TO SHED  
VCBC SECTION 105.5 EXPIRATION  
OF PERMITS: DEMO PERMITS  
SHALL EXPIRE AFTER 30 DAYS.  
RECORD NUMBER BP-24-00918

COUNTY STAMP

PROJECT NO: 594-0-020-175

MODEL FILE:  
Johan Gunther PProject.pln

DRAWN BY: Richard Enderson

COPYRIGHT:

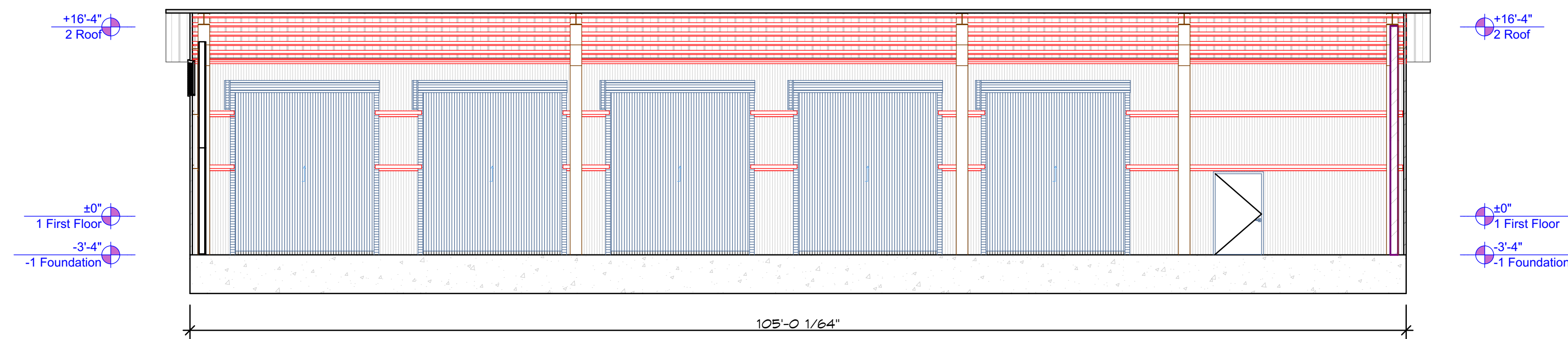
SHEET TITLE

Sections 01 & 02

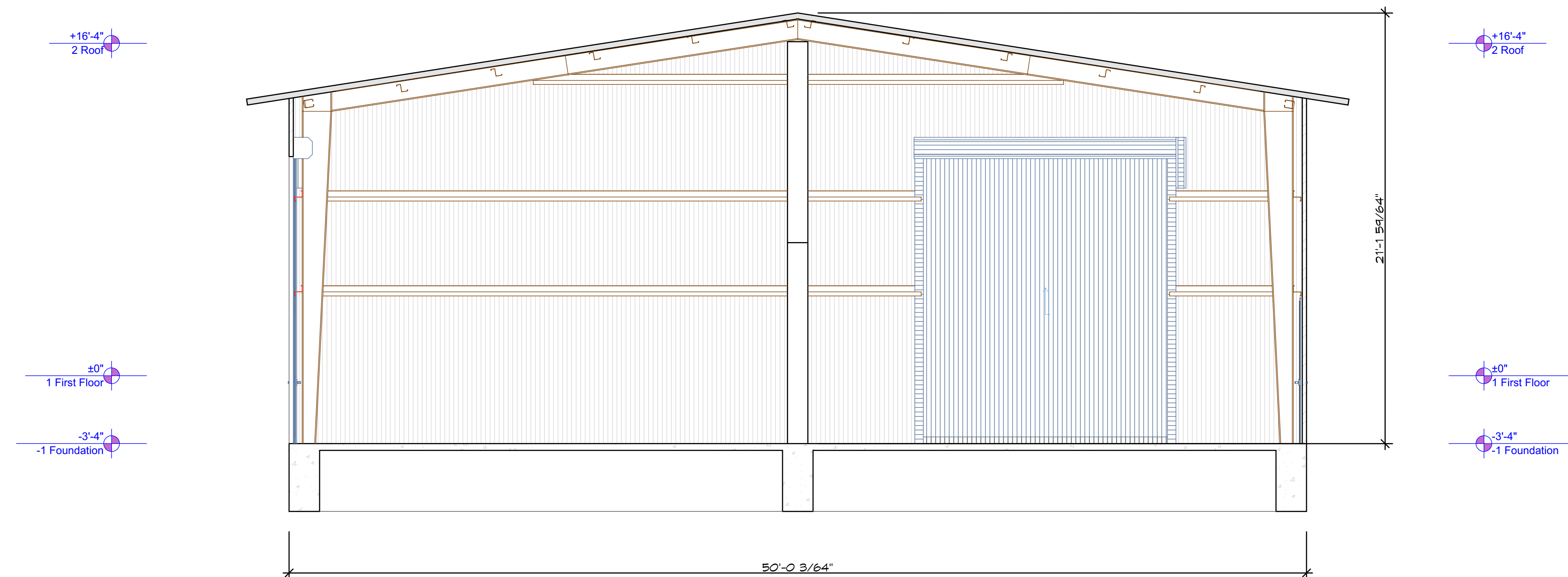
**A-06**

SHEET 6

OF 45



01 Section 01  
SCALE: 1/8" = 1'-0"



02 Section 02  
SCALE: 1/4" = 1'-0"

**ABBREVIATIONS**

AB. ANCHOR BOLT	FG FINISHED GRADE	SIM. SIMILAR
ABV. ABOVE	FN FIELD NAILING	SPEC. SPECIFICATION
ADDL. ADDITIONAL	FLR FLOOR	SQ SQUARE
ALT. ALTERNATE	FND. FOUNDATION	STRD. STANDARD
ARCH. ARCHITECT, ARCHITECTURAL	FT. FOOT, FEET	STL. STEEL
BTWN. BETWEEN	FTG. FOOTING	STRUCT. STRUCTURAL
BLN. BELOW	GA. GASS	S/W. SHEAR WALL
BLDG. BUILDING	GALV. GALVANIZED	SYM. SYMMETRICAL
BLK. BLOCK	GB. GRADE BEAM	THK. THICK
BLK.G. BLOCKING	GND. GROUND	T&B. TOP & BOTTOM
BM. BEAM	GR. GRADE	TOP. TOP OF FOOTING
B.N. BOUNDARY NAILING	HT. HEIGHT	TOP. TOP OF LEDGER
BOT. BOTTOM	HORIZ. HORIZONTAL	TL. TOP OF STEEL
CLR. CLEAR	HSS. HOLLOW STEEL SECTION	TS. TUBE STEEL
CL.G. CEILING	INFO. INFORMATION	TYP. TYPICAL
CMJ. CONCRETE MASONRY UNITS	INTER. INTERIOR	UNO. UNLESS NOTED OTHERWISE
COL. COLUMN	K.F. KING POST	VERT. VERTICAL
CONG. CONCRETE	LES. LESS	WF. WIDE FLANGE BEAM
CONN. CONNECTION	LNG. LONG	W. WITH
CONN. CONNECTION	LT. WT. LIGHT WEIGHT	W/O. WITHOUT
CONST. CONSTRUCTION	MAX. MAXIMUM	W/F. WELDED WIRE FABRIC
CONT. CONTINUOUS	M.B. MACHINE BOLT	WT. WEIGHT
CF. CUBIC FOOT	MECH. MECHANICAL	WP. WORKING POINT
C.J. CEILING JOIST	MANUF. MANUFACTURER	
CVR. COVER	MIN. MINIMUM	
DIA. DIAMETER	MISC. MISCELLANEOUS	
DIR. DIRECTION	O.C. ON CENTER	
DWG. DRAWING	PGF. POUNDS PER SQ FOOT	
EA. EACH	PSI. POUNDS PER SQ INCH	
EF. EACH FACE	REINF. REINFORCEMENT	
ELEC. ELECTRICAL	REQ. REQUIRE	
ELEV. ELEVATION	SCHED. SCHEDULE	
EN. EDGE NAILING	SF. SQUARE FOOT	
ENGR. ENGINEER	SHT. SHEET	
EXP. JT. EXPANSION JOINT	SHT.G. SHEATHING	
EQ. EQUAL		
EXTER. EXTERIOR		
FF. FINISHED FLOOR		

**SYMBOLS**

90°	ANGLE
@	AT
CL	CENTERLINE
PL	PLATE
#	NUMBER
Ø	DIAMETER
PL	PROPERTY LINE

**STATEMENT OF SPECIAL INSPECTION**

- THE OWNER SHALL EMPLOY ALL SPECIAL INSPECTOR REQUIRED FOR THIS PROJECT PER SECTION 1704 OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
- THE INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE APPROVED BY THE CITY PRIOR TO CONDUCTING ANY INSPECTION.
- THE INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE OWNER, THE CONTRACTOR, THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
- REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS DONE IN CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.
- A FINAL REPORT DOCUMENTING SHALL BE ISSUED BY EACH SPECIAL INSPECTOR AT THE COMPLETION OF EACH PHASE OF INSPECTION WHICH SHALL SUMMARIZE ALL INSPECTION CONDUCTED DURING THAT PHASE OF WORK AND NOTE ALL DISCREPANCIES AS RESOLVED OR INCOMPLETE. THIS REPORT SHALL BE PROVIDED TO THE OWNER, THE CONTRACTOR, THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD.
- THE FOLLOWING ITEMS SHALL REQUIRE SPECIAL INSPECTION:
  - ALL WELDING OF STEEL. (CONTINUOUS INSPECTION PER AWS D1.1)
  - ALL STRUCTURAL CONCRETE WORK USING CONCRETE COMPRESSIVE STRENGTH (F<sub>c</sub>) GREATER THAN 2500 P.S.I.
- EACH CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF A SEISMIC-FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR SEISMIC-RESISTING COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT PER SECTION 1709 OF 2022 CBC. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THIS STATEMENT OF SPECIAL INSPECTION.

**STRUCTURAL OBSERVATION NOTE**

- THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT REGISTERED / LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO STRUCTURAL OBSERVATIONS.
- THE ENGINEER OF RECORD IS SCOT WEISSE, RCE 64222.
- THE ENGINEER OF RECORD DESIGNATES SCOT WEISSE, RCE 64222, SHALL PERFORM THE STRUCTURAL OBSERVATIONS.
- THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATIONS AND THE CONTRACTOR AND ALL APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURAL OBSERVED.

**ELEMENTS TO BE OBSERVED**

**FOUNDATION**  
THE FOLLOWING ITEMS SHALL BE OBSERVED BY THE STRUCTURAL OBSERVER PRIOR TO PLACEMENT OF CONCRETE:

- SLAB AND FOOTING REINFORCEMENT AND ANCHOR BOLTS.

**FINAL OBSERVATION**  
THE FOLLOWING ITEMS SHALL BE OBSERVED BY THE STRUCTURAL OBSERVER PRIOR COVERING STRUCTURAL FRAMING:

- ALL OBSERVED DEFICIENCIES FROM PRIOR OBSERVATIONS SHALL BE OBSERVED FOR COMPLETENESS.

- THE DESIGNATED STRUCTURAL OBSERVER SHALL SUBMIT REPORTS USING THE BUILDING AND SAFETY PRESCRIBED FORM.
- DURING THE COURSE OF CONSTRUCTION, THE ENGINEER / ARCHITECT SHALL VISUALLY REVIEW THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE WITH THE APPROVED PLANS. ANY OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING, TO THE OWNER'S REPRESENTATIVE, TO CONTRACTOR AND THE BUILDING DEPARTMENT.
- SEPARATE OBSERVATIONS AND REPORTS ARE REQUIRED FOR EACH ELEMENT OF THE STRUCTURAL OBSERVATION PROGRAM. THE ELEMENT OBSERVATION REPORTS MUST BE RECEIVED BY BUILDING AND SAFETY BEFORE THE BUILDING AND SAFETY INSPECTION OF THAT ELEMENT.
- PRIOR TO COVERING THE WORK, THE STRUCTURAL SYSTEM SHALL BE INSPECTED AND APPROVED BY BUILDING AND SAFETY INSPECTION STAFF ASSIGNED TO THE PROJECT. SUCH APPROVAL BY THE DEPARTMENT IS REQUIRED PRIOR TO COVERING. THE ENGINEER / ARCHITECT PERFORMING THE STRUCTURAL OBSERVATION IN NOT AUTHORIZED TO APPROVE THE COVERING OF THE STRUCTURAL SYSTEM. HIS / HER STRUCTURAL OBSERVATIONS ARE ADVISORY ONLY AND THEY DO NOT IN ANY WAY BIND THE DEPARTMENT OR CONSTITUTE A CERTIFICATION THAT THE STRUCTURAL SYSTEM WILL PASS BUILDING AND SAFETY DEPARTMENT INSPECTION. NOR DO THEY SUBSTITUTE FOR ANY REQUIRED DIVISION OF BUILDING AND SAFETY INSPECTION.

**GENERAL STRUCTURAL NOTES**

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE PRIOR TO STARTING CONSTRUCTION AND THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- ALL PHASES OF WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST ADOPTED CODE AND ALL RELEASED ADDENDUM.
- THE CONTRACT CONSTRUCTION DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE NOTED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO: BRACINGS, ALL SHORING, FORMS, AND SCAFFOLDING.
- OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS BEAMS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
- ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.
- CONTINUOUS INSPECTION BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE ARCHITECT AND/OR ENGINEER AND THE BUILDING DEPARTMENT SHALL BE EMPLOYED BY THE CONTRACTOR FOR THE FOLLOWING TYPES OF WORK:
  - ALL CONCRETE WORK ABOVE GRADE INVOLVING CONCRETE STRENGTH GREATER THAN 2500 P.S.I.
  - FOUNDATION CONCRETE INVOLVING CONCRETE STRENGTH GREATER THAN 2500 P.S.I.
  - ALL EPOXY & EXPANSION ANCHORS.
  - ALL MASONRY GROUTING.
  - SEE 2022 CALIFORNIA BUILDING CODE (CBC) SECTION 1704, 1706 AND 1707 FOR ADDITIONAL REQUIREMENTS.

- IN THE EVENT THAT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE NOTES OR SPECIFICATIONS, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY & WAIT FOR INSTRUCTIONS.
- COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION, SHALL BE BORN BY THE CONTRACTOR.
- AS A CONVENIENCE TO THE CONTRACTOR, ENGINEER SHALL REVIEW REQUIRED SHOP DRAWINGS AS TO THERE GENERAL CONFORMANCE TO THE DESIGN CONCEPT. CONTRACTOR SHALL BE RESPONSIBLE, NONETHELESS, FOR COMPLIANCE AND DIMENSIONS AND SHALL SUBMIT SHOP DRAWINGS IF APPLICABLE, FOR THE FOLLOWING:
  - STRUCTURAL STEEL AND TAPERED STEEL GIRDERS, INCLUDING ERECTION BRACING.
  - SUCH OTHER ITEMS AS MAY BE REQUIRED ON PLANS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND COMPLIANCE CERTIFICATES TO THE BUILDING DEPARTMENT WHEN REQUIRED.

- WHERE SOIL REPORT IS CITED, ITS REQUIREMENTS ADOPTED HEREIN.
- ALL MANUFACTURED PRODUCTS MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. THE CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING TO THE OWNER ANY DEFICIENCIES THE CONTRACTOR MAY DISCOVER. THE CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND TO REPORT AT ONCE ANY DEFICIENCIES DISCOVERED. THE CONTRACTOR SHALL RESOLVE ALL REPORTED DEFICIENCIES WITH CONSULTANT PRIOR TO AWARDED ANY SUBCONTRACTS OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSE CANNOT RESOLVE ANY DEFICIENCIES, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING. ANY WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S RISK.
- OPTIONS, IF PROVIDED HEREIN ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS.
- ALL WORK SHALL CONFORM TO THE 2022 CBC.

**STRUCTURAL STEEL**

- ALL ROLLED STRUCTURAL STEEL SHALL CONFORM TO ASTM A-992 (F<sub>y</sub>=50 KSI) UNLESS NOTED OTHERWISE, SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE AS AMENDED TO DATE. ALL MISC. ANGLES, BASE PLATES, STIFFENERS AND CONNECTION PLATES SHALL CONFORM TO A-36 (F<sub>y</sub>=36 KSI).
- STRUCTURAL TUBES SHALL CONFORM TO ASTM A-500, GRADE B (F<sub>y</sub>=46 KSI), AND HOLLOW STEEL SECTIONS SHALL CONFORM TO ASTM A-500, GRADE C (F<sub>y</sub>=50KSI) WHERE AVAILABLE.
- STRUCTURAL PIPES SHALL CONFORM TO ASTM A-53 (F<sub>y</sub>=35 KSI)
- ALL BOLTS, NUTS, AND WASHERS SHALL CONFORM TO ASTM A-307 GRADE A, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL FOR THE ENGINEERS REVIEW PRIOR TO FABRICATION. ALL STEEL FABRICATION SHALL BE PERFORMED IN A SHOP APPROVED BY THE BUILDING DEPARTMENT.
- ALL WELDING SHALL BE PERFORMED BY EXPERIENCED CERTIFIED WELDERS USING THE ELECTRIC ARC WELDING PROCESS AND E70 SERIES ELECTRODES. WELDING SHALL CONFORM TO AISC AND AWS STANDARDS.
- OPENINGS SHALL NOT BE PLACED IN STEEL MEMBERS UNLESS SPECIFICALLY DETAILED. STEEL MEMBERS SHALL BE SHORED WHEN PERMISSIBLE HOLES ARE CUT WITH A TORCH AFTER STEEL IS ERECTED. THE SHORES SHALL REMAIN IN PLACE UNTIL THE STEEL TEMPERATURE HAS RETURNED TO AIR TEMPERATURE.
- ALL WELDS NOT SPECIFIED SHALL BE CONTINUOUS FILLET WELDS. THE SIZE OF THE WELD SHALL BE BASED ON AISC STANDARDS FOR THE THICKER PART JOINED.
- STRUCTURAL STEEL SHALL BE DELIVERED TO THE JOB SITE FREE OF EXCESSIVE RUST, MILL SCALE, GREASE, ETC. AND SHALL BE PRIMED.

**DESIGN LOADS**

DESIGN IS BASED ON 2022 CALIFORNIA BUILDING CODE (2022 CBC).

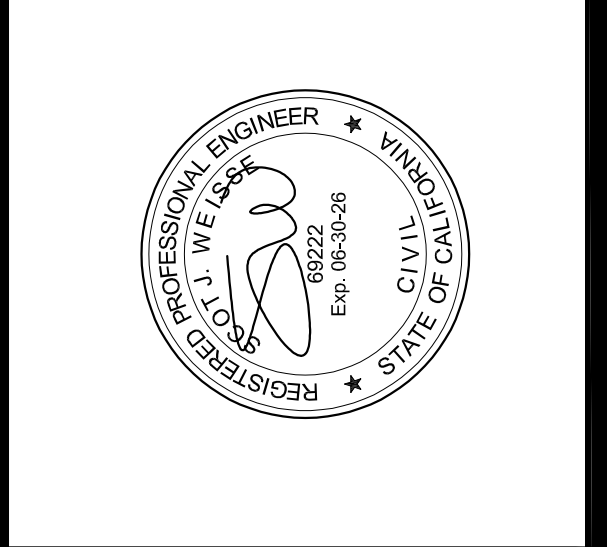
FOUNDATION DESIGN IS BASED ON STEEL BUILDING MANUFACTURERS' PLANS DATED: 11/9/2025  
CALCULATIONS DATED: 11/6/2024

SEISMIC FACTORS: (PER SOILS REPORT)  
S<sub>s</sub> = 1.786 S<sub>1</sub> = 0.661  
SITE CLASS C  
F<sub>a</sub> = 1.2 F<sub>v</sub> = 1.4  
SDS = 1.424 SDI = 0.601  
SEISMIC DESIGN CATEGORY D  
OCCUPANCY CATEGORY II

WIND FACTORS: (PER STL. BLDG. MANUF.)  
V<sub>50</sub> = 45 MPH  
IMPORTANCE FACTOR = 1.0  
EXPOSURE CATEGORY = C

REVISIONS	DATE
B & S SUBMITTAL	9/14/2025

CIVIL ENGINEER  
SCOT JAMES WEISSE



**BARN BUILDING**

JOB NUMBER: 2270

PROJECT OWNER: JOHAN & JOY GUNTHER

ADDRESS: 1590 ESPERANCE DRIVE  
SIMI VALLEY, CA 93065

SWE STRUCTURAL DESIGN SERVICES, INC.

ADDRESS : 870 WEST LOOP DRIVE  
CAMARILLO, CA 93010

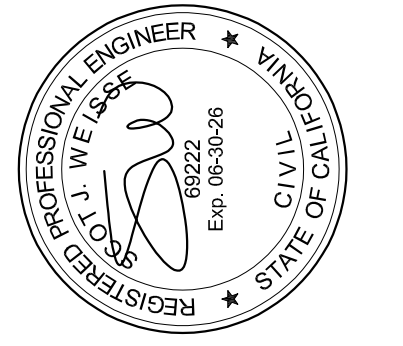
PHONE: (805) 966-1571

**GENERAL NOTES**

JOB NUMBER 2270
DATE 9/14/2025
SCALE: AS NOTED
SHEET <b>SO.0</b>

REVISIONS	DATE
B & S SUBMITTAL	9/14/2025

CIVIL ENGINEER  
SCOT JAMES MEISSE



# BARN BUILDING

JOB NUMBER: 2270  
PROJECT OWNER: JOHAN & JOY GUNTHER  
ADDRESS: 1590 ESPERANCE DRIVE  
SIMI VALLEY, CA 93065

SWE STRUCTURAL DESIGN SERVICES, INC.  
ADDRESS: 870 WEST LOOP DRIVE  
CAMPARILLO, CA 93010

PHONE: (805) 366-1571

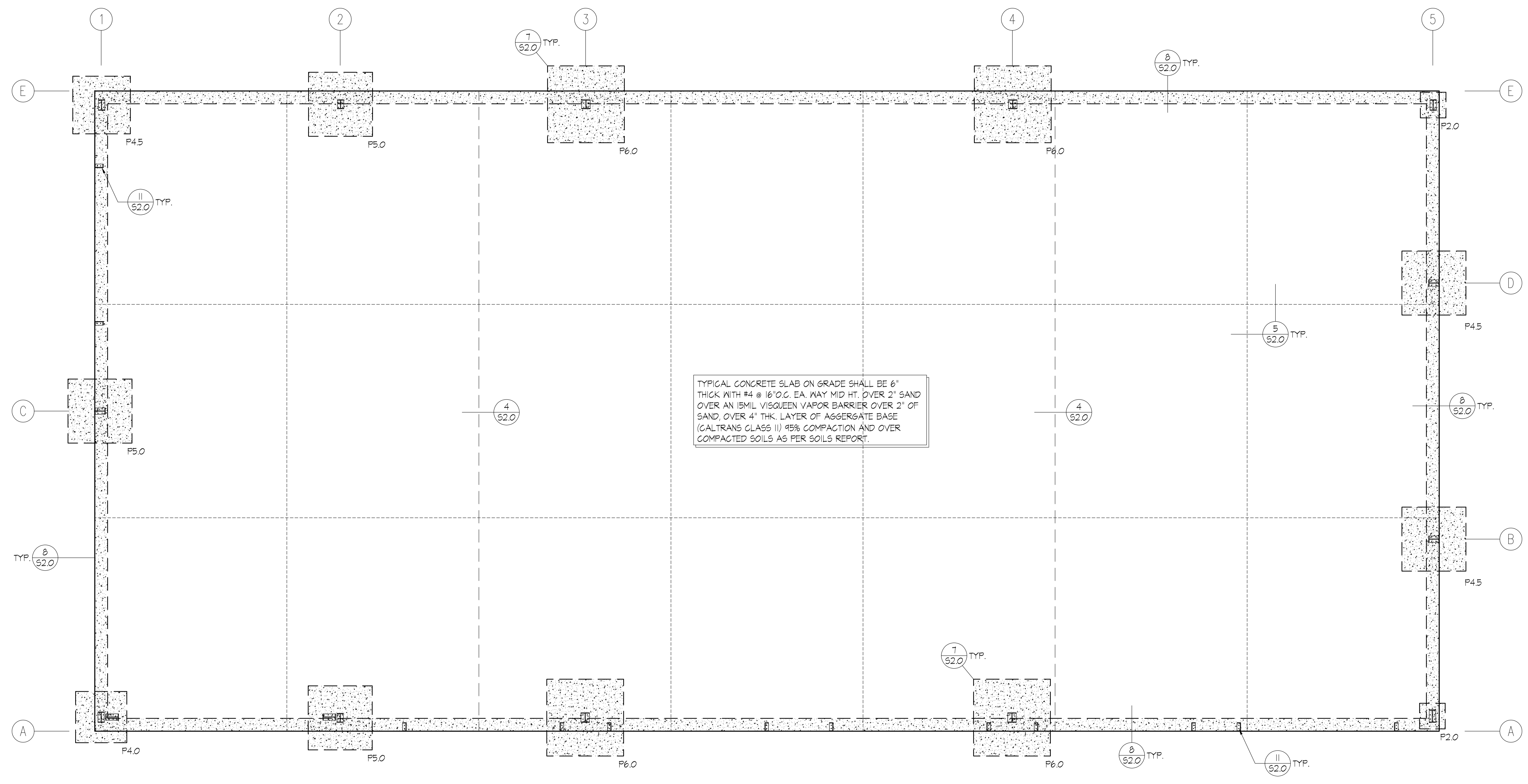
## FOUNDATION PLAN

JOB NUMBER  
2270

DATE  
9/14/2025

SCALE:  
AS NOTED

SHEET  
**S1.0**



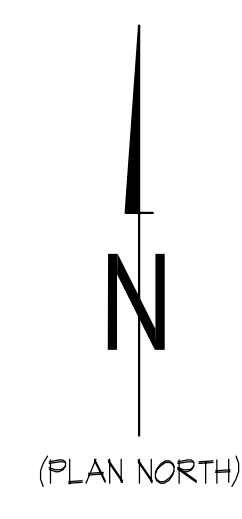
TYPICAL CONCRETE SLAB ON GRADE SHALL BE 6" THICK WITH #4 @ 16" O.C. EA. WAY MID HT. OVER 2" SAND OVER AN 15ML VISQUEEN VAPOR BARRIER OVER 2" OF SAND OVER 4" THK. LAYER OF AGGREGATE BASE (CALTRANS CLASS II) 95% COMPACTION AND OVER COMPACTED SOILS AS PER SOILS REPORT.

### FOUNDATION NOTES:

- SEE FOUNDATION NOTES ON SHEET 50.0 FOR DESIGN SOIL BEARING PRESSURE, ETC.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND CONDITIONS NOT SHOWN.
- ALL ANCHOR BOLTS AT SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
- ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (2022 CBC).
- ALL ANCHOR BOLTS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- ALL CONNECTORS AND / OR FASTENERS TO BE HOT DIPPED GALVANIZED (ASTM 123 & 153) 60S MINIMUM AND FOR MECHANICAL GALVANIZING (ASTM B695).
- A SOIL REPORT HAS BEEN COMPLETED FOR THIS PROJECT THE FOLLOWING SHALL APPLY:
  - THE FOUNDATION PLAN AND FOUNDATION DETAILS SHALL BE REVIEWED AND APPROVED BY THE SOIL ENGINEER.
  - SOIL ENGINEER SHALL PROVIDE COMPACTION CERTIFICATION TO THE BUILDING DEPARTMENT PRIOR TO PLACING CONCRETE.
  - ALL FOUNDATION SHALL BE INSPECTED AND APPROVED BY THE SOIL ENGINEER PRIOR TO PLACING CONCRETE AND A FORMAL INSPECTION REPORT SHALL BE SUBMITTED TO THE BUILDING AND SAFETY INSPECTOR.

### FOUNDATION PLAN

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



### COLUMN DESIGN INFORMATION AS PER METAL BLDG. MANUFACTURE

FRAME LINE	COLUMN GRID			COLUMN GRID			FOOTING
	VERTICAL FORCE UP (KIPS)	VERTICAL FORCE DOWN (KIPS)	HORIZONTAL FORCE (KIPS)	VERTICAL FORCE UP (KIPS)	VERTICAL FORCE DOWN (KIPS)	HORIZONTAL FORCE (KIPS)	
FRAME LINE 3 & LINE 4	GRID 'E'			GRID 'A'			6'-0" SQ.
	11.2	-13.4	6.4	11.3	-13.4	6.4	(4)-3/4" φ A.B.
FRAME LINE A	GRID '1'			GRID '2'			3'-6" SQ.
	3.5	-3.5	1.9	3.5	-3.5	1.9	(4)-3/4" φ A.B.
FRAME LINE 2	GRID 'E'			GRID 'A'			5'-0" SQ.
	6.4	-7.6	-3.5	6.4	-7.6	3.5	(4)-3/4" φ A.B.
BRACE LINE 2	GRID 'E'			GRID 'A'			
	3.4	0	0	0	0	0	(4)-3/4" φ A.B.

### PAD FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	REINFORCEMENT	DEPTH
P2.0	2'-0" SQ.	2'-3" MIN.	(3)-#5 EACH WAY AT BOTTOM OF FTG.	30" MIN.
P4.0	4'-0" SQ.	2'-3" MIN.	(8)-#5 EACH WAY AT BOTTOM OF FTG.	30" MIN.
P4.5	4'-6" SQ.	2'-3" MIN.	(9)-#5 EACH WAY AT BOTTOM OF FTG.	30" MIN.
P5.0	5'-0" SQ.	2'-3" MIN.	(10)-#5 EACH WAY AT BOTTOM OF FTG.	30" MIN.
P6.0	6'-0" SQ.	2'-3" MIN.	(12)-#5 EACH WAY AT BOTTOM OF FTG.	30" MIN.

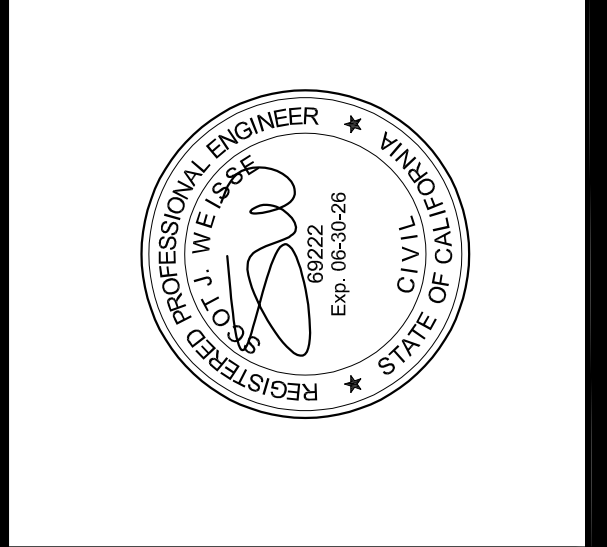
NOTE:

### COLUMN DESIGN INFORMATION AS PER METAL BLDG. MANUFACTURE

FRAME LINE	COLUMN GRID			FOOTING	COLUMN GRID			FOOTING	COLUMN GRID			FOOTING
	VERTICAL FORCE UP & DOWN (KIPS)	HORIZONTAL FORCE (KIPS)	LATERAL FORCE OUT (KIPS)		VERTICAL FORCE UP & DOWN (KIPS)	HORIZONTAL FORCE (KIPS)	LATERAL FORCE OUT (KIPS)		VERTICAL FORCE UP & DOWN (KIPS)	HORIZONTAL FORCE (KIPS)	LATERAL FORCE OUT (KIPS)	
END WALL LINE 1	GRID 'E'			4'-6" SQ.	GRID 'C'			5'-0" SQ.	GRID 'A'			4'-0" SQ.
	3.4 -5.1	1.4	3.8	(4)-3/4" φ A.B.	5.1 -6.8	-1.2	4.1	(4)-3/4" φ A.B.	3.4 -5.1	1.1	0	(4)-3/4" φ A.B.
END WALL LINE 5	GRID 'A'			2'-0" SQ.	GRID 'E'			4'-6" SQ.	GRID 'D'			4'-6" SQ.
	2.8	0.2	-1.1	(4)-3/4" φ A.B.	5.9 -8.7	-2.0	2.6	(4)-3/4" φ A.B.	5.9 -8.7	2.0	2.6	(4)-3/4" φ A.B.

REVISIONS	DATE
B & S SUBMITTAL	9/14/2025

CIVIL ENGINEER  
SCOT JAMES MEISSE

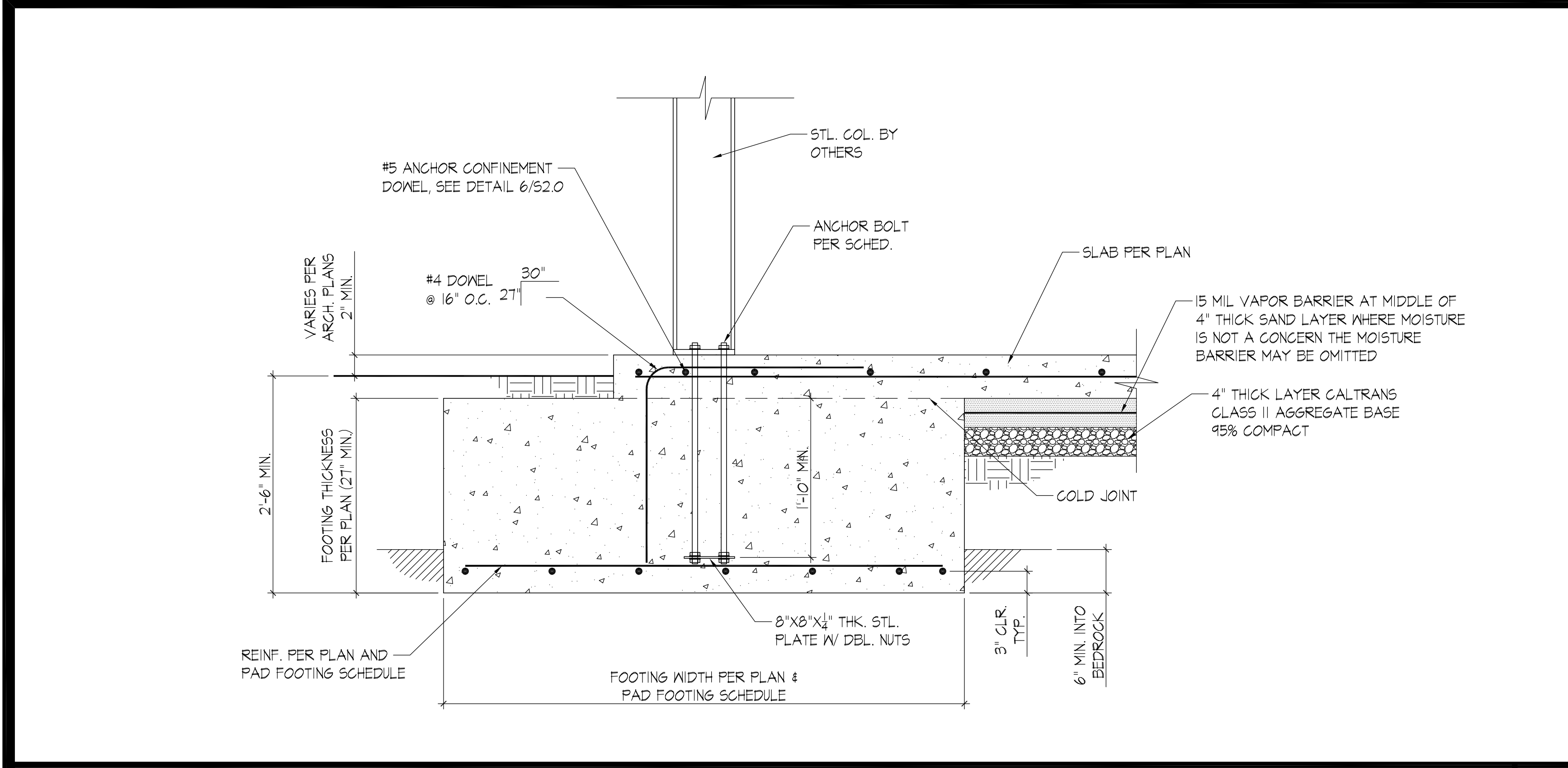


**BARN BUILDING**  
 JOB NUMBER: 2270  
 PROJECT OWNER: JOHAN & JOY GUNTHER  
 ADDRESS: 1590 ESPERANCE DRIVE  
 SIMI VALLEY, CA 93065

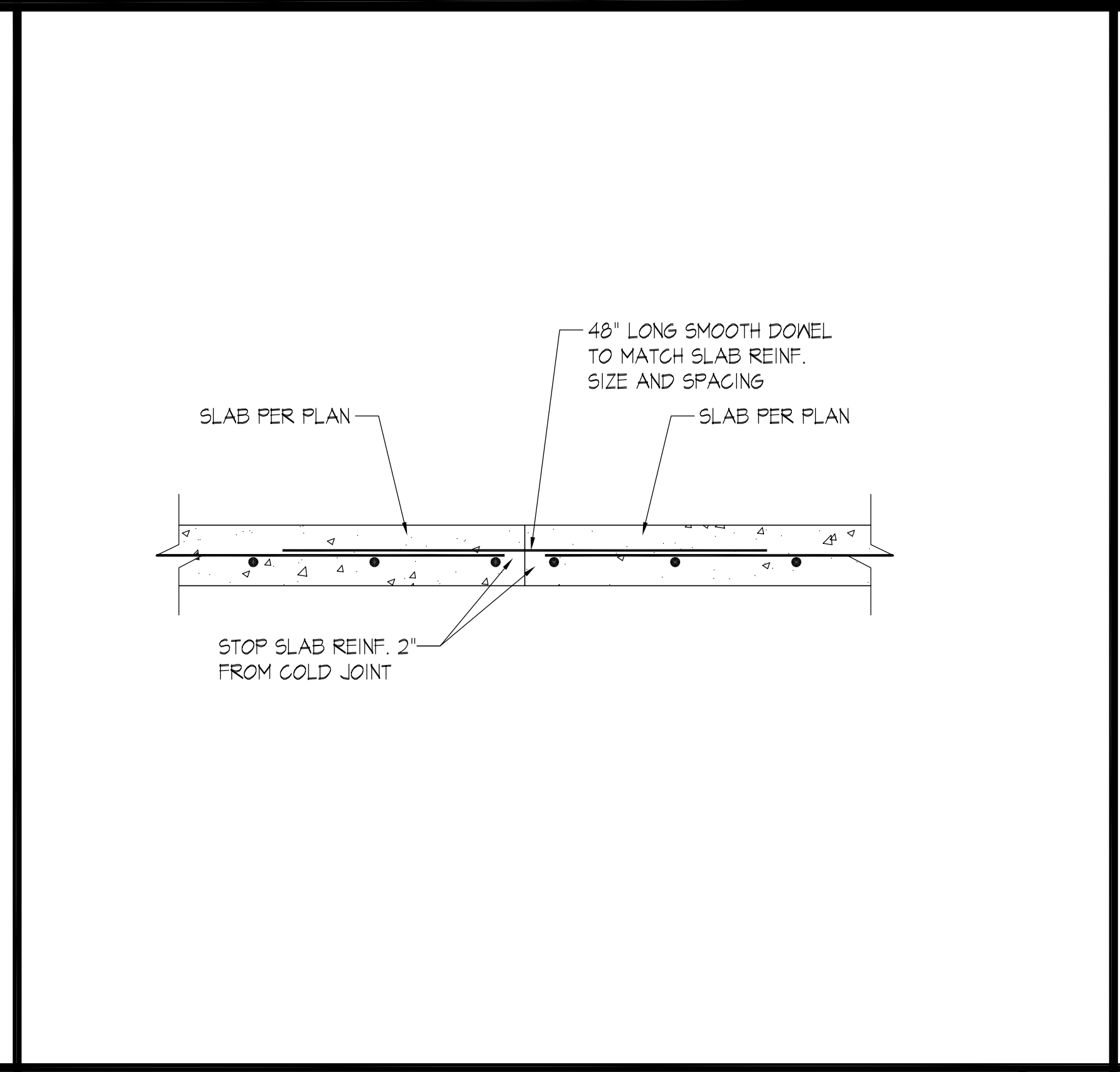
SWE STRUCTURAL DESIGN SERVICES, INC.  
 ADDRESS: 870 WEST LOOP DRIVE  
 CAMARILLO, CA 93010  
 PHONE: (805) 366-1571

**DETAILS**

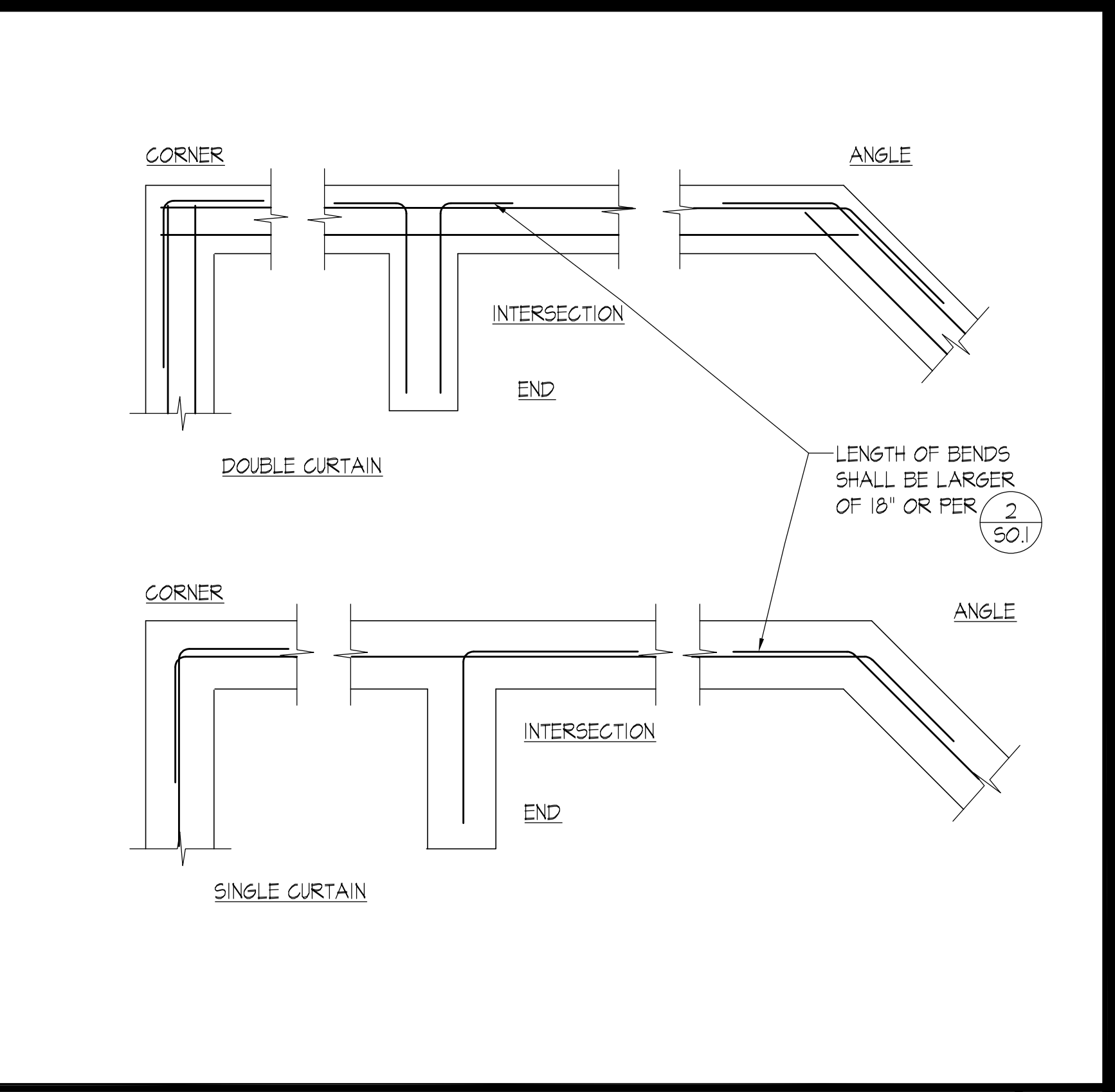
JOB NUMBER  
2270  
 DATE  
9/14/2025  
 SCALE  
AS NOTED  
 SHEET  
**S2.0**



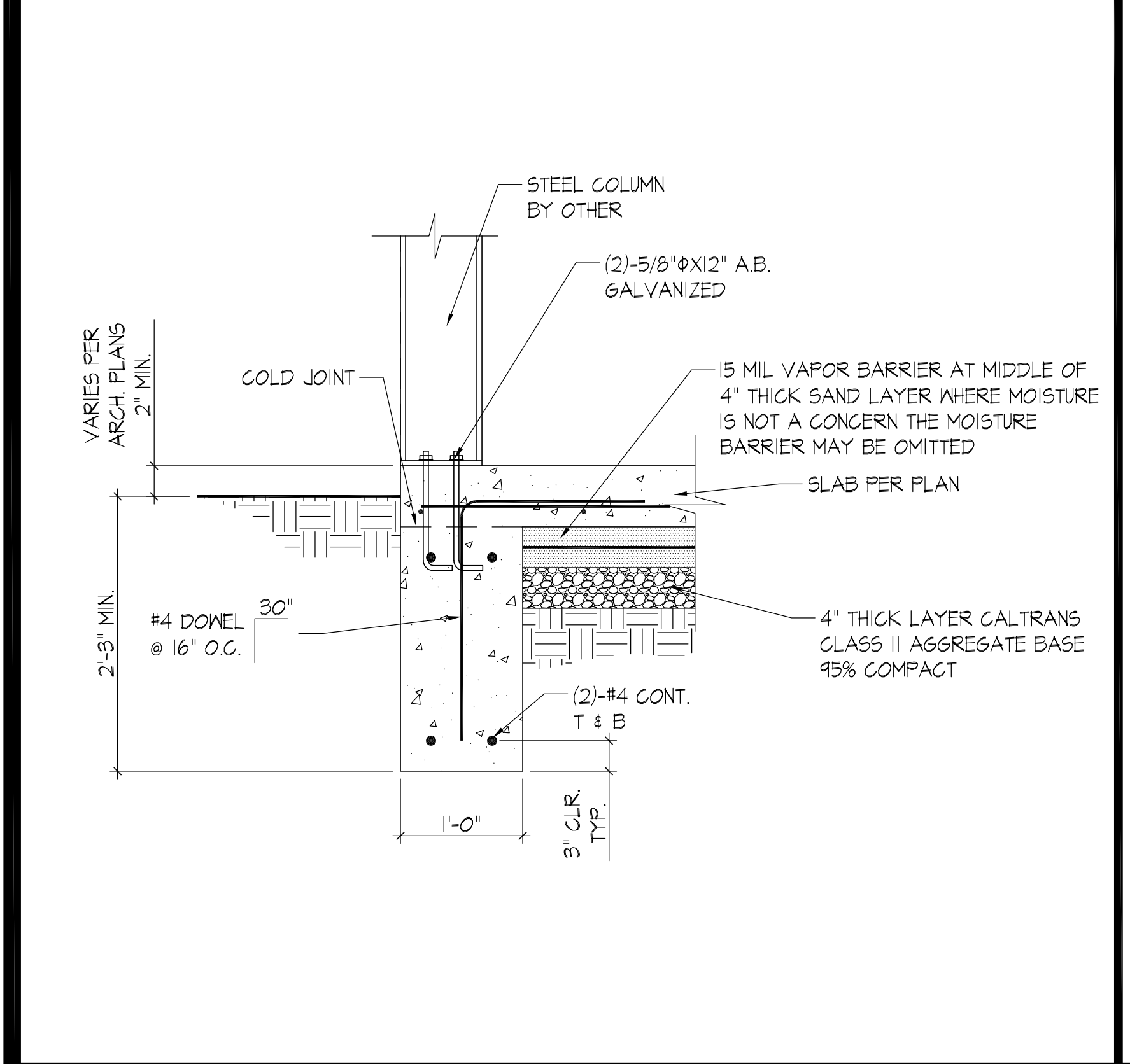
TYPICAL PAD FOOTING DETAIL SCALE: 1"=1'-0" 7



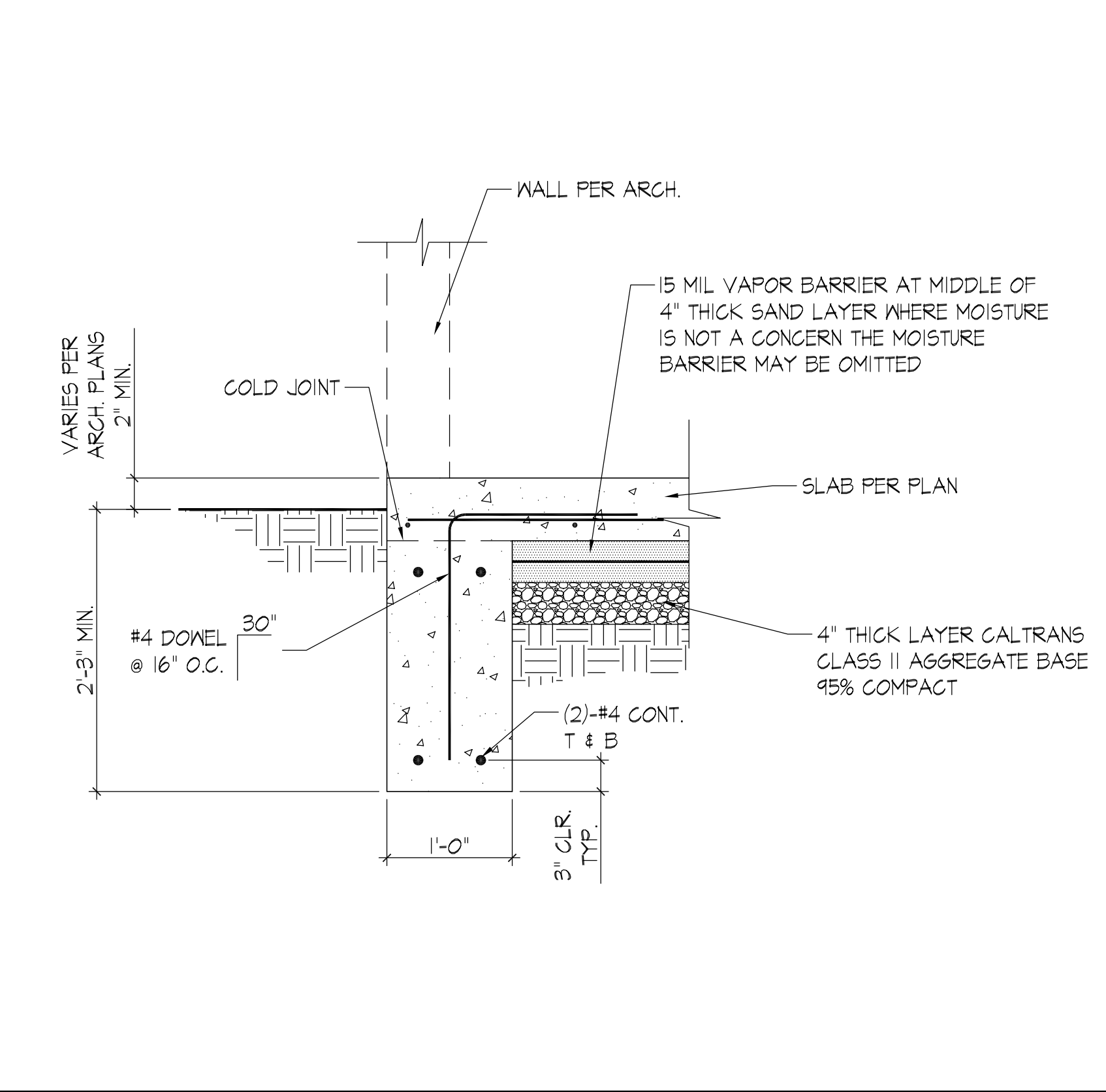
TYPICAL SLAB COLD JOINT SCALE: 1"=1'-0" 4



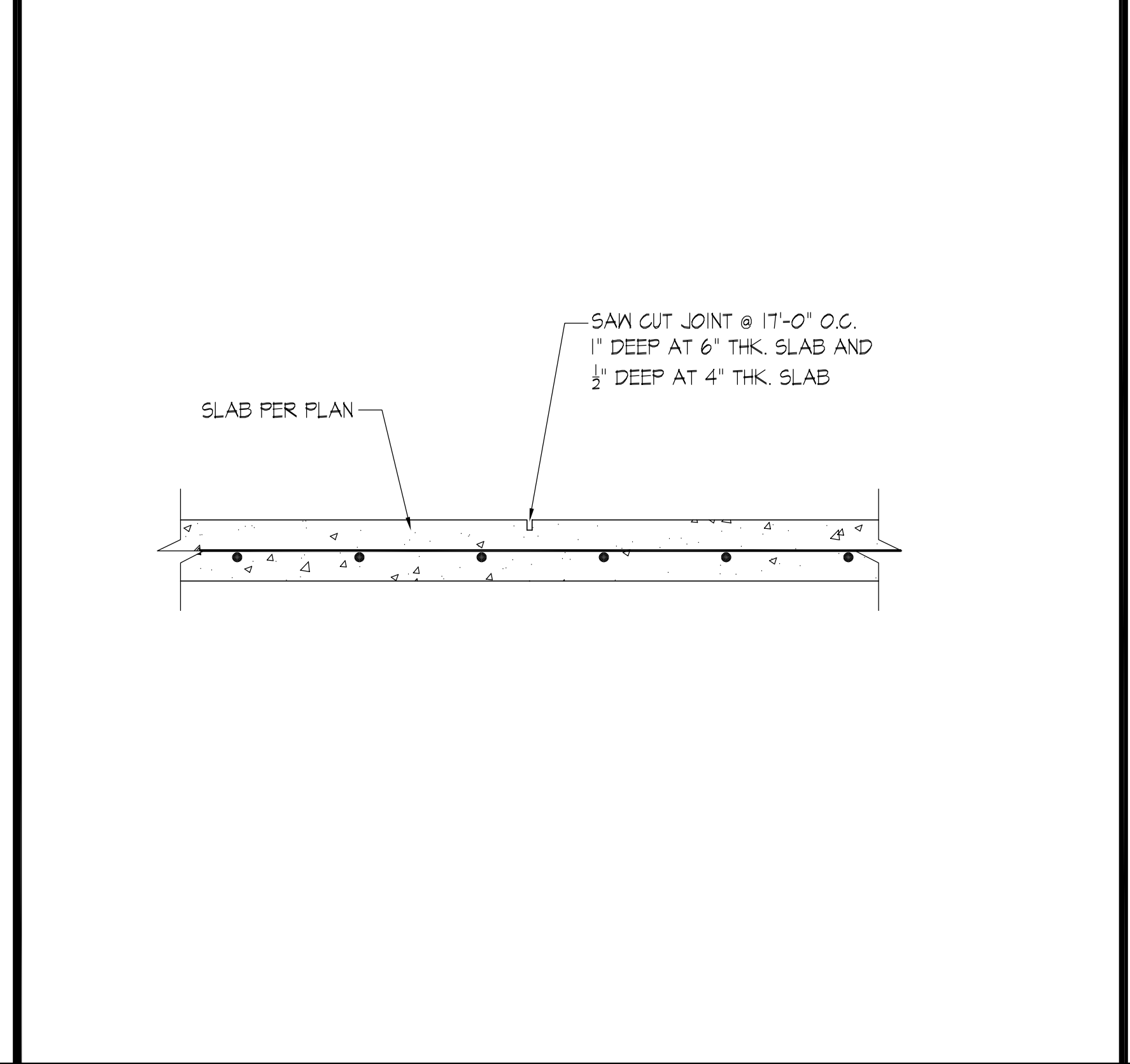
REBAR AT INTERSECTION SCALE: 1"=1'-0" 1



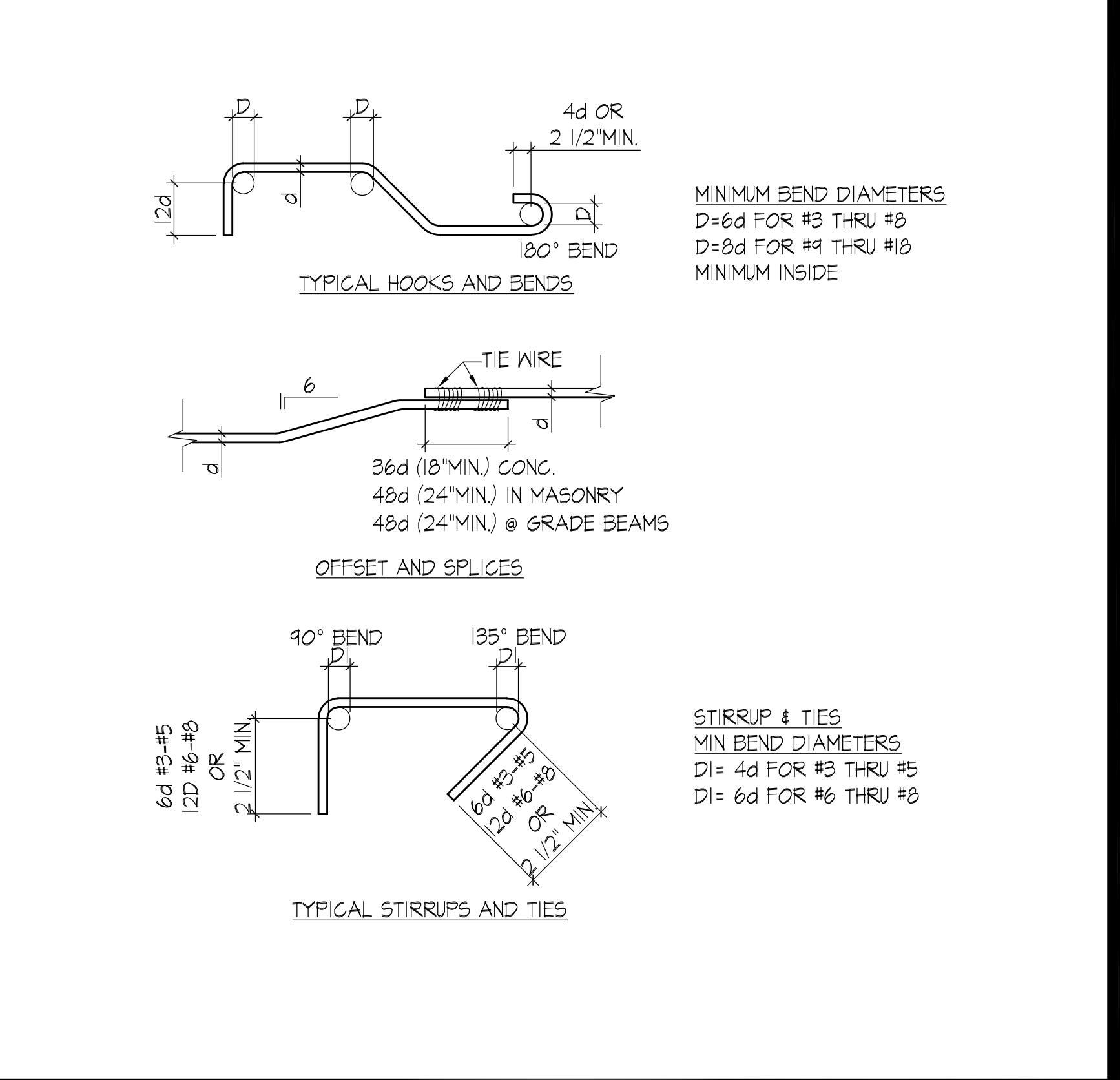
CHANNEL COLUMN DETAIL SCALE: 1"=1'-0" 11



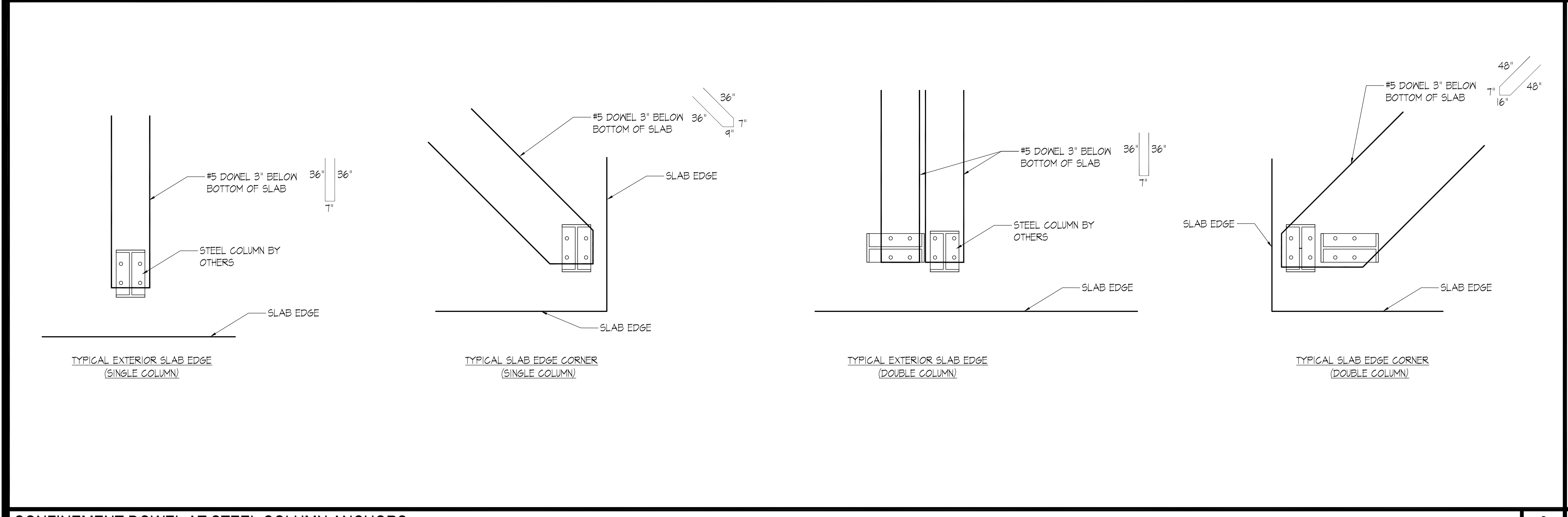
EXTERIOR CONT. FOOTING DETAIL AT SLAB SCALE: 1"=1'-0" 8



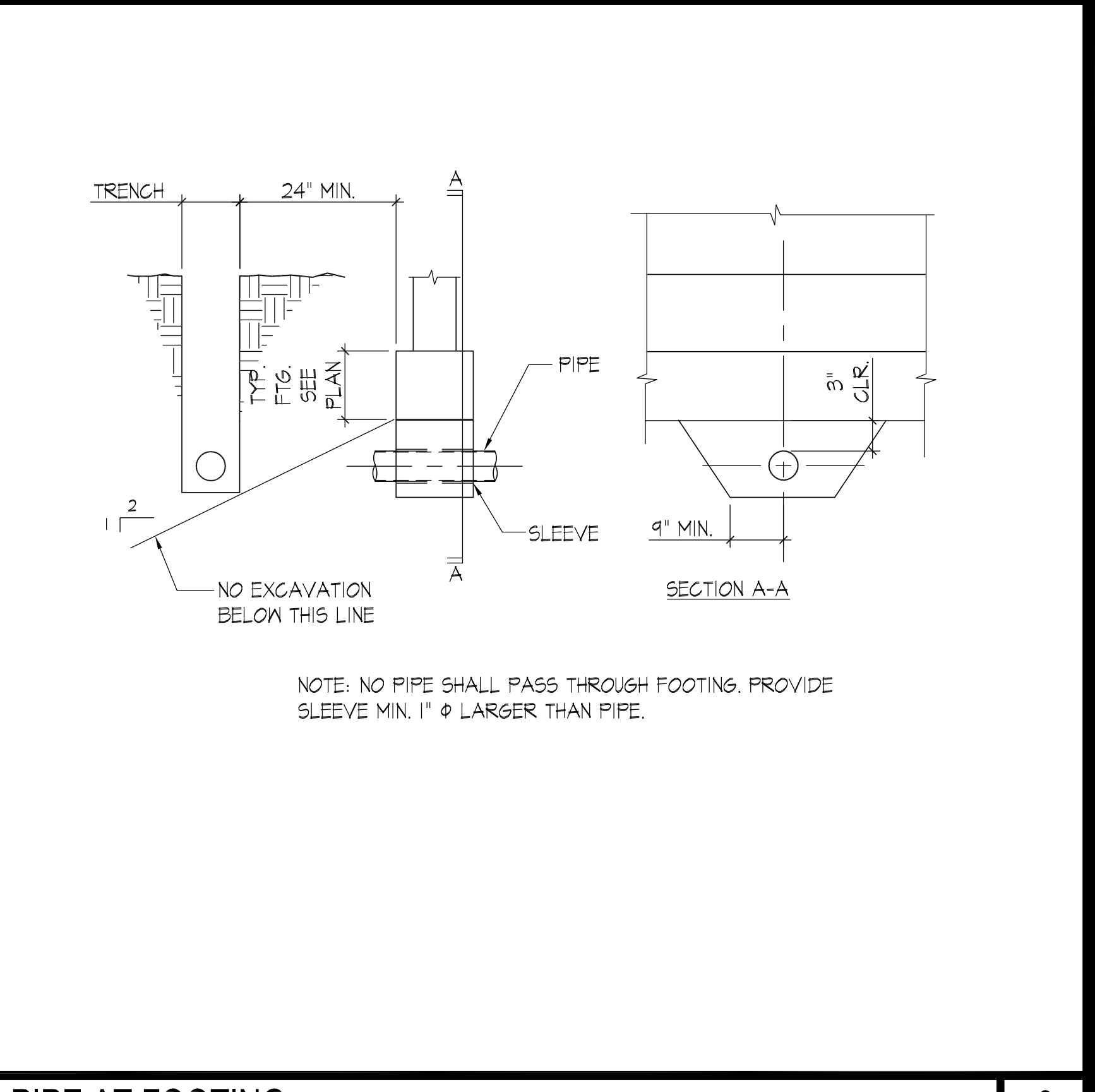
TYPICAL SLAB SAW CUT JOINT SCALE: 1"=1'-0" 5



REBAR DETAIL SCALE: 1"=1'-0" 2



CONFINEMENT DOWEL AT STEEL COLUMN ANCHORS SCALE: 1"=1'-0" 6



PIPE AT FOOTING SCALE: 1"=1'-0" 3

## EXHIBIT 4 - CONSISTENCY WITH THE GENERAL PLAN FOR GUNTHER ACCESSORY BUILDING CASE NO. PL25-0111

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

*All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8111-1.2.1.1a.a. states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed project is a Planned Development Permit for the construction of a new 5,250 square foot metal accessory building for the property located at 1590 Esperance Drive, Simi Valley.

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

### 1. Land Use and Site Planning Policies:

**LU-1.5 Infill Development:** *The County shall encourage infill development within Existing Communities and within or adjacent to existing development within unincorporated urban centers to maximize the efficient use of land and existing infrastructure.*

**LU-4.4 Nonconforming Lot Area:** *The County shall not prohibit the use or development of a parcel which is a legal lot for the purposes of the County Subdivision Ordinance, but which fails to meet the minimum lot area requirements of the applicable land use designation, solely by reason of such failure. However, this policy shall not be construed to permit the division of any parcel into two or more lots if any of the new lots fail to meet the minimum lot area requirements.*

**LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

**LU-16.9 Building Orientation and Landscaping:** *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

**LU-19.1 County and City Cooperation:** *The County shall work cooperatively with all cities in the county to enhance consistency among planning processes and to ensure that each jurisdiction's general plan is compatible with the Ventura County General Plan, the Guidelines for Orderly Development, and adopted greenbelt agreements.*

**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.*

**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.*

**COS-9.1 Open Space Preservation:** *The County shall preserve natural open space resources through:*

- *the concentration of development in Urban Areas and Existing Communities;*
- *use of cluster or compact development techniques in discretionary development adjacent to natural open space resources;*
- *maintaining large lot areas 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.*

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

Staff Analysis: The project as proposed, a request for the construction of a new accessory storage shed, is categorizable as an infill development project as the

request occurs at the site of an existing single-family dwelling that is served by a range of utilities (i.e. road, water, electricity) surrounded by existing development of a similar nature. The subject property is located adjacent to other homes on lots in a similar range of size (observed in a range from approximately 10 acres to 67 acres). The subject lot was found to be an existing legal lot of record, although the lot is technically nonconforming to the prescribed size of the underlying OS-40ac zoning designation. The subject property was subdivided in August of 1979 by Parcel Map No. 2805. Accordingly, the subject is eligible for development despite the current nonconformity. The surrounding community contains a variety of detached accessory buildings supporting single-family custom homes with larger footprints. The subject structure, an accessory building used to store property and equipment associated with the principal dwelling located on site, maintains the character of development in the open space. The request has also been evaluated for conformity with the applicable provisions of the Ventura County Non-Coastal Zoning Ordinance.

The subject property is located within the area of interest for the City of Moorpark. Accordingly, a formal notification was sent to the City on March 2, 2026. The City did not comment on the project. Additionally, while the project is located within the Tierra Rejada greenbelt, the subject does not contain agricultural soils classified on the State of California Important Farmland Inventory (2022, State of California), nor is the property the subject of a conservation agreement or Land Conservation Act contract. The proposed development will not impair the open space and agricultural values that the Greenbelt is designed to protect, detached buildings are permissible under the applicable policies of the General Plan and the applicable provisions of the NCZO. Additionally, no lighting is proposed with this request, which is specifically mentioned as a land use issue of concern in the Tierra Rejada Greenbelt.

The proposed development will implement all applicable requirements of the Ventura County Code of Ordinances which include Appendix J of the Ventura County Building Code (2025). Appendix J specifically prescribes requirements related to restriction of sedimentation and the maintenance of predevelopment hydrological flows for development within Ventura County. The proposed project, including the siting of the proposed storage building, have been evaluated by Ventura County and have been found to comply with the requirements for project approval. The applicant will be subject to post-approval procedures related to the formal technical review of the submitted geotechnical report.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-1.5, LU-4.4, LU16-1, LU-16.9, LU-19.1, COS-1.12, COS-3.6, COS-9.1, and HAZ-9.5.

## **2. Public Facilities and Utilities Policies**

**PFS-1.7 Public Facilities, Services, and Infrastructure Availability:** *The County shall only approve discretionary development in locations where adequate*

*public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

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

**PFS-5.3 Solid Waste Capacity:** *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

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

Staff Analysis: The proposed project benefits from the presence of an existing principal dwelling unit which has access to all required utilities, public facilities and services, and vehicle access necessary for construction and use of residential land uses. The property is served by Camrosa Water District for domestic water service and by an existing private onsite wastewater treatment system. Private roads provide for vehicle access to the site. Power can be provided to the proposed building via existing electrical service.

As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE) adopted in June 2001 and updated annually, 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 state PRC, the proposed project will have less than a significant project-specific impact upon Ventura County's solid waste disposal capacity.

Ventura County Ordinance 4590 requires all project applicants - for development that include construction and/or demolition - reuse, salvage, recycle, or compost a minimum diversion requirement of solid waste generated by their project. The Integrated Waste Management Division's (IMWD) waste diversion program (Form B Recycling Plan / Form C Report ensures that the diversion goal is met prior to Building and Safety Division's issuance of a certificate of occupancy, consistent with the General Plan. The Project has been conditioned to address recycling during the construction phase of the Project (Exhibit 5, Condition Nos. 27 and 28).

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-1.7 PFS-4.2, PFS-5.3, and PFS-5.9.

### 3. Fire Protection Policies:

**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.*

**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.*

**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.*

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

**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.*

**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 Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

Staff Analysis: As discussed above, the project has adequately demonstrated the availability of water service and the presence of vehicle access. Additionally, the project has been reviewed and evaluated by the Ventura County Fire Protection District (VCFPD). VCFPD determined that access, water supply, and response time for firefighting purposes are adequate, and provided conditions of approval for the project (Exhibit 5, Conditions No. 30-39). The project as conditioned will be subject to compliance with Fire Prevention Standards related to the installation and

maintenance of fire sprinklers, the maintenance of defensible space, and premises identification. Additionally, the project will be subject to the recordation of Notice of Fire Hazard with the Ventura County Recorder pursuant to Conditions of Approval 10 and 18 (Exhibit 5). With the implementation of these requirements, the project will be compliant with the applicable General Plan policies related to Fire Protection.

Based on the discussion above, the proposed project is consistent with General Plan Policy CTM-2.28, PFS-12.3, PFS-12.4, HAZ-1.1, HAZ-1.2, and HAZ-1.4.

#### 4. Conservation and Biological Resources Policies

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

**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).*

**COS-1.5 Development Within Habitat Connectivity and Wildlife Corridors:** *Development within the Habitat Connectivity and Wildlife Corridors overlay zone and Critical Wildlife Passage Areas overlay zone shall be subject to the applicable provisions and standards of these overlay zones as set forth in the Non-Coastal Zoning Ordinance.*

**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.*

**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 authority.*

Staff Analysis: In accordance with the General Plan Policies cited above, the applicant hired a qualified biologist who prepared an Initial Study Biological Assessment (Exhibit 6). The report found the following:

*The portions of the subject property consist almost entirely of existing development, landscaping, planted non-native trees, and disturbed herbaceous habitats. There are no rare, sensitive, or locally important plant communities within the survey area. There are no intact native habitats, and the disturbed native habitats within the survey area are limited to a few patches of native herbs, which are not near the project footprint. (Envicom Corporation, July 2025)*

The survey area utilized for the report includes one ephemeral stream which does not contain riparian or wetland habitat; the report concludes that the project will not have any direct or indirect impact upon the stream. While the southern half of the subject property is within the designated Critical Habitat for the Riverside fairy shrimp (*Streptocephalus woottoni*), the subject property does not contain suitable habitat for this species, and the project will have no indirect impact to offsite vernal pools or the Riverside fairy shrimp.

The subject property is located within the Habitat Connectivity and Wildlife Corridors (HCWC) and the Tierra Rejada Critical Wildlife Passage Area (CWPA) Overlay Zones. Accordingly, the ephemeral stream located in the southern portion of the subject property is categorized as a surface water feature subject to guidelines. These guidelines prescribe a 200-foot setback buffer from surface water features for wildlife movement. The findings of the report conclude the proposed project will not fragment habitat and will not substantially change the condition of the site for wildlife movement. The project proposes no impermeable fencing, while fuel modification is proposed to encroach within 50 feet of the

drainage. The report concludes that no impacts to ecological communities, species, or wildlife movement and connectivity will occur with the implementation of the proposed project. The project as conditioned (Exhibit 5) requires the applicant to install appropriate silt fencing during the grading phase of the project (Condition No. 19), avoid nesting birds during the construction (Condition 20), and submit for review of any outdoor lighting proposed during construction (Condition 23).

Based on the discussion above, the proposed project is consistent with General Plan Policies COS-1.1, COS-1.4, COS-1.5, COS-1.7, COS-1.10, COS-1.11.

**5. Archaeological and Tribal Cultural Resources Policies:**

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

Staff Analysis: The project was circulated to the South Central Coastal Information Center (SCCIC) for a review of the project description. Typically, SCCIC reviews their records and provides recommendations related to the disposition and treatment of Tribal, Cultural, Historical, Paleontological, and Archaeological resources. As of the writing of this report, SCCIC has not responded to the Ventura County Planning Division's request for review. Based upon the unknown likelihood of the presence of archaeological resources, the Planning Division has included a standard halt work condition related to the accidental discovery of archaeological resources during ground disturbance or construction activities. The applicant will be responsible for stopping work if resources or human remains are uncovered during the construction phase, and reporting the findings to the Planning Division, where the applicant will be responsible for contracting with the appropriate professional for project monitoring (if necessary).

Based on the discussion above, the proposed project is consistent with General Plan Policy COS-4.4.

**6. Geological Conditions of Concern Policies:**

**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.*

**HAZ-4.10 Development in Landslide/Debris Flow Hazard Areas:** *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.*

**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.*

Staff Analysis: The project occurs within a mapped landslide area (Ventura County Geographic Information System, 2026). In accordance with the applicable policies and the Ventura County Building Code (VCBC), the applicant will be responsible for the submittal and review of the appropriate technical studies prior to the construction of the project. The applicant submitted a preliminary Geotechnical Study with this application (Advanced Geotechnical Services, Inc., May 2025). The report was circulated to the Ventura County Public Works Agency, who reviewed the project and issued Conditions of Approval Nos. 25 and 26 (Exhibit 5). These conditions relate to the formal technical review of grading and drainage for the project. The proposed storage building is adequately covered by the Conditions of Approval and standard requirements for construction in Ventura County. The Conditions of Approval also include the requirement for compliance with the Ventura County Stormwater Program which effectively addresses soil erosion and pollution prevention during construction. (See Condition No. 29).

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-4.5, HAZ-4.10, and HAZ-4.11.

**7. Noise Policies:**

**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.*

**HAZ-9.2 Noise Compatibility Standards:** The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise compatibility 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 a Community Noise Equivalent Level (CNEL) of 45 and outdoor noise levels do not exceed a CNEL of 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 a Community Noise Equivalent Level (CNEL) of 45 and outdoor noise levels do not exceed L10 of 60 dB(A).
3. New noise sensitive uses proposed to be located near airports:
  - a. Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater noise contour; or
  - b. Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.
4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:
  - a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;
  - b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and
  - c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.
5. Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan. (RDR)

Staff Analysis: The Ventura County General Plan considers residential land uses a noise-sensitive use, but not as sources of long-term noise generating use, since residential land uses do not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, does not involve the creation of a new transit use, and does not involve the creation of a new commercial or industrial use that involves noise generating activities. The proposed storage building will however generate short-term construction noise. To ensure that proposed development does not exceed exterior noise level thresholds specified in Ventura County General Policy HAZ-9.2.1, the Applicant will be required to limit site preparation and construction activity for the proposed structure 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. 22). Temporary construction activities required for the proposed project may include pile-driving, vibratory compaction, demolition, drilling, excavation within relatively hard substrate (e.g., rock formations), or other similar types of vibration-generating activities that may temporarily exceed the threshold criteria defined in the Ventura County General Plan Policy noted above. Construction techniques such as reducing the hammer drop height of the pile driver, use of shorter piles, pre-boring and water jetting to reduce ground vibrations would reduce temporary construction impacts from pile driving.

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-9.1 and HAZ-9.2.

**8. Water Resources Policies:**

**WR-1.2 Watershed Planning:** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

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

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

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

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

Staff Analysis: The project is located in the Tierra Rejada groundwater basin. The project does not propose the use of groundwater resources, nor will the project indirectly impact groundwater resources. The project will utilize an existing service connection to the Camrosa Water District for water for construction and occupancy. The project proposes no new site landscaping, and will be subject to the standard requirements and conditions of the Ventura County Public Works Agency and the County Stormwater Program which relate to the restriction of the increase of offsite drainage, and the prevention of pollution during construction (Exhibit 5, Conditions Nos. 25, 26, 29). These requirements adequately address policy requirements related to the protection of water resources.

Based on the discussion above, the proposed project is consistent with General Plan Policy WR-1.2, WR-1.11, WR-1.12, WR-3.2 and WR-3.3.

**EXHIBIT 5**  
**DRAFT CONDITIONS OF APPROVAL FOR GUNTHER ACCESSORY BUILDING, PLANNED DEVELOPMENT PERMIT CASE NO. PL25-0108**

Please note the following abbreviations are used throughout this document: [ Ventura County Non-Coastal Zoning Ordinance – NCZO  
Planned Development Permit – PD  
California Environmental Quality Act – CEQA  
Habitat Connectivity and Wildlife Corridors Overlay Zone – HCWC  
Critical Wildlife Passage Areas (CWPA) Overlay Zone

**RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS**

**I. Planning Division Conditions**

**1. Project Description**

This Planned Development Permit or Conditional Use Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 2 (Plans) of the Planning Director hearing on June 11, 2026, 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:

Planned Development (PD) Permit for the construction of a new 5,250 square foot (sq. ft.) detached storage building as an accessory (not for human habitation, not for animal husbandry and not for animal keeping purposes) to an existing single-family dwelling. The request includes the demolition of an existing storage building. The proposed steel storage structure would be 105 feet long, 50 feet wide, and 17 feet tall. Portions of an existing concrete slab may need to be demolished and/or modified to accommodate locations of the proposed storage building. The request includes the installation of a gravel access road within the location of an existing driveway. The subject property is located within the Habitat Connectivity Wildlife Corridor (HCWC) and the Critical Wildlife Passage Area (CWPA) Overlay Zones, the structure is located within the buffer of an existing unnamed ephemeral drainage with required 100 ft. fuel modification. Construction footprint is approximately 66,800 sq. ft. and ground disturbance is restricted to developed and highly disturbed areas. The fuel modification zone would include existing developed and landscaped areas, ruderal areas, and non-native grass-forb habitats, which have been previously disturbed.

The subject property contains an existing 6,342 sq. ft. single-family dwelling with an attached garage. No modifications are proposed to the existing single-family dwelling. Water is provided by Camrosa Water district and wastewater is provided by an existing private onsite wastewater treatment system (OWTS). (Exhibit 3).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures and landscape areas shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

## 2. Required Improvements for 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 hearing exhibit 2. 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 final 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 Section 8114-3 of the NCZO.

## 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 Section 8114-3 of the NCZO.

#### 4. 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 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 PD modification is required. If a 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, Sections 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387), as amended from time to time.

#### 5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

#### 6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD and/or commencement of construction and/or operations under this PD shall constitute the Permittee's formal agreement to comply with all conditions of this PD. Failure to abide by and comply with any condition of this PD shall constitute grounds for enforcement action provided in the NCZO (Article 14), 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 PD 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 PD.

The Permittee is responsible for being aware of and complying with the PD conditions and all applicable federal, state, and local laws and regulations.

#### 7. Time Limits

- a. Use inauguration:

- (1) The approval decision for this PD 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 PD 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 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 two 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 within 30 days of the billing date or the County may revoke this PD.

#### 8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this PD

**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 PD.

**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 PD) 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 PD Requirements and Retention of PD Conditions On-Site

**Purpose:** To ensure full and proper notice of these PD 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 PD.

**Documentation:** The Permittee shall maintain a current set of PD conditions and exhibits at the project site

**Timing:** Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

**Monitoring and Reporting:** The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the NCZO.

10. Recorded Notice of Land Use Entitlement

**Purpose:** The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this PD in the chain of title for the subject property to describe the responsibilities of the permittee and property owner for compliance with permit conditions and to notify the current and future Property Owner(s), Permittee(s), lessees, and other users and occupants of the subject land of the conditions of this PD, and to comply with NCZO Section 8111-8.3.

**Requirement:** The Permittee shall sign, have notarized, and record with the Office of the Ventura County Recorder, in the chain of title for the subject property a "Notice of Land

Use Entitlement” form furnished by the Planning Division along with a copy of all conditions of this PD

**Documentation:** Recorded “Notice of Land Use Entitlement” form and conditions of this PD.

**Timing:** The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this PD, 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 PD 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 NCZO (Section 8114-3) related to this PD. 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. **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 PD. The Permittee shall have the right to challenge any charge or penalty prior to payment.

#### 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 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 and NZCO Section 8114-3.4, 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 PD. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD, 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 PD, 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 PD 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 PD 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 PD 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 PD, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD 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 PD, 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 PD may be revoked.

#### 15. Relationship of PD 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 PD condition contained herein is in conflict with any other PD condition contained herein, when principles of law do not provide to the contrary, the PD condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD 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 PD, nor compliance with the conditions of this PD, 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 PD.

**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 Section 8114-3 of the NCZO.

#### 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.

**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 PD.

**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 Section 8114-3 of the NCZO.

#### 18. Notice of Fire Hazard

**NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 594-0-020-75) IS 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.**

### 19. General Plan – Wetland Habitat Protection

**Purpose:** In accordance with the Ventura County General Plan *Goals, Policies and Programs* Biological Resources Policy 1.5.2-4, all development, ground disturbances, and vegetation removal shall be prohibited in a 50 foot setback from the edge of the wetland habitat as shown in Exhibit 7 of the Planning Director hearing regarding the Project.

**Requirement:** The Permittee shall install temporary protective fencing along the edge of the 50 foot setback area in order to delineate the area within which development, ground disturbances, and vegetation removal are prohibited. The fencing materials must consist of appropriate silt fencing approved by Planning.

**Documentation:** The Permittee shall illustrate the wetland habitat, 50 foot setback area, and required fencing on all grading and site plans.

**Timing:** The Permittee shall submit the site plan to the Planning Division for review and approval prior to the issuance of Zoning Clearance for construction. 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 accessory .

**Monitoring and Reporting:** The Planning Division maintains the site plan provided in the Project file. The Permittee shall verify 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 remains in place during the development phase of the project.

### 20. Avoidance of Nesting Birds

**Purpose:** In order to prevent impacts to birds protected under the Migratory Bird Treaty Act, land clearing and construction activities shall be regulated.

**Requirement:** The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

- a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (February 1 – September 1 for Ventura County NCZO), 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 (February 1 – September 1 for Ventura County NCZO) 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 February 1 – September 1 for Ventura County NCZO, 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.

**21. Archaeological Resources Discovered During Grading**

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

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

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

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

demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

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

**Monitoring and Reporting:** The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8114-3 of the NCZO.

## 22. 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 8114-3 of the NCZO.

### 23. Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare

**Purpose:** To mitigate potentially significant environmental impacts from light and glare to wildlife migration corridors and/or wildlife habitat and ensure lighting on the subject property is provided in compliance with § 8109-4.1.5 of the Ventura County NCZO.

**Requirement:** Prior to zoning clearance for construction of the project, the Property Owner shall prepare a lighting plan that meets the following objectives:

- avoids interference with reasonable use of adjoining properties;
- avoids conflict with landscape features;
- minimizes on-site and eliminates off-site glare;
- minimizes impacts to wildlife movement;
- minimizes energy consumption; and
- includes devices that are compatible with the design of the permitted structure and minimize energy consumption.
- Is consistent with Ventura County NCZO §§ 8109-4.8.2 (Habitat Connectivity and Wildlife Corridors Overlay Zone Outdoor Lighting) and 8109-4.8.2.3 (Habitat Connectivity and Wildlife Corridors Overlay Zone Prohibited Lighting)

The Property Owner shall include in the lighting plan the manufacturer’s specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The plan must include illumination information within pathways and driveways proposed throughout the development. In order to minimize light and glare from the development, all exterior structure light fixtures and freestanding light standards must be a cut-off type, fully shielded, and downward facing, such that lighting is projected downward onto the property and does not cast any direct light onto any adjacent property and roadway in order to prevent the illumination of surrounding habitat. All outdoor light sources must be located within 100 feet of a structure or adjacent to a driveway. Floodlights shall be prohibited. Lighting shall be located such that it is not directed at glass and other materials used on building exteriors and structures, which could create reflective glare. The Property Owner shall bear the total cost of the review and approval of the lighting plan. The Property Owner shall install all exterior lighting in accordance with the approved lighting plan.

**Documentation:** The Property Owner shall submit two copies of a lighting plan to the Planning Division for review and approval.

**Timing:** The Property Owner shall obtain the Planning Division’s approval of the lighting plan prior to the issuance of a Zoning Clearance for construction of the project. The

Property Owner shall maintain the lighting as approved in the lighting plan for the life of the permit.

**Monitoring and Reporting:** The Planning Division maintains a stamped copy of the approved lighting plan in the project file. The Property Owner shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy of building authorized by this approval. 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 periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

### **Environmental Health Division (EHD) Conditions**

#### **24. OWTS Certification – Setback to Structures**

**Purpose:** To verify the appropriate setbacks to the septic tank(s) and disposal area(s) 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 setback certification approval of the Ventura County Environmental Health Division (EHD) prior to the addition of structures that do not contain bedroom equivalents and/or plumbing fixtures (structures which contain plumbing fixtures and/or will add bedroom equivalents are required to complete a full certification).

**Documentation:** Submit all applicable documentation, including the Certification of Existing Onsite Wastewater Treatment System (OWTS) 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 setback certification application and conduct site inspections as needed to assure compliance with this condition.

### **PUBLIC WORKS AGENCY (PWA)**

#### **Development and Inspection Services Conditions**

##### **25. 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 construction.

**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.

#### 26. Drainage Plan

**Purpose:** To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and state standards.

**Requirement:** The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a civil engineer registered in the State of California, to the Public Works Agency's Land Development Services Division for review and approval.

**Documentation:** Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. Detention facilities shall be provided such that proposed developed condition storm water peak discharge rates do not exceed existing/pre-development conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a 1% annual chance storm.

**Timing:** All documentation, as specified above, must be submitted for review and approval by Public Works Agency prior to issuance of a Zoning Clearance for development.

**Monitoring and Reporting:** Public Works Agency staff will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors

will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

### **Integrated Waste Management Division (IWMD) Conditions**

#### **27. 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, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at:

<https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

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://onestop.vcpublishworks.org/integrated-waste-management-forms> .

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 green waste is available at: <https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

A complete list of County-franchised solid waste haulers is available at: <https://www.vcpublishworks.org/wsd/iwmd/construction/#solid-waste-collectors>

**Timing:** Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

#### **28. Construction & Demolition Debris Reporting Form (Form C)**

**Purpose:** Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through

recycling, reuse, or salvage. Review Ordinance 4421 at: <http://onestop.vcpublishworks.org/integrated-waste-management-laws-ordinances>.

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: <https://www.vcpublishworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing>

**Documentation:** The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

**Timing:** A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division’s issuance of final permit.

**Monitoring & Reporting:** The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division’s issuance of final permit.

### **Watershed Protection District (WPD) Conditions**

#### **County Stormwater Program Section**

##### **29. Compliance with Stormwater Development Construction Program**

**Purpose:** To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004004 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part VIII.G., “Construction Program”, of the Permit.

**Requirement:** The construction of the proposed project shall meet requirements contained in Part VIII.G., “Construction Program”, of the Permit through the inclusion of an effective combination of erosion and sediment control best management practices (BMPs) during all ground disturbing activities.

**Documentation:** The Permittee shall submit a completed SW Form (Minimum Best Management Practices for All Construction Sites;

<https://onestoppermits.venturacounty.gov/departments/stormwater-program>

or [PWA.CountyStormwater.org](http://PWA.CountyStormwater.org)) to the Public Works Agency - County Stormwater Program (CSP) for review.

**Timing:** The above listed item shall be submitted to the CSP for review prior to the

issuance of a zoning clearance for construction.

**Monitoring and Reporting:** The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

## **OTHER VENTURA COUNTY AGENCIES**

### **Ventura County Fire Protection District (VCFPD) Conditions**

#### **30. 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 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 610B "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 610B "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.

#### **31. Private Access Road Design**

**Purpose:** To ensure that adequate fire department access is provided and to comply with current California State Law and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall design all new private roads in accordance with Public Road Standards and any additional design requirements outlined in the conditions of approval for the project below, unless modified by the Fire District. All required Fire Access Roads and Driveways, along with cross section(s), shall be shown on the site plan.

**Documentation:** A stamped copy of the approved site access plan.

**Timing:** The Permittee shall submit a copy of the proposed site access plan to the Fire Prevention Bureau for approval before issuance of building permits. All required access shall be installed before the start of combustible construction.

**Monitoring and Reporting:** A copy of the approved site 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 site 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.

32. Access Road Improvements, Existing Legal Lots for Single Family Dwellings

**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 site access driveway(s) in accordance with Fire District access standards. On-site access driveway(s) shall have a minimum width of 15 feet.

**Documentation:** A stamped copy of the approved site access plan.

**Timing:** The Permittee shall submit a site access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before occupancy.

**Monitoring and Reporting:** A copy of the approved site 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 prior to start of combustible construction. 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.

33. Access Road Certification

**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 have all site access driveway(s) certified by a registered Civil Engineer as having an all-weather surface in conformance with Public Works and / or Fire District Standards.

**Documentation:** A copy of the approved road certification, VCFD Form 618.

**Timing:** The Permittee shall submit the certification to the Fire Prevention Bureau for approval before final occupancy.

**Monitoring and Reporting:** A copy of the certification shall be kept on file with the Fire Prevention Bureau.

34. Access Road Gates

**Purpose:** To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

**Requirement:** The Permittee shall design and install all gates along required fire access roads/driveways consistent with Fire Protection District Standards.

**Documentation:** A stamped copy of the approved site gate plans.

**Timing:** The Permittee shall submit site gate plans to the Fire Prevention Bureau for approval before the installation of any access gates. The submittal shall include a copy of zoning clearance issued by the Planning Department.

**Monitoring and Reporting:** A copy of the approved site gate plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that access gates 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 gates for the life of the development.

35. Fire Flow

**Purpose:** To ensure that adequate water supply is available to the project for firefighting purposes.

**Requirement:** The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive).

**Documentation:** A signed copy of the water purveyor's fire flow certification, VCFD Form 625.

**Timing:** The Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow before the issuance of building permits.

**Monitoring and Reporting:** A copy of the fire flow certification, Form 625, shall be kept on file with the Fire Prevention Bureau.

36. Fire Sprinklers

**Purpose:** To comply with current California Codes and Ventura County Fire Protection District Ordinance.

**Requirement:** The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

**Documentation:** A stamped copy of the approved fire sprinkler plans.

**Timing:** The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

**Monitoring and Reporting:** A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

37. 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 Building Department 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.

**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.

38. Hazard Abatement

**Purpose:** To ensure compliance with Ventura County Fire Protection District Ordinance. Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. Note: A Notice to Abate Fire Hazard may be recorded against the parcel.

**Documentation:** A signed copy of the Ventura County Fire Protection District's Form 610B "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

**Timing:** The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

**Monitoring and Reporting:** The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

39. 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 610B "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 610B "Requirements for Construction."

**Timing:** The Permittee shall submit VCFPD Form 610B Application to the Fire Prevention Bureau for approval before issuance of building permits.

**Monitoring and Reporting:** A copy of the completed VCFPD Form 610B 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.

# Initial Study Biological Assessment

---

**Original ISBA report date:** July 31, 2025

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

**Permit type:** Planned Development Permit

**Applicant:** Mr. Johan Gunther

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


**Total parcel(s) size:** 22.73 acres

**Assessor Parcel Number(s):** 594-0-020-175

**Development proposal description:** The project includes installation of a new prefabricated steel barn that is 105 feet long, 50 feet wide, and 17 feet tall, and construction of a paved or gravel access driveway. The project also includes demolition of an existing storage barn and potential partial demolition and modifications to an existing concrete slab.

### 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.

		Date: 07/31/25
<b>Qualified Biologist (signature):</b>		
Name (printed): Jim Anderson	Title: Principal Biologist	Company: Envicom Corporation
Phone: (818) 879-4700	email: janderson@envicomcorporation.com	
Role: Conducted field work, prepared maps and graphics, and prepared report.		
<b>Other Biologist (signature):</b>		Date:
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

County of Ventura  
 Planning Director Hearing  
 Case No. PL25-0111  
 Exhibit 6 - Initial Study  
 Biological Assessment  
 (Envicom Corp, July 2025)

## 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.

# Table of Contents

---

<b>SUMMARY</b>	<b>5</b>
<b>SECTION 1: CONSTRUCTION FOOTPRINT DESCRIPTION</b>	<b>7</b>
<b>SECTION 2: SURVEY INFORMATION</b>	<b>10</b>
2.1 Survey Purpose	10
2.2 Survey Area Description	10
2.3 Methodology	11
<b>SECTION 3: THE BIOLOGICAL INVENTORY</b>	<b>13</b>
3.1 Ecological Communities: Plant Communities, Physical Features and Wetlands	13
3.2 Species	19
3.3 Wildlife Movement and Connectivity	34
<b>SECTION 4: RECOMMENDED IMPACT ASSESSMENT &amp; MITIGATION</b>	<b>39</b>
4.1 Sufficiency of Biological Data	39
4.2 Impacts and Mitigation	39
<b>SECTION 5: PHOTOS</b>	<b>45</b>
 <b><u>FIGURES</u></b>	
Figure 1 Site and Survey Area Map	9
Figure 2 Plant Communities and Species Map	14
Figure 3 Waters and Wetlands Map	18
Figure 4 Habitat Connectivity and Wildlife Movement Map	36
 <b><u>APPENDICES</u></b>	
Appendix 1: Summary of Biological Resource Regulations	1-1
Appendix 2: Observed Species Tables	2-1
 <b><u>ATTACHMENTS</u></b>	
A. Database Search Results	
1. California Natural Diversity Database 9-quad search of 7.5' USGS quadrangles	
2. Biogeographic Information and Observation System Map	
3. California Native Plant Society Inventory of Rare and Endangered Plants 9-quad search of 7.5' USGS quadrangles.	

4. US Fish and Wildlife Service Critical Habitat Mapper for Threatened and Endangered Species
5. US Fish and Wildlife Service National Wetlands Inventory Database

B. Structure and Access Road Improvements [markup provided by R. Enderson July 15, 2025]

## Summary

---

The proposed project includes installation of a new prefabricated steel barn that is 105 feet long, 50 feet wide, and 17 feet tall, and construction of a paved or gravel access driveway. The steel barn would be installed in an area that is currently developed or disturbed, and the access driveway would be constructed within an existing dirt driveway. The proposed project also includes demolition of an existing storage barn and possible demolition, partial demolition, and/or modifications to an existing slab.

The portions of the subject property that were surveyed consist almost entirely of existing development, landscaping, planted non-native trees, and disturbed herbaceous habitats. There are no rare, sensitive, or locally important plant communities within the survey area. There are no intact native habitats, and the disturbed native habitats within the survey area are limited to a few patches of native herbs, which are not near the project footprint. The rare plant Conejo dudleya (*Dudleya parva*) [FT, CRPR 1B.2], a Federally Threatened species, and small-flowered morning glory (*Convolvulus simulans*) [CRPR 4.2], a CNPS “watch-list” species, were found within the survey area although neither of these species is close to the project footprint. There are no County Protected Trees within or near the project footprint.

A coastal whiptail lizard (*Aspidoscelis tigris stejnegeri*) [SSC] a California Species of Special Concern was observed during field surveys. Although this species could occur within the project footprint, it would not be significantly impacted by the project. Special-status California horned larks (*Eremophila alpestris actia*) [SA], Cooper’s hawk (*Accipiter cooperii*) [CDFW WL], white-tailed kite (*Elanus leucurus*) [SFP], and mountain lion (*Puma concolor*) [Southern California / Central Coast ESU] are potentially occurring, although these species would only potentially forage or pass through the site during dispersal movements and would not inhabit or reproduce within the survey area or the project footprint. The project would not significantly impact these potentially occurring species. The entire subject property is within Critical Habitat for federally Threatened coastal California gnatcatcher (*Polioptila californica californica*) [FT, SSC], although the primary constituent elements that support the coastal California gnatcatcher do not occur within the survey area. Although documented off-site in the surrounding area, this species would not forage or nest within the project footprint.

The approximate southern half of the subject property and survey area are within designated Critical Habitat for the Riverside fairy shrimp (*Streptocephalus woottoni*) [FE], which is listed as Endangered under the Federal Endangered Species Act. Although the subject property and survey area do not contain suitable habitat for this species, the property is within a watershed that contributes critical runoff, nutrients, and detritus that support vernal pools further downstream in the watershed, where this species occurs. There is one ephemeral stream within the southern portion of the survey area, which does not contain riparian or wetland habitat. This stream runs in an east to west direction and ultimately discharges to one of these vernal pools about one mile downstream at a ranch property just east of SR 23. The project would not directly or indirectly impact this stream. Also, the project would not indirectly impact the vernal pools or the Riverside fairy shrimp.

The subject property is entirely within the Ventura County’s Habitat Connectivity and Wildlife Corridors (HCWC) and Tierra Rejada Critical Wildlife Passage Area (CWPA) Overlay Zones. The patchwork of remaining habitats and other undeveloped areas such as the non-native grass-forb fields on the subject property and adjacent properties are important to wildlife movement in particular because of their location with the CWPA. However, the proposed project would not fragment habitat and would not substantially change the condition of the site for wildlife movement. The project does not include any new wildlife permeable or impermeable fencing. With development of the project, wildlife would continue to be able to

move through the fields of non-native grasses and forbs on the subject property unimpeded to other undeveloped areas on adjacent properties.

The ephemeral stream in the southern portion of the survey area is a Surface Water Feature per the HCWC/CWPA ordinance. The HCWC/CWPA ordinance requires to the extent feasible that a 200-foot setback buffer for wildlife movement be observed around the stream for wildlife movement. Although the proposed project would encroach within this 200-foot buffer around the Surface Water Feature, this would occur in areas near the existing single-family residential development and would only affect an existing slab, dirt road, and other highly disturbed areas, which are not of particular importance for wildlife movement. Therefore, this encroachment into the 200-foot buffer would not significantly impact wildlife movement. Furthermore, the project would be required to comply with other applicable HCWC and CWPA policies, which would ensure that impacts to habitat connectivity and wildlife movement would be less than significant.

The only potentially significant impacts that could result from the project would be to nesting birds. Implementation of a regulatory compliance Condition of Approval measure would ensure compliance with existing laws that protect nesting birds.

## 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 Applicant proposes to demolish an existing storage barn structure, install a prefabricated steel barn, and construct a paved or gravel access road at the location of an existing dirt road. The steel barn would be 105 feet long, 50 feet wide, and 17 feet tall. An existing concrete slab may need to be partially demolished and/or modified to accommodate the steel barn. An exhibit provided by the project manager Mr. Richard Enderson showing the approximate locations of the proposed barn and access road improvements as well as engineering plans for anchor road placement for the barn are attached to this report. These are the only plans provided. Demolition of the existing structures and installation of the barn would be conducted from existing slab and adjacent highly disturbed areas. The project components and construction footprint are shown on **Figure 1, Site and Survey Area Map**.

### **Construction Footprint Size**

The total construction footprint would be approximately 66,800 square feet. The construction footprint size for the 5,250-square-foot steel barn including a potential 100-foot fuel modification zone is approximately 56,445 square feet. The construction footprint size for the access road improvements is approximately 9,738 square feet. The demolition area for the storage structure would be approximately 610 square feet. The area of the concrete slab that would be demolished or modified has not been determined at this time.

### **Project Design for Impact Avoidance or Minimization**

The proposed structure would be installed within an existing concrete slab and adjacent highly disturbed areas, and the access road improvements will follow an existing dirt road. This would ensure that any ground disturbance and vegetation removal associated with the proposed project would be restricted to existing developed and highly disturbed areas. Any potential 100-foot fuel modification zone around the proposed structure would not affect native habitats. The fuel modification zone would include existing developed and landscaped areas, ruderal areas, and non-native grass-forb habitats, which have been previously disturbed.

### **Coastal Zone/Overlay Zones**

Wildlife Corridors Overlay Zone (HCWC)

Critical Wildlife Passage Area (CWPA)

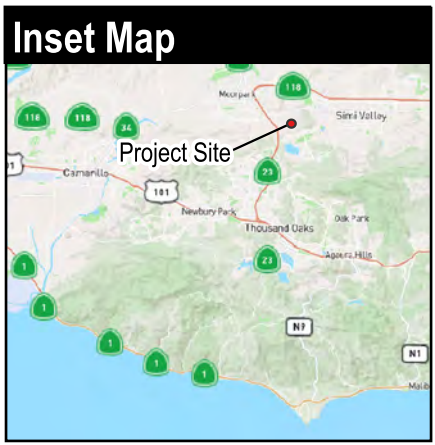
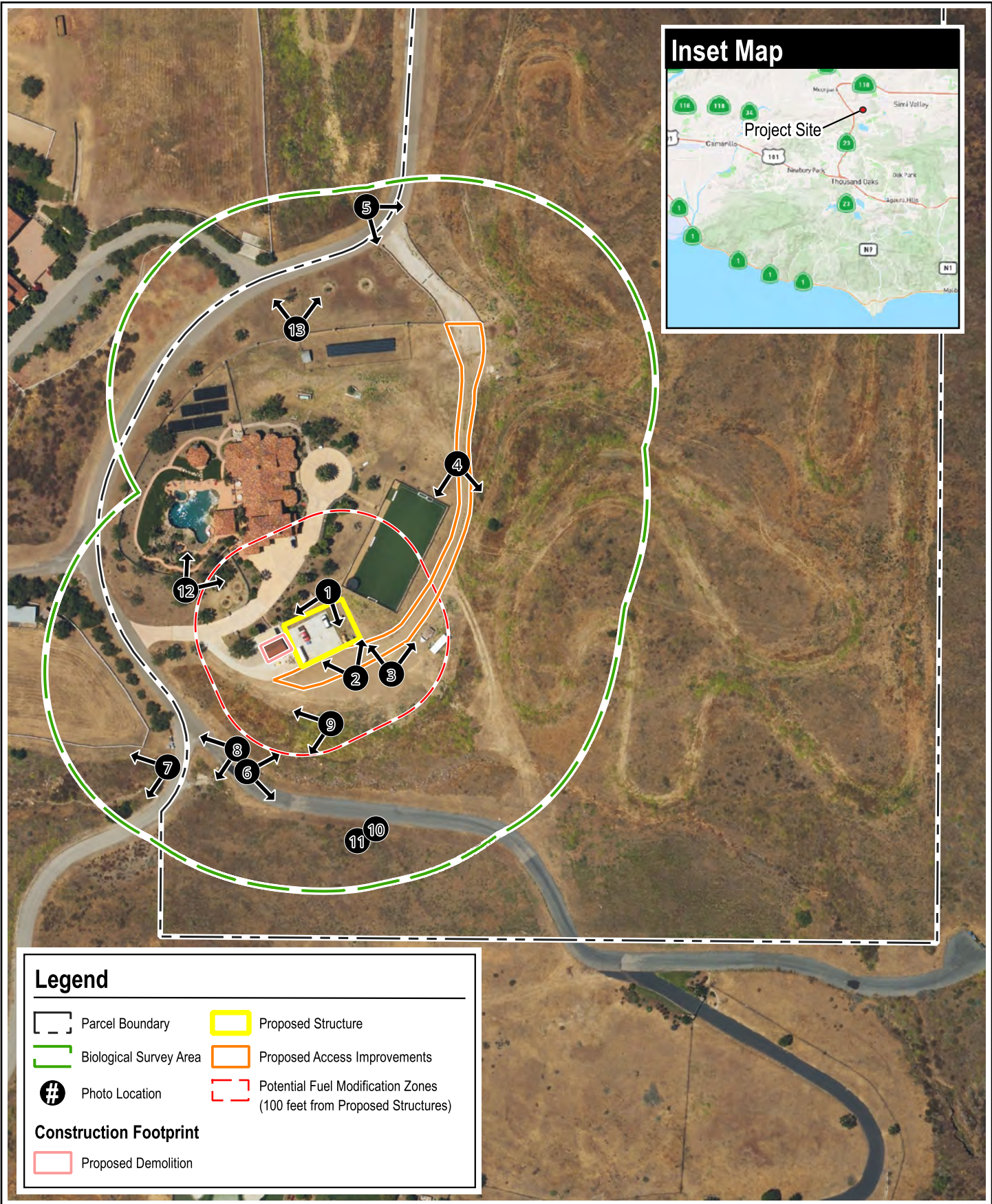
### **Zoning**

The subject property is zoned as open space (OS) according to the County's website.

The zoning designation is OS-40 ac/HCWC/CWPA.

**Elevation**

The elevations within the survey area range between approximately 940 and 990 feet above mean sea level.



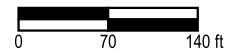
**Legend**

Parcel Boundary	Proposed Structure
Biological Survey Area	Proposed Access Improvements
Photo Location	Potential Fuel Modification Zones (100 feet from Proposed Structures)

**Construction Footprint**

Proposed Demolition
---------------------

Image Source:



## 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 (SA)

##### **Location**

The SA focuses on the western portion of the subject property. The SA is based upon a requested study area provided by the project manager, which encompasses all project components but also includes additional areas and a 200-foot buffer. The subject property is within a hills area located generally south of Tierra Rejada Road and north and west of Madera Road in southeastern Ventura County. The SA and the subject property are accessed from Esperance Drive. The SA boundary is shown on Figure 1. A portion of the SA extends offsite onto adjacent properties to the west, which were viewed with binoculars. The SA is within the Simi USGS 9.5' quadrangle.

### ***Survey Area Environmental Setting***

The SA comprises relatively flat to gradually sloped topography, and slopes slightly downhill in a northerly direction. Within the SA, there is an existing estate residence, a driveway, hardscape, and ornamental landscaping, a pool, two detached solar panel arrays, an artificial turf playing field, a storage barn on an existing concrete slab, a storage container, and other small storage structures. In addition to the main driveway to the residence, there is also a northern entrance and access road. The northern access begins as an improved gravel road lined with low rock walls, which transitions to an unimproved dirt road that continues generally south to the existing concrete slab and storage barn.

The vegetation within the SA consists primarily of disturbed ruderal areas, non-native trees, ornamental plantings, and fields of non-native grasses and forbs. The underlying geology is volcanic, and there are some volcanic rock outcrops within the SA, primarily occurring in the disturbed fuel modification zone surrounding the residence. According to Natural Resources Conservation Service soil maps, the soils within the survey area consist of loams, clay loams, and gravelly clay loams. The entire SA appears have been subject to prior disturbance, and much of the SA is routinely maintained. An ephemeral stream runs in an east to west direction through the southern portion of the SA. As stated, the SA also includes portions of off-site properties, primarily consisting of off-site fields and other disturbed areas.

Representative photos of conditions with the SA are provided in Section 5: Photos.

### ***Surrounding Area Environmental Setting***

The immediate surrounding area consists of similar land use and habitats as found on the subject property, including large single-family homes and disturbed non-native grass-forb habitats, as well as native coastal sage scrub. The wider surrounding area contains rural properties with large estate homes, agricultural uses, and natural open space areas, including hillslope topography and more extensive tracts of intact coastal sage scrub. Bard Lake is located approximately 1.25 miles to the south and the Ronald Reagan Presidential Library is located approximately 0.35 miles to the east.

### ***Approximate % Landcover in SA***

- 2.5% native vegetation
- 72.6% non-native vegetation
- 4.5% bare ground
- 20.4% development

## **2.3 Methodology**

### **References**

- Biogeographic Information and Observation System (BIOS), California Department of Fish and Wildlife (CDFW), accessed April 23, 2025.
- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California. Presented to National Park Service, Santa Monica Mountains National Recreation Agency. CDFW Wildlife and Habitat Data Analysis Branch and California Native Plant Society. January 2006.
- California Natural Communities List. CDFW, February 27, 2025.
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants database 2025 (online edition, version 9.5.1). CNPS, accessed April 23, 2025.
- California Natural Diversity Database (CNDDB) Rarefind 5 report for the 7.5' USGS Simi quadrangle and eight adjacent quadrangles, CDFW, accessed April 23, 2025.

- Consortium of California Herbaria, accessed July 2025. <http://ucjeps.berkeley.edu/consortium>.
- 2024-2025 Locally Important Animal List, Ventura County Planning Division.
- 2024-2025 Locally Important Plant List, Ventura County Planning Division.
- U.S. Fish and Wildlife Service (USFWS), accessed April 23, 2025.
- USFWS National Wetlands Inventory Database (NWI), USFWS, accessed April 23, 2025.
- List of Special Vascular Plants, Bryophytes, and Lichens, CDFW, July 2025.
- Jepson Online Interchange: California Floristics, U.C. Berkeley, accessed July 2025. <http://ucjeps.berkeley.edu/interchange/>
- South Coast Missing Linkages Project: A Linkage Design for the Santa Monica - Sierra Madre Connection. Penrod, K. et. al., 2006.
- Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities, CDFW, March 10, 2018.
- Web Soil Survey. Natural Resources Conservation Service, United States Department of Agriculture, accessed July 2025. <http://websoilsurvey.nrcs.usda.gov/>.
- [List of] Special Animals, CDFW, July 2025.

### Survey Details Table

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	04/30/2025	See Figure 1 legend	ISBA / Botanical	10:50 a.m.-4:50 p.m.	Walking transects. The entire SA was accessible, except the adjacent properties which were viewed with binoculars.	Samsung Galaxy S9 with submeter accuracy, paired with EV streets mobile application	Jim Anderson, Principal Biologist, Envicom Corp.
ISBA..... Initial Study Biological Assessment							

## 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 Wetlands

#### Plant Communities

---

Locally important or rare plant communities were not found within the survey area(s).

---

Plant communities and landcover types within SA were mapped on April 30, 2025. They are shown on **Figure 2, Plant Communities and Species Map**, and are summarized in the Plant Communities and Other Landcover table below. The vegetation within the SA is primarily consists of disturbed, herbaceous habitats dominated by non-native grasses and forbs as well as ornamental landscaping and planted non-native trees surrounding the residence. There are also some relatively small, disturbed patches of herbaceous vegetation with a significant component of native grasses and/or forbs, although these are entirely outside the project footprint. There are no rare or sensitive plant communities, or locally important plant communities within the SA.

#### Major Plant Communities and Other Landcover Summary

##### Herbaceous Vegetation

###### Non-Native Grasses and Forbs

Non-native grass-forb habitats observed within the SA and off-site on adjacent properties are dominated by annual non-native grasses and forbs such as red brome (*Bromus rubens*), common wild oat (*Avena fatua*), foxtail barley (*Hordeum murinum*), rattail fescue (*Festuca myuros*), Mediterranean mustard (*Hirschfeldia incana*), red-stemmed filaree (*Erodium cicutarium*), yellow sweet clover (*Melilotus indicus*), bur-clover (*Medicago polymorpha*), and tocalote (*Centaurea melitensis*). Some native plants common to disturbed areas are also present such as giant horseweed (*Erigeron canadensis*) and common fiddleneck (*Amsinckia intermedia*). These habitats appear to have been formerly disturbed and although of some value to wildlife they are not sensitive habitats.

###### Native Grasses and Forbs

Native grass-forb habitats were observed within the SA at three locations with shallow volcanic soils and areas of exposed bedrock adjacent to Esperance Drive. Two of these areas contain a notable component of native annual wildflowers such as common goldfields (*Lasthenia californica*), slender tarplant (*Deinandra fasciculata*), California plantain (*Plantago erecta*), red maids (*Calandrinia ciliata*), and dove lupine (*Lupinus bicolor*). The other is a linear strip of purple needlegrass (*Stipa pulchra*) alongside Esperance Drive. These habitats are disturbed and were likely cleared historically. They also contain substantial cover of non-native species and in this case do not qualify as sensitive habitats.

###### Ruderal Areas

Ruderal areas include herbaceous habitats that are routinely maintained such that they remain in highly disturbed condition. These areas are strongly dominated by common non-native plants, or weeds, and generally occur in the vicinity of the residence.

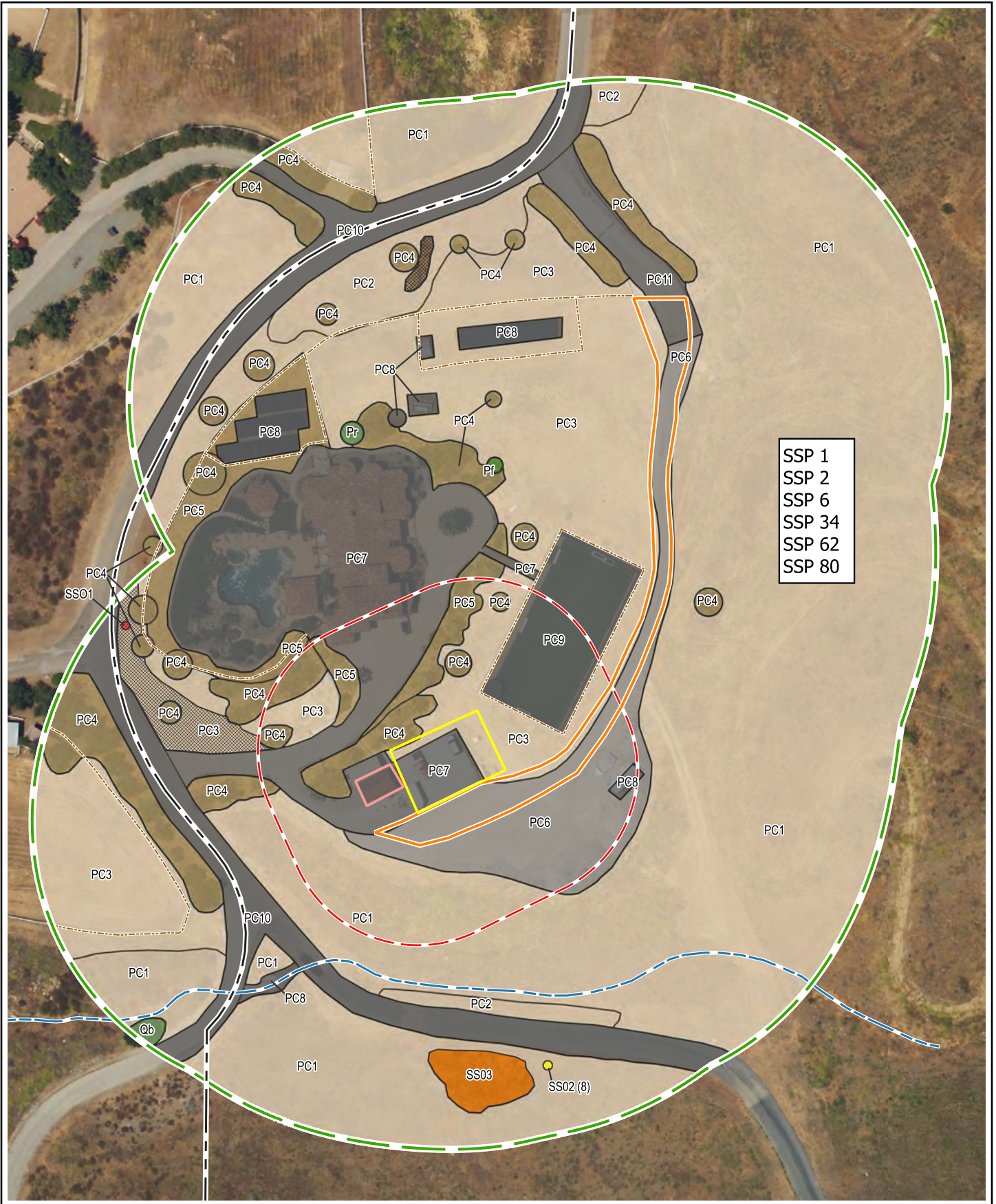
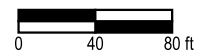





Image Source:





# Plant Communities and Species Map



# Legend




-  Parcel Boundary
-  Biological Survey Area
-  Existing Fencing

## Construction Footprint



-  Proposed Structure
-  Proposed Demolition
-  Proposed Access Improvements
-  Potential Fuel Modification Zones  
(100 feet from Proposed Structures)

## Plant Communities

### Undifferentiated Herbaceous Types (Disturbed)

-  **PC1** Predominately Non-Native Grasses and Forbs
-  **PC2** Predominately Native Grasses and Forbs
-  **PC3** Ruderal Areas


### Undifferentiated Exotic Vegetation

-  **PC4** Non-Native Trees and Shrubs  
(*Schinus molle*, *Olea europaea*, and others)
-  **PC5** Ornamental Landscaping

### Cleared Land

-  **PC6** Barren/Sparsely Vegetated Dirt Roads


### Urban or Built-Up

-  **PC7** Developed (Existing Structures, Hardscape, and Ornamental Landscaping)
-  **PC8** Other Misc. Structures (Solar Panels, Tanks, Containers, Stormwater Infrastructure)
-  **PC9** Artificial Turf Playing Field w/ Outdoor Lighting
-  **PC10** Paved Road
-  **PC11** Gravel Roads




### Physical Features

-  Rock Outcrops or Rocky Areas




## Other Environmental Resources

-  Ephemeral Stream

## Native Trees

-  **Pf** Fremont Cottonwood (*Populus fremontii*) [In Landscaping]
-  **Pr** California Sycamore (*Platanus racemosa*) [In Landscaping]
-  **Qb** Scrub Oak (*Quercus berberidifolia*) [Naturally Occurring]

## Special-Status Species Observed (Survey conducted in April 2025)

-  **SSO1** Coastal Whiptail (*Aspidoscelis tigris stejnegeri*) [SSC]
-  **SSO2** Conejo Dudleya (*Dudleya parva*) [FT, CRPR 1B.2]
-  **SSO3** Small-Flowered Morning-Glory (*Convolvulus simulans*) [CRPR 4.2]

## Special-Status Species (Potential)

- SSP1** California horned lark (*Eremophila alpestris actia*) [CDFW WL]
- SSP2** Cooper's hawk (*Accipter cooperii*) [CDFW WL]
- SSP6** Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) [CDFW WL]
- SSP34** White-tailed kite (*Elanus leucurus*) [SFP]
- SSP62** Coastal California gnatcatcher (*Polioptila californica californica*) [FT, SSC]
- SSP80** Mountain lion (*Puma concolor*) [Southern California / Central Coast ESU]

## California Natural Diversity Database (CNDDB) Records [Not Shown on Map]

CNDDB Element Occurrence (EO) #139 from 1968 for American bumble bee (*Bombus pensylvanicus*) encompasses the entire SA. EO #139 consists of non-specific area accurate to 1 mile.

## Notes

- CRPR** California Rare Plant Rank
- CRPR 1B.2** Plant that is Rare or Endangered in California and Elsewhere
- CRPR 4.2** Plant of Limited Distribution in California – A Watch-List
- CDFW WL** California Department of Fish and Wildlife Watch List species
- FT** Species listed as Threatened under Federal Endangered Species Act
- SSC** California Species of Special Concern
- SFT** Species Listed as Federally Threatened under California Endangered Species Act
- ESU** Evolutionary Significant Unit

## Exotic Vegetation

Exotic vegetation within the SA includes the ornamental landscaping surrounding the residence as well as the non-native trees that have been planted at the site, including Peruvian pepper tree (*Schinus molle*), European olive (*Olea europaea*), and others. It also includes planted native palo verde trees (*Parkinsonia*), which although native to California do not occur naturally in the region.

## Cleared Land

Formerly cleared land within the SA consists of the barren and sparsely vegetated unimproved dirt road that runs from the northern entrance south to a concrete slab and paved driveway south of the residence. It also includes a wide cleared area located adjacent to the dirt road.

## Urban or Built-Up

Urban or Built-Up areas within the SA include the existing residence, associated hardscaping and landscaping, a pool, a turf playing field, paved and gravel roads, a storage barn, detached solar arrays, tanks, storage containers and sheds, and other small structures.

Plant Communities and Other Landcover								
Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted (Including Potential Fuel modification)	Comments (5)
PC1	n/a	n/a	Non-Native Grasses and Forbs	Not Rare/Sensitive	Disturbed	4.80	0.24	Previously disturbed areas dominated by non-native grasses and forbs.
PC2	n/a	n/a	Native Grasses and Forbs	Not Rare/Sensitive	Disturbed	0.25	0.00	Previously disturbed areas with notable component of native grasses and/or forbs such as <i>Lasthenia californica</i> , <i>Lupinus bicolor</i> or <i>Stipa pulchra</i> but also contain substantial cover of non-native species. These patches are relatively small, weedy, and disturbed and therefore in this case are not considered sensitive communities.

Plant Communities and Other Landcover								
PC3	n/a	n/a	Ruderal Areas	Not Rare/ Sensitive	Disturbed	1.69	0.26	Routinely maintained and kept in highly disturbed condition.
PC4	n/a	n/a	Non-Native Trees and Shrubs	Not Rare/ Sensitive	Disturbed	0.62	0.10	<i>Schinus molle</i> , <i>Olea europaea</i> , and others.
PC5	n/a	n/a	Ornamental Landscaping	Not Rare/ Sensitive	n/a	0.22	0.07	
PC6	n/a	n/a	Barren/Sparsely Vegetated Dirt Roads	n/a	n/a	0.45	0.39	
PC7	n/a	n/a	Developed (Existing Structures, Hardscape, and Ornamental Landscaping)	n/a	n/a	0.94	0.28	
PC8	n/a	n/a	Other Misc. Structures (Solar Panels, Tanks, Containers, Stormwater Infrastructure)	n/a	n/a	0.12	0.01	
PC9	n/a	n/a	Artificial Turf Playing Field w/ Outdoor Lighting	n/a	n/a	0.22	0.13	
PC10	n/a	n/a	Paved Roads	n/a	n/a	0.67	0.00	
PC11	n/a	n/a	Gravel Roads	n/a	n/a	0.11	0.02	
<b>Totals</b>						<b>10.09</b>	<b>1.50</b>	
LIC.....Locally Important Plant Community ESHA.....Environmentally Sensitive Habitat Areas (Coastal Zone) CDFW Rare: G1 or S1 .....Critically Imperiled Globally or Subnationally (state) G2 or S2 .....Imperiled Globally or Subnationally (state) G3 or S3 .....Vulnerable to extirpation or extinction Globally or Subnationally (state) Cal OWA .....Protected by the California Oak Woodlands Act								

## Physical Features

Several volcanic outcrops/rocky areas were observed within the SA, primarily in the fuel modification zone to the south, west, and north of the residence. The outcrops are disturbed and appear subject to repeated vegetation disturbance as well as potential trampling due to regular maintenance of the property. There are also some volcanic boulders and rocks within and adjacent to the ephemeral stream as well as on the north-facing hillside in the southern portion of the SA. Representative photos of rock outcrops within the SA are provided in Section 5: Photos.

Physical Features		
Map Key (1)	Physical Feature (2)	Comments (3)
See Figure 2 legend	Volcanic outcrops	The outcrops within the SA potentially provide habitat for the special-status Conejo dudleya ( <i>Dudleya parva</i> ) [FT], although this species was only observed during the springtime survey at one rocky area within the SA, which is far from the project footprint.

## Waters and Wetlands

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

The waters / wetlands study area is 300 feet from the construction footprint and therefore is wider than the SA. The waters / wetlands study area boundary is shown on **Figure 3, Waters and Wetlands Map**.

There is one stream within the study area, which runs in an east to west direction through the southern part of the SA. The stream ranges from approximately 10 to 30 feet in width from bank to bank. The channel ranges from relatively shallow in the eastern portion of the study area to deeper and more incised in the western portion downstream of Esperance Drive. The stream originates on slopes near the ridgeline approximately 1/3 mile southeast of the subject property, and it discharges about a mile downstream to a large sensitive vernal pool area on a ranch property just east of SR23. It is an important stream for that reason, but it does not meet criteria to be considered a County significant wetland subject to County General Plan wetland buffer requirements. Connectivity of the stream to downstream waters beyond the vernal pool has not been determined. The stream appears to be ephemeral, and the habitat within stream disturbed and consists primarily non-native and native herbs, and sparse native shrubs. The section within the study area contains upland species, and no riparian or wetland habitat. There are several boulders and rocks along the stream, and many of these appear to have been placed there. The stream passes beneath the paved roads within the study area in two pipe culverts. Representative photos of the ephemeral stream and culverts are provided in Section 5: Photos. The recommended buffer around the stream to protect its functions and values is approximately 50 feet. As discussed in Section 3.3, the stream is also a Surface Water Feature as defined by the HCWC/CWPA Ordinance.

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W1	Stream/drainage	Unnamed	CDFW, RWQCB, & potential USACE	Approx. 775 linear ft within waters/wetlands study area.	Dry	Runoff
USACE .....U.S. Army Corps of Engineers regulated CDFW ..... California Department of Fish & Wildlife regulated County ..... County General Plan protected wetland WPD .....Co. Watershed Protection District (red-line stream)						

Waters and Wetlands (continued)			
Map Key	County Wetland Significance (7)	Wetland Distance from Project (8)	Comments (9)
W1	Not Significant	Northern bank is approx. 115 feet from proposed structure, 90 feet from proposed access road, and 15 feet from potential 100-foot fuel modification zone around the proposed structure.	Drainage originates on slope near a ridgeline approximately 1/3 mile southeast of the subject property. It discharges about a mile downstream to a large sensitive vernal pool area on a ranch property just east of SR23. The drainage appears to be ephemeral, and the habitat within stream disturbed and primarily non-native herbs. The section within the study area contains upland species and no riparian or wetland habitat.

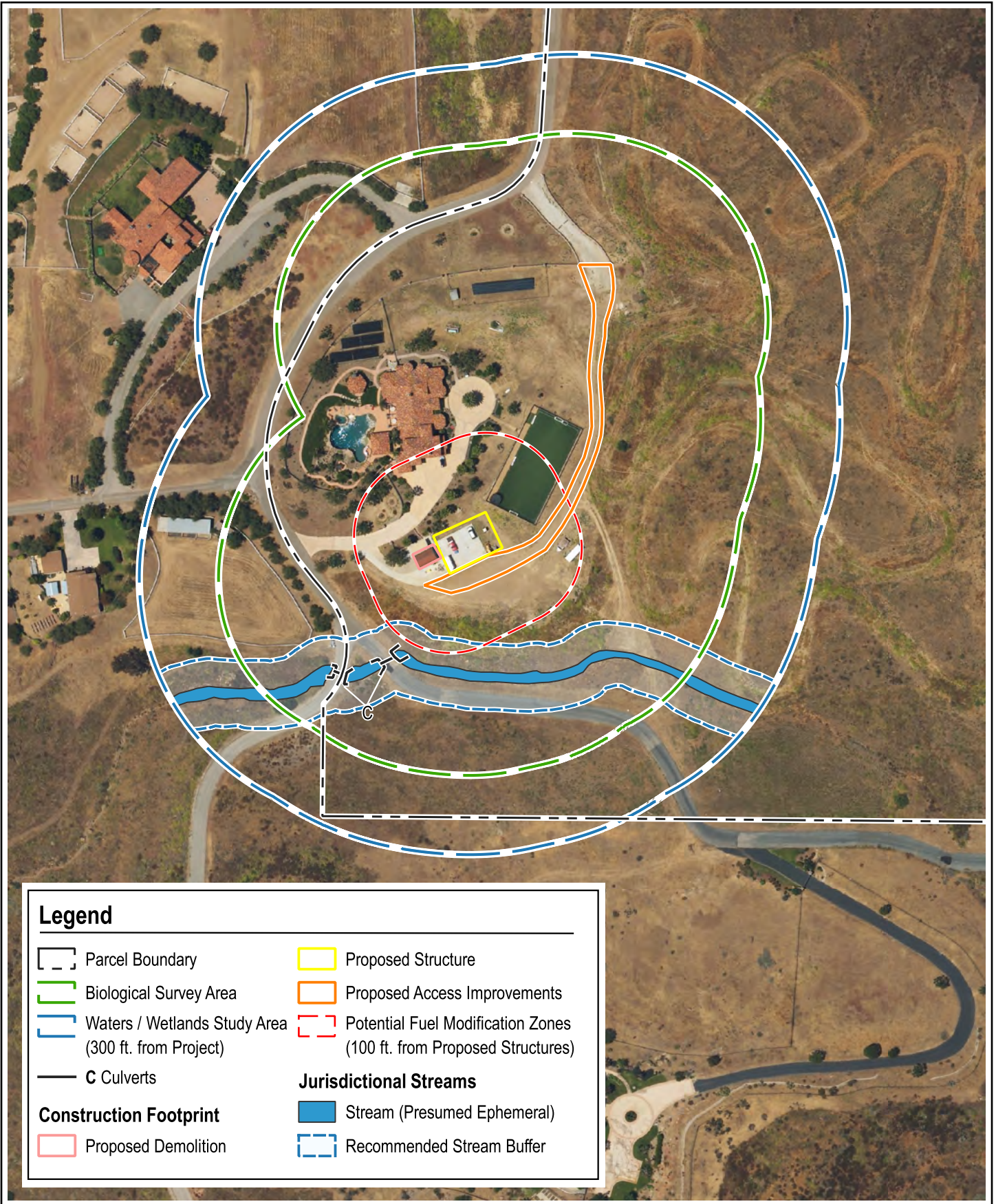


Image Source: Valtus Imagery Services, Hexagon Imaging Program (HxIP), 2024

Water/Wetland Buffers		
Map Key (1)	Recommended Buffer (2)	Comments
See Figure 3 Legend	50'	The ephemeral drainage warrants an approximately 50-foot buffer to protect it from adverse edge effects. The stream also qualifies as a Surface Water Feature, and as discussed in Section 3 a wider Surface Water Feature buffer is also required per HCWC/CWPA policy to protect its value as a corridor for wildlife movement.

## 3.2 Species

### Observed Species

During the survey of SA a total of 117 vascular plant species were inventoried. The vascular plants inventoried included naturally occurring plants and generally did not include the non-native ornamental plants in landscaped areas. Species inventoried comprise one (1) spikemoss, 93 dicots, and 23 monocots. Of the 117 vascular plants observed, 55 are non-native or introduced and 62 are native, indicating moderate species diversity and a high proportion of non-native species. With respect to animals, three (3) reptiles, 18 species of birds, and three (3) mammals were observed. Refer to Appendix Two for a list of plant and wildlife species observed during the April 30, 2025 survey. For a discussion of special-status species observed and/or potentially occurring, please refer to the special-status species and nests section below.

### Protected Trees

There is one native sycamore (*Platanus racemosa*) and one scrub oak (*Quercus berberidifolia*) in the SA, which could potentially qualify as County Protected Trees, if they meet the necessary size requirements. The locations of the sycamore and scrub oak are shown on Figure 2. Both the sycamore and the scrub oak are located far from the project footprint, including potential fuel modification zones, and no other potential Protected Trees including native oaks, native sycamores, or large trees that could qualify as heritage trees were observed during the surveys of the SA. Therefore no further discussion of Protected Trees is included in this report.

### 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 Literature Review

#### CNDDDB Records for Special-Status Plants in Surrounding Area

Conejo dudleya (*Dudleya parva*) [FT, CRPR 1B.2] is documented in the CNDDDB as occurring approximately 980 feet northwest of the subject property. This CNDDDB record is Element Occurrence (EO) #19. Conejo dudleya is associated with volcanic rocky areas in coastal sage scrub as well as valley and foothill grassland habitats. This plant species is listed as Threatened under the Federal Endangered Species Act, and it also has a California Rare Plant Rank (CRPR) of 1B.2, which indicates it is rare,

threatened, or endangered in California and elsewhere, and fairly threatened in California. As discussed below this rare plant was found at one location in the southern portion of the SA.

Two other special-status plants Lyon's pentachaeta (*Pentachaeta lyonii*) [FE, SE] (CNDDDB EO #29) and Plummer's mariposa lily (*Calochortus plummerae*) [CRPR 4.2] (CNDDDB EO #187) are also reported to occur in the surrounding area, including 0.28 miles southeast and 0.20 miles south of the SA, respectively. Lyon's pentachaeta is typically found on rocky, clay soils in grassland openings within or along the margins of scrub habitats. Plummer's mariposa lily typically occurs on rocky and sandy sites, usually of granitic or alluvial material.

#### CNDDDB Records for Special-Status Animals in Surrounding Area

CNDDDB records for coastal California gnatcatcher (*Polioptila californica californica*) specifically EO #925 report this bird species in 2012 in the vicinity of Esperance Drive approximately 375 feet north of the subject property. The coastal California gnatcatcher is primarily associated with coastal sage scrub habitat. There may be suitable nesting habitat for this species in the northeastern corner of the subject property a few hundred feet from the SA, but there is no suitable nesting habitat for this species within or near the SA or the project footprint. The entire subject property is also a part of a much larger area that is designated as USFWS Critical Habitat for the coastal California gnatcatcher.

CNDDDB EO #139 reports American bumble bee (*Bombus pensylvanicus*) in 1968 within a non-specific location accurate to one mile, which intersects the subject property, including the SA. American bumble bee is included on CDFW's Special Animals list and has a conservation status rank of S2, indicating it is "at high risk of extirpation in the state due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors," but it does not have any other special-status designation.

#### USFWS Designated Critical Habitat

As stated, the entirely subject property is within designated Critical Habitat for the coastal California gnatcatcher. Also, the approximate southern half of the subject property and SA are within designated Critical Habitat (Subunit 1b) for the Riverside fairy shrimp (*Streptocephalus woottoni*) [FE], which is listed as Endangered under the Federal Endangered Species Act. Although the subject property and SA do not contain suitable habitat for this species, the property is within the watershed that contributes critical streamflow and runoff that results in inundation of the vernal pools further downstream in the watershed, where this species occurs.

#### ***Special-Status Plant Species Observed***

Two (2) special-status plant species were observed in the SA during the April 30, 2025 survey. Conejo dudleya (*Dudleya parva*) [FT, CRPR 1B.2] occurs at one location in rocky habitats in the southern portion of the SA, just south of Esperance Drive. Approximately eight (8) Conejo dudleya plants were observed. This was the only location within the SA where this rare species was found. Also, a patch of small-flowered morning glory (*Convolvulus simulans*) [CRPR 4.2] containing an estimated 100s of plants was also found growing on heavy clay soils in the southern part of the SA south of Esperance Drive. Small-flowered morning glory is a CNPS watch-list species. Photos of the Conejo dudleya and small-flowered morning glory are provided in Section 5: Photos. The project footprint including a potential 100-foot fuel modification zone around the proposed structure would not intersect either of these areas. No Ventura County locally important plant species were observed during the survey.

### Special-Status Plants Potentially Occurring

The potential for occurrence analysis in the Observed and Potentially Occurring Special Status Species table below evaluates the potential for special-status plant species to occur within the SA, which is primarily developed and disturbed, as opposed to the entire subject property. Other than Conejo dudleya and small-flowered morning glory, which have been observed at the site, based on the habitats and site conditions as well as the results of the springtime botanical survey no other special-status plants including County locally important plants have reasonable potential to occur within the SA.

### Special-Status Wildlife Observed

One special-status wildlife species was observed within the SA during the April 30, 2025 survey, coastal whiptail (*Aspidoscelis tigris stejnegeri*) [SSC]. One (1) coastal whiptail was observed in a small patch of California buckwheat (*Eriogonum fasciculatum*) alongside Esperance Drive in the western portion of the SA, north of the driveway entrance. No other special-status wildlife species were observed during the surveys. Coastal whiptail is a California Species of Special Concern. No County locally important wildlife species were observed during the surveys.

### Special-Status Wildlife Potentially Occurring

The potential for occurrence analysis for wildlife evaluates the potential for special-status wildlife species to occur within the SA. Six (6) special-status wildlife species have moderate or high potential to occur within the SA (see the Observed and Potentially Occurring Special Status Species table below). These species include California horned lark (*Eremophila alpestris actia*) [CDFW WL], Cooper’s hawk [CDFW WL], coastal California gnatcatcher [FT, SSC], southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) [CDFW WL], white-tailed kite (*Elanus leucurus*) [SFP], and mountain lion (*Puma concolor*) [Southern California / Central Coast ESU]. However, except for the California horned lark, all these species would only occur while foraging or while moving through the site, and they would not inhabit or reproduce at the site. Cooper’s hawk is relatively common in developed areas and can be expected to forage routinely or occasionally within the SA but would probably not nest in the area. Coastal California gnatcatcher and southern California rufous-crowned sparrow have been reported on other properties in the surrounding area. As these bird species are mobile they could forage within the SA on a temporary basis although they would not inhabit or reproduce within the SA. Coastal sage scrub is the preferred nesting habitat for these two species, which does not occur within the SA. A few other special-status wildlife species were determined to have only low potential to occur within the SA because their preferred habitat is not present, or because they are unlikely to occur in developed or highly disturbed areas.

Observed and Potentially Occurring Special Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSO1	ISBA Survey / CNDDDB	<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	SSC	Observed	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky. One coastal whiptail was observed in the SA, and given site is predominately herbaceous or ornamental the population within the SA is likely relatively small.

Observed and Potentially Occurring Special Status Species						
SSO2	ISBA Survey / CNDDDB	<i>Dudleya parva</i>	Conejo dudleya	FT, 1B.2	Observed	Coastal scrub, valley and foothill grassland. Rocky or gravelly, clay or volcanic at elevations from 60 to 450 meters amsl. Observed in southern portion of SA south of Esperance Drive, but well outside of the project footprint.
SSO3	ISBA Survey	<i>Convolvulus simulans</i>	small-flowered morning-glory	4.2	Observed	Clay substrates in chaparral, coastal scrub, and valley and foothill grassland habitats at elevations from 30 to 700 meters.
SSP1	SD1	<i>Eremophila alpestris actia</i>	California horned lark	CDFW WL	High	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills. Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats. This species has been observed by the project biologist at another site close to the subject property.
SSP2	CNDDDB	<i>Accipiter cooperii</i>	Cooper's hawk	CDFW WL	High (foraging only)	Dense stands of trees including oaks, conifers, riparian woodland. Also common in urban areas. High potential to forage occasionally within SA, but unlikely to nest in the area.
SSP3	CNDDDB	<i>Actinemys pallida</i>	southwestern pond turtle	FPT	None	Aquatic turtle that requires permanent water sources for foraging and breeding.
SSP4	CNDDDB	<i>Agelaius tricolor</i>	tricolored blackbird	ST	Low (foraging only)	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.
SSP6	CNDDDB	<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	CDFW WL	Moderate (foraging only)	Coastal scrub, chaparral, steep rocky hillsides. Documented in CNDDDB as nesting in coastal sage scrub on other properties in surrounding area.
SSP7	CNDDDB	<i>Anaxyrus californicus</i>	arroyo toad	FE	None	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc. Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.

Observed and Potentially Occurring Special Status Species						
SSP8	CNDDDB	<i>Anniella</i> spp./ <i>Anniella</i> <i>stebbinsi</i>	southern California legless lizard	SSC	Low	Valley foothill hardwood, chaparral, coastal scrub. Sandy or loose organic soils or where there is plenty of leaf litter.
SSP9	CNDDDB	<i>Antrozous pallidus</i>	pallid bat	SSC	Low (foraging only)	Deserts, scrublands, grasslands, woodlands, forest, rocky areas for roosting. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.
SSP10	CNDDDB	<i>Aquila chrysaetos</i>	golden eagle	CFP	Low (foraging only)	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
SSP11	CNDDDB	<i>Arizona elegans</i> <i>occidentalis</i>	California glossy snake	SSC	Low	Desert, chaparral, sagebrush, valley-foothill hardwood, annual grass, sandy or rocky areas. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.
SSP12	CNDDDB	<i>Artemisiospiza belli</i> <i>belli</i>	Bell's sparrow	SA	Low (foraging only)	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range. Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.
SSP13	CNDDDB	<i>Astragalus</i> <i>brauntonii</i>	Braunton's milk- vetch	FE, 1B.1	None	Chaparral, coastal scrub, valley and foothill grassland. Recent burns or disturbed areas, usually sandstone with carbonate layers at elevations from 4 to 640 meters amsl.
SSP14	CNDDDB	<i>Athene cunicularia</i>	burrowing owl	SPT	Low	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel. Now extirpated from most of the coastal slope, although small numbers reach the coastal and valley regions in fall and winter (in the Los Angeles Region) (Garrett, et. al., 2006).

Observed and Potentially Occurring Special Status Species						
SSP15	CNDDB	<i>Baccharis malibuensis</i>	Malibu baccharis	1B.1	None	Chaparral, cismontane woodland, coastal scrub, riparian woodland at elevations from 150 to 305 meters amsl.
SSP16	CNDDB	<i>Bombus crotchii</i>	Crotch's bumble bee	SCE	Low	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> . Coastal scrub is crucial for this species.
SSP17	CNDDB	<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa lily	1B.2	None	Chaparral, coastal scrub, valley and foothill grassland at elevations from 320 to 1,000 meters amsl.
SSP18	CNDDB	<i>Calochortus fimbriatus</i>	late-flowered mariposa lily	1B.3	None	Chaparral, cismontane woodland, riparian woodland. Dry, open coastal woodland, chaparral; on serpentine. 270-1645 m.
SSP19	CNDDB	<i>Calochortus plummerae</i>	Plummer's mariposa lily	4.2	Low	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2,500 m.
SSP20	CNDDB	<i>Catostomus santaanae</i>	Santa Ana sucker	FT	None	Endemic to Los Angeles Basin south coastal streams. Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.
SSP21	CNDDB	<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	1B.1	None	Marshes and swamps (margins), valley and foothill grassland, vernal pools. Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. 0-975 meters amsl.
SSP22	CNDDB	<i>Chorizanthe parryi</i> var. <i>parryi</i>	San Fernando Valley spineflower	SE, 1B.1	None	Coastal scrub (sandy), Valley and foothill grassland at elevations from 150 to 1,220 meters amsl.
SSP23	CNDDB	<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	1B.1	None	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland sandy or rocky, openings at elevations from 275 to 1,220 meters amsl.

Observed and Potentially Occurring Special Status Species						
SSP24	CNDDB	<i>Coccyzus americanus occidentalis</i>	western, yellow-billed cuckoo	FT, SE	None	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.
SSP25	CNDDB	<i>Deinandra minthornii</i>	Santa Susana tarplant	SR, 1B.2	None	Chaparral, coastal scrub. On sandstone outcrops and crevices, in shrubland. 280-705 meters amsl.
SSP26	CNDDB	<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	dune larkspur	1B.2	None	Chaparral (maritime), coastal dunes at elevations from 0 to 200 meters amsl.
SSP27	CNDDB	<i>Delphinium umbraculorum</i>	umbrella larkspur	1B.3	None	Cismontane woodland, chaparral. Mesic sites. 215-2075 m.
SSP28	CNDDB	<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	SA	Low	Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams. Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous veg.
SSP29	CNDDB	<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	1B.1	Low	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland. Rocky, often clay or serpentinite at elevations from 5 to 450 meters amsl.
SSP30	CNDDB	<i>Dudleya cymosa</i> ssp. <i>agourensis</i>	Agoura Hills dudleya	FT, 1B.2	None	Chaparral, cismontane woodland. Rocky, volcanic at elevations from 200 to 500 meters amsl.
SSP31	CNDDB	<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	marcescent dudleya	FT, SR, 1B.2	None	Chaparral. Volcanic, rocky habitats at elevations from 150 to 520 meters amsl.
SSP32	CNDDB	<i>Dudleya multicaulis</i>	many-stemmed dudleya	1B.2	None	Chaparral, coastal scrub, valley and foothill grassland. Often clay at elevations from 15 to 790 meters amsl.
SSP33	CNDDB	<i>Dudleya verityi</i>	Verity's dudleya	FT, 1B.1	None	Chaparral, cismontane woodland, coastal scrub. On volcanic rock outcrops in the Santa Monica Mountains. 60-305 m. Site is out of range of this species.
SSP34	CNDDB	<i>Elanus leucurus</i>	white-tailed kite	SFP	Moderate (foraging only)	Uncommon resident in open grasslands, valley oak savannas, marshes, and agricultural areas throughout the lowlands of the Los Angeles region (Garrett et al. 2006). A nomadic species that may range widely in search of prey.

Observed and Potentially Occurring Special Status Species						
SSP35	CNDDB	<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	FE, SE	None	Fairly common and widespread migrant from mid-May to early June, and again from August to early October. Formerly bred in wet willow thickets, but breeders are virtually gone from the L.A. region and endangered over most of the Southwest. Most often occurs in broad, open river valleys or large mountain meadows with lush growth of shrubby willows (Zeiner et al. 1990b).
SSP36	CNDDB	<i>Eriogonum crocatum</i>	Conejo buckwheat	SR, 1B.2	None	Chaparral, coastal scrub, valley and foothill grassland. Conejo volcanic outcrops, rocky at elevations from 50 to 580 meters amsl.
SSP37	CNDDB	<i>Euderma maculatum</i>	spotted bat	SSC	None	Occupies a wide variety of habitats from arid deserts and grasslands through mixed conifer forests. Feeds over water and along washes. Feeds almost entirely on moths. Needs rock crevices in cliffs or caves for roosting.
SSP38	CNDDB	<i>Eumops perotis californicus</i>	western mastiff bat	SSC	Low (foraging only)	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.
SSP39	CNDDB	<i>Gasterosteus aculeatus williamsoni</i>	unarmored threespine stickleback	FE, SE	None	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small Southern California streams. Cool (<24 C), clear water with abundant vegetation.
SSP40	CNDDB	<i>Gila orcuttii</i>	arroyo chub	SSC	None	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.
SSP41	CNDDB	<i>Gonidea angulata</i>	western ridged mussel	SA	None	Primarily creeks and rivers and less often lakes. Originally in most of state, now extirpated from Central and Southern California.

Observed and Potentially Occurring Special Status Species						
SSP42	CNDDDB	<i>Gymnogyps californianus</i>	California condor	FE, SE, SFP	None	Require vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.
SSP43	CNDDDB	<i>Harpagonella palmeri</i>	Palmer's grapplinghook	4.2	None	Chaparral, coastal scrub, valley and foothill grassland. Clay soils; open grassy areas within shrubland. 20-955 m..
SSP44	CNDDDB	<i>Helmintho-glypta traskii pacuimensis</i>	Soledad shoulderband	SA	None	Air-breathing terrestrial snail. Known from type locality, Little Rock Creek Cyn on north side of San Gabriels; west to Santa Clarita in Soledad Cyn; east to the vicinity of Big Rock Creek; and north to Elizabeth Lake Cyn in the Sierra Pelona Mtns. Frequently found in riparian habitat (springs, seeps, along streams). May be found in rock piles, flood-borne debris, or under dead yuccas where other cover is not available.
SSP45	CNDDDB	<i>Helmintho-glypta traskii pacuimensis</i>	Pacoima shoulderband	SA	None	Air-breathing terrestrial snail. Known from type locality, Pacoima Canyon on the west side of the San Gabriel Mountains. Additional specimens from Elizabeth Lake Canyon in the Sierra Pelona Mountains may merit review. Found mostly under bark and fragments of rotten logs.
SSP46	CNDDDB	<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	1B.1	None	Chaparral (maritime), cismontane woodland, coastal scrub sandy or gravelly at elevations from 70 to 810 meters amsl.
SSP47	CNDDDB	<i>Icteria virens</i>	yellow-breasted chat	SSC	None	Uncommon and local breeder (mid-April to August) in extensive riparian thickets in the lowlands; formerly more widespread. Scarce as a migrant, noted mainly in late April-May and August-September.
SSP48	CNDDDB	<i>Lasiurus cinereus</i>	hoary bat	SA	Low (foraging only)	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.

Observed and Potentially Occurring Special Status Species						
SSP49	CNDDDB	<i>Lepechinia rossii</i>	Ross' pitcher sage	1B.2	None	Chaparral. Soil derived from fine-grained, reddish sedimentary rock. Silty loam. 670-915 m.
SSP50	CNDDDB	<i>Lupinus paynei</i>	Payne's bush lupine	1B.1	None	Coastal scrub, riparian scrub, valley and foothill grassland. Sandy. 220-425 m.
SSP51	CNDDDB	<i>Macrotus californicus</i>	California leaf-nosed bat	SSC	None	Desert riparian, desert wash, desert scrub, desert succulent scrub, alkali scrub and palm oasis habitats. Needs rocky, rugged terrain with mines or caves for roosting. The current range of the species does not include the Simi Hills, or Ventura or Los Angeles Counties (personal communication w/ Dr. Pat Brown).
SSP52	CNDDDB	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	1B.3	None	Chaparral, cismontane woodland at elevations from 50 to 1525 meters amsl.
SSP53	CNDDDB	<i>Monardella sinuata</i> ssp. <i>gerryi</i>	Gerry's curly-leaved monardella	1B.1	None	Coastal scrub. Also chaparral. Sandy openings with granite boulders and decomposed granite soils. 180-215 m.
SSP54	CNDDDB	<i>Myotis ciliolabrum</i>	western small-footed myotis	SA	None	Wide range of habitats mostly arid wooded and brushy uplands near water. Seeks cover in caves, buildings, mines, and crevices. Prefers open stands in forests and woodlands. Requires drinking water. Feeds on a wide variety of small flying insects.
SSP55	CNDDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	1B.1	Low	Chaparral (openings), coastal scrub (openings), valley and foothill grassland at elevations from 275 to 620 meters amsl.
SSP56	CNDDDB	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	SSC	None	Coastal scrub of Southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.
SSP57	CNDDDB	<i>Nolina cismontana</i>	chaparral nolina	1B.2	None	Chaparral, coastal scrub. Sandstone or gabbro at elevations from 140 to 1275 meters amsl.

Observed and Potentially Occurring Special Status Species						
SSP58	CNDDDB	<i>Oncorhynchus mykiss irideus</i> pop. 10	steelhead – southern California DPS	FE, SCE	None	Anadromous aquatic species found in south coast flowing waters. Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.
SSP59	CNDDDB	<i>Orcuttia californica</i>	California Orcutt grass	FE, SE, 1B.1	None	Vernal pools at elevations from 15 to 660 meters amsl.
SSP60	CNDDDB	<i>Pentachaeta lyonia</i>	Lyon's pentachaeta	FE, SE, 1B.1	Low	Chaparral (openings), coastal scrub, Valley and foothill grassland rocky, clay at elevations from 30 to 690 meters amsl.
SSP61	CNDDDB	<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	Low	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.
SSP62	CNDDDB	<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT, SSC	Moderate (foraging only)	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied. CNDDDB records for this species in vicinity of Esperance Drive approx. 375 feet north of the subject property. The entire subject property is part of a much larger area that is designated as Critical Habitat for this species.
SSP63	CNDDDB	<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	2B.2	None	Riparian woodland, cismontane woodland, coastal scrub, chaparral. Sandy, gravelly sites in flood plains and washes. 35-515 m.

Observed and Potentially Occurring Special Status Species						
SSP64	CNDDB	<i>Rana boylei</i> pop. 6	foothill yellow-legged frog – south coast DPS	FE, SE	None	Southern Coast Ranges from Monterey Bay south through San Gabriel Mountains; west of the Salinas River in Monterey Co, south through Transverse Ranges, and east through San Gabriel Mountains. Historically may have ranged to Baja California. Partly shaded shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis.
SSP65	CNDDB	<i>Rana draytonii</i>	California red-legged frog	FT, SSC	None	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.
SSP66	CNDDB	<i>Riparia riparia</i>	bank swallow	ST	None	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.
SSP67	CNDDB	<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	SSC	None	Brushy or shrubby vegetation in coastal Southern California. Require small mammal burrows for refuge and overwintering sites.
SSP68	CNDDB	<i>Senecio aphanactis</i>	chaparral ragwort	2B.2	None	Chaparral, cismontane woodland, coastal scrub sometimes alkaline at elevations from 15 to 800 meters amsl.
SSP69	CNDDB	<i>Setophaga petechia</i>	yellow warbler	SSC	None	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.
SSP70	CNDDB	<i>Socalchemmis gertschi</i>	Gertsch's socialchemmis spider	SA	None	Known from only 2 localities in Los Angeles County: Brentwood (type locality) and Topanga Canyon.

Observed and Potentially Occurring Special Status Species						
SSP72	CNDDB	<i>Spea hammondi</i>	western spadefoot	FPT, SSC	None	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.
SSP73	CNDDB	<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE	None	Seasonally astatic pools. Site does not contain suitable habitat. The southern part of the subject property and SA are part of a much larger area within the watershed that is designated Critical Habitat for this species.
SSP74	CNDDB	<i>Symphyotrichum greatae</i>	Greata's aster	1B.3	None	Chaparral, cismontane woodland, broadleaved upland forest, lower montane coniferous forest, riparian woodland. Mesic canyons. 335-2015 m.
SSP75	CNDDB	<i>Taxidea taxus</i>	American badger	SSC	Low	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.
SSP76	CNDDB	<i>Thamnophis hammondi</i>	two-striped gartersnake	SSC	None	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.
SSP77	CNDDB	<i>Thamnophis sirtalis</i> pop. 1	south coast gartersnake	SSC	None	Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 m. Marsh and upland habitats near permanent water with good strips of riparian vegetation.
SSP78	CNDDB	<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE	None	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 into pathways, usually willow, Baccharis, mesquite. Has been reported in riparian areas dominated by willow-sycamore-cottonwood, as well as mulefat, arundo, tree tobacco, and palm trees

Observed and Potentially Occurring Special Status Species						
SSP79	CNDDDB	<i>Bombus pensylvanicus</i>	American bumble bee	SA	Low	Habitats include coastal prairie, Great Basin grassland, and valley and foothill grassland. Long tongued bumble bee that forages on a wide variety of flowers including vetches ( <i>Vicia</i> ), clovers ( <i>Trifolium</i> ), thistles ( <i>Cirsium</i> ), sunflowers ( <i>Helianthus</i> ), etc. Nests above ground under long grass or underground. Queens overwinter in rotten wood or underground.
SSP80	Other	<i>Puma concolor</i> [Southern California / Central Coast ESU]	Mountain lion	SPT	Moderate	Roams through expansive home range that includes variety of habitat types, such as conifer forests, riparian and oak woodlands, streams, chaparral, and grasslands. Large ungulates especially deer are preferred but feeds on variety of large and smaller prey. ESU consists of six genetically distinct subpopulations isolated due to habitat loss and fragmentation. Species requires large areas of relatively undisturbed habitats with adequate connectivity to allow for dispersal and gene flow. Moderate potential to occur with survey area and subject property occasionally at night while moving through home range.
SSP81	Ventura County	<i>Ammannia robusta</i>	grand redstem	LIS	None	Wetland-riparian habitats at elevations under 500 meters.
SSP82	Ventura County	<i>Astragalus pomonensis</i>	Pomona milk vetch	LIS	Low	Coastal sage scrub, foothill woodland, and disturbed areas at elevations under 1,200 meters.
SSP83	Ventura County	<i>Atriplex argentea</i> var. <i>expansa</i>	Mojave silverscale	LIS	None	In dry or saline substrates or wetland habitats at elevations under 1,500 meters.
SSP84	Ventura County	<i>Bolboschoenus robustus</i>	seacoast bulrush	LIS	None	Moderately saline substrates in coastal salt marsh, freshwater wetlands, alkali sink, and wetland-riparian habitats at elevations from 0 to 1,200 meters.
SSP85	Ventura County	<i>California macrophylla</i>	largeleaf filaree	LIS	Low	Clay substrates and occasionally serpentine in open, grassland, and scrub habitats at elevations under 400 meters.

Observed and Potentially Occurring Special Status Species						
SSP86	Ventura County	<i>Cardionema ramosissimum</i>	sand mat	LIS	Low	Coastal strand, northern coastal scrub, and coastal sage scrub at elevations under 400 meters.
SSP87	Ventura County	<i>Carex rossii</i>	Ross sedge	LIS	None	Dry forest, meadows in yellow pine forest, red fir forest, lodgepole forest, subalpine forest, coastal prairie, and alpine fell-fields at elevations under 3,800 meters.
SSP88	Ventura County	<i>Eleocharis rostellata</i>	beaked spikerush	LIS	None	Alkali sink, wetland-riparian, mineral-rich fens, springs, hot springs, and coastal marshes at elevations from 50 to 2,400 meters.
SSP89	Ventura County	<i>Epilobium densiflorum</i>	dense-flowered spike-primrose	LIS	Low	Yellow pine forest, red fir forest, lodgepole forest, subalpine forest, foothill woodland, chaparral, valley grassland, and other plant communities at elevations under 2,600 meters.
SSP90	Ventura County	<i>Eriogonum thurberi</i>	Thurber's wild buckwheat	LIS	None	Sandy substrates in coastal sage scrub, creosote bush scrub, chaparral, and Joshua tree woodland at elevations between 100 and 1,200 meters.
SSP91	Ventura County	<i>Euphorbia melanadenia</i>	red-gland spurge	LIS	None	Dry, stony slopes or flats in chaparral habitats at elevations under 1,300 meters.
SSP92	Ventura County	<i>Euphorbia polycarpa</i> var. <i>hirtella</i>	smallseed sandmat	LIS	Low	Coastal sage scrub, creosote bush scrub, and chaparral habitats at elevations under 1,000 meters.
SSP92	Ventura County	<i>Marsilea vestita</i> ssp. <i>vestita</i>	hairy pepperwort	LIS	None	Shadescale scrub, creosote bush scrub, and Joshua tree woodland at elevations under 2,200 meters.
SSP93	Ventura County	<i>Quercus palmeri</i>	Palmer's oak	LIS	None	Chaparral habitats at elevations between 300 and 1,600 meters.
SSP94	Ventura County	<i>Salvia carduacea</i>	thistle sage	LIS	None	Sandy or gravelly soils in coastal sage scrub, creosote bush scrub, and valley grassland at elevations under 1,400 meters
SSP95	Ventura County	<i>Schoenoplectus saximontanus</i>	Rocky mountain bulrush	LIS	None	Wetland-riparian habitats at elevations under 2,200 meters.
SSP96	Ventura County	<i>Verbena bracteata</i>	prostrate verbena	LIS	None	Open, disturbed places, pond or lake margins. Weedy and characteristic of disturbed places in many plant communities.

### Observed and Potentially Occurring Special Status Species

FE	Federal Endangered
FT	Federal Threatened
PT	Federal Proposed Threatened
FC	Federal Candidate Species
FSC	Federal Species of Concern
SFP	California Fully Protected Species
SE	California Endangered
SCE	State Candidate Endangered
ST	California Threatened
SPT	State Proposed Threatened
SR	California Rare
SSC	California Species of Special Concern
CDFG/NatureServe Rank	
	G1 or S1 - Critically Imperiled Globally or Subnationally (state)
	G2 or S2 - Imperiled Globally or Subnationally (state)
	G3 or S3 - Vulnerable to extirpation or extinction Globally or Subnationally (state)
California Rare Plant Rank (RPR)	
	RPR 1A - California Native Plant Society/CDFW listed as presumed to be extinct
	RPR 1B - California Native Plant Society/CDFW listed as rare or endangered in California and elsewhere
	RPR 2 - California Native Plant Society/CDFW listed as rare or endangered in California but more common elsewhere
	RPR 3 - California Native Plant Society/CDFW listed as in need of more information.
	RPR 4 - California Native Plant Society/CDFW listed as of limited distribution or infrequent throughout a broader area in California.
LIS	Locally Important Species

### Nesting Bird Summary

There is potential for nesting birds protected under the federal Migratory Bird Treaty Act (MBTA) and California Code of Regulations to nest in trees, shrubs, and herbaceous vegetation within the SA. Several species of common birds that could nest within the SA were observed during field surveys. Potential nesting habitat within the SA consists primarily of non-native trees, ornamental landscaping, structures, and naturally occurring herbaceous vegetation. The species most likely to nest within the SA include common species adapted to the urban areas and the urban-wildland interface such as for example house finch (*Haemorhous mexicanus*), Anna's hummingbird (*Calypte anna*), northern mockingbird (*Mimus polyglottos*), and lesser goldfinch (*Spinus psaltria*), all of which were observed during field surveys. Rock wrens (*Salpinctes obsoletus*) were observed nesting in the roof tiles of the residence during field surveys. Bird species with a strict preference for native habitats or that may be more sensitive to disturbance from human activities, which includes most special-status birds, are not expected to nest in the SA. For example, the federally Threatened coastal California gnatcatcher and the special-status southern California rufous-crowned sparrow although known to occur in the surrounding area would not nest within the SA or the project footprint.

### 3.3 Wildlife Movement and Connectivity

---

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

---

Habitat linkages allow wildlife to move between areas of suitable habitat in both undisturbed and fragmented landscapes. Habitat linkages are necessary not only for wildlife to access essential resources, such as water sources or habitat for foraging, breeding, or cover, but also for dispersal and migration, to ensure the mixing of genes between populations, and so wildlife can respond and adapt to environmental stress. Habitat linkages can be important at both local and regional scales and are necessary to maintain healthy ecological processes.

Wildlife corridors are areas of open space of sufficient width to permit the movement of larger, mobile species to move from one major open space area to another. Regional habitat linkages are larger wildlife

corridors or regions of connectivity that are important for movement of multiple species and maintenance of ecological processes at a regional scale.

Wildlife crossings are generally small, narrow areas allowing wildlife to pass through an obstacle or barrier, such as a roadway to reach another patch of habitat. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, or open areas with little vegetative cover. Examples of wildlife crossings include culverts, drainage pipes, underpasses, and tunnels.

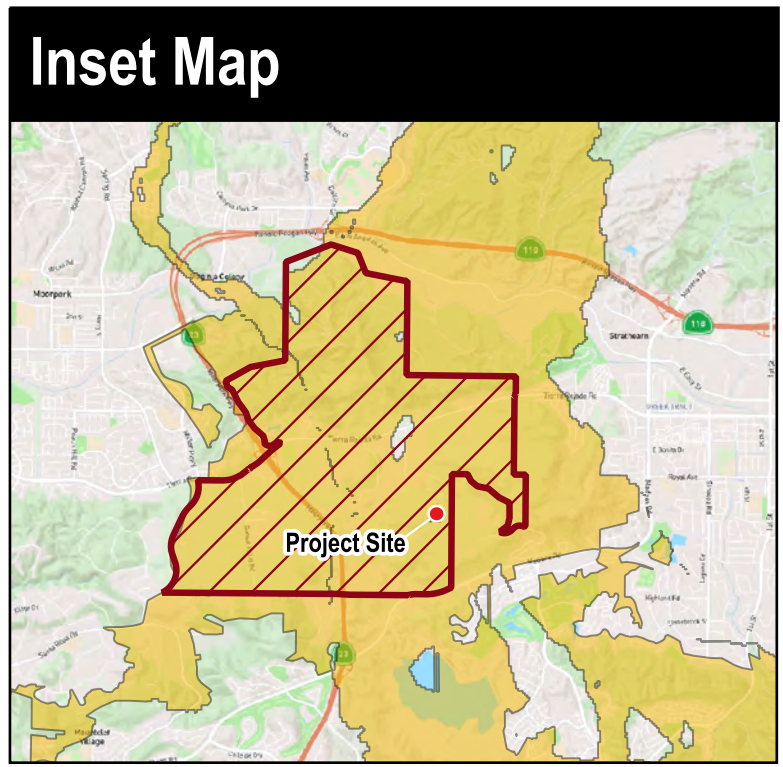
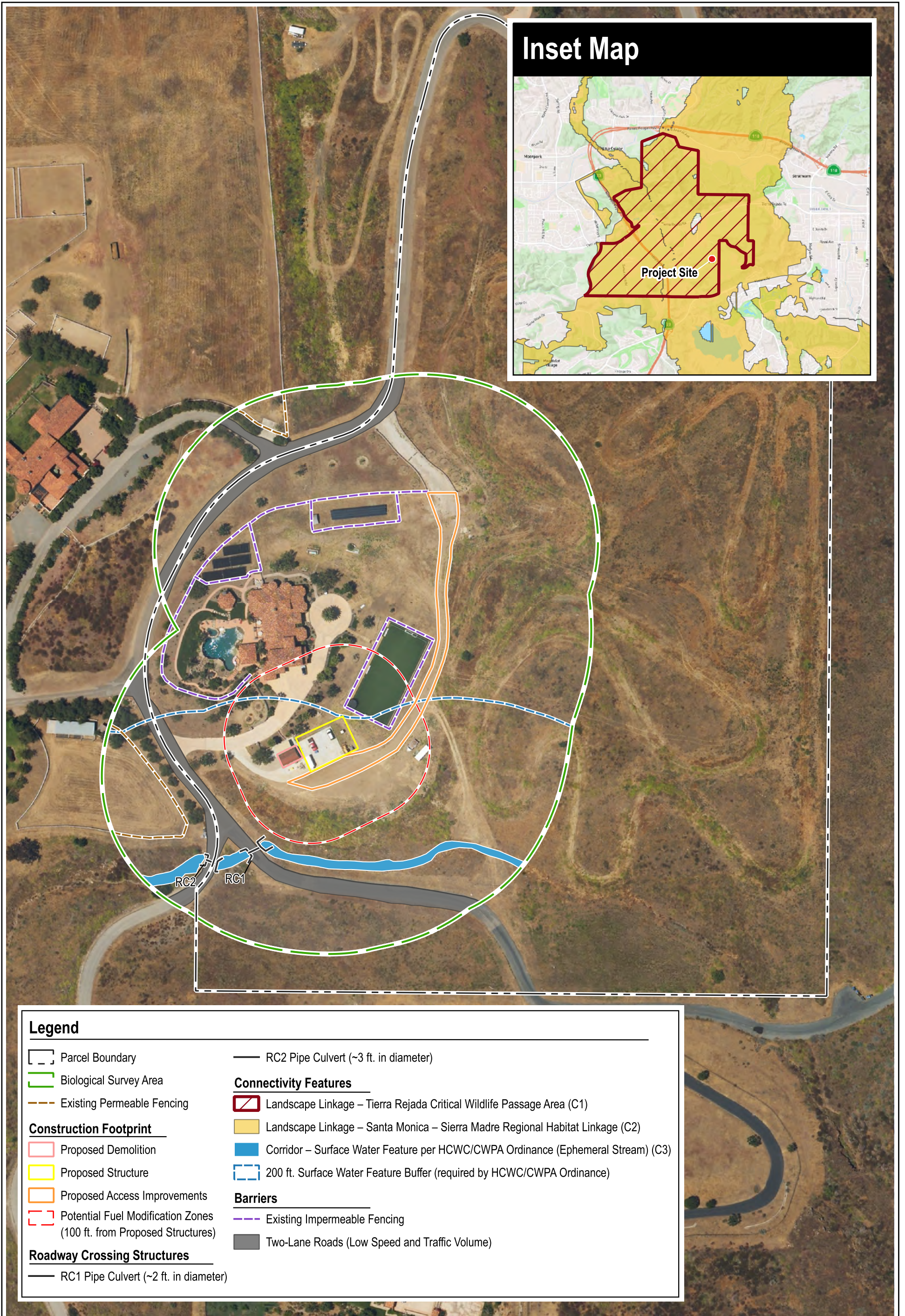
### **Connectivity Features**

The subject property is within the Santa Monica – Sierra Madre regional scale habitat linkage. The Santa Monica – Sierra Madre habitat linkage is one of the few coastal to inland connections remaining in the South Coast Ecoregion, stretching from the Santa Monica Mountains to the Sierra Madre Ranges of the Los Padres National Forest. This linkage provides critical passage to and connectivity between large areas of core natural habitats that wildlife use for foraging, dispersal, and reproduction.

The subject property is also entirely within the Ventura County's Habitat Connectivity and Wildlife Corridors (HCWC) and Tierra Rejada Critical Wildlife Passage Area (CWPA) Overlay Zones, which were established by Ventura County Ordinance #4537. Ordinance #4537 regulates development to preserve functional connectivity for wildlife and vegetation by minimizing direct and indirect barriers to movement, minimizing loss of vegetation and habitat fragmentation, and minimizing impacts to those areas that are narrow, impacted or otherwise tenuous with respect to wildlife movement. More specifically, HCWC and CWPA regulations minimize potential indirect impacts to wildlife caused by outdoor lighting, preserve the functional connectivity and habitat quality of surface water features, protect and enhance wildlife crossing structures to help facilitate safe wildlife passage, minimize the introduction of invasive plants, and minimize wildlife impermeable fencing. The Tierra Rejada CWPA was identified as a particularly critical area for wildlife movement. County regulations require more compact development to maintain linkages for wildlife movement within CWPAs. The maintenance or enhancement of these connectivity features is essential to ensure the future ecological health of the County's natural resources.

The HCWC and CWPA Overlay Zones are shown on **Figure 4, Wildlife Movement and Habitat Connectivity Map**. The HCWC Overlay Zone is coincident with and is derived from the Santa Monica – Sierra Madre Connection habitat linkage. The ephemeral stream that runs in an east to west direction through the southern part of the SA is a Surface Water Feature as defined by the HCWC Ordinance. The HCWC Ordinance requires to the extent feasible that a 200-foot setback buffer be observed around Surface Water Features. A 200-foot setback buffer around the ephemeral stream is also shown on Figure 4. This corridor facilitates movement from higher to lower elevations within the watershed, including through natural areas and developed/disturbed rural properties. The habitat in the stream is disturbed herbaceous with few shrubs and no trees, so it does not contain much canopy cover, and from a review of aerial imagery this appears to be the condition upstream and downstream of the subject property as well. However, it is an important stream as it ultimately discharges to a large sensitive vernal pool on a ranch property just east of SR 23. There are no other Surface Water Features as defined by the HCWC/CWPA Ordinance within the SA or within 200 feet of the SA.

The subject property and adjacent properties to the north, south, and west are large rural properties with estate homes. The remaining habitats on these properties are typically patchy and disturbed, such that together they do not constitute an obvious wildlife movement corridor between larger areas of native habitat. Nevertheless, the patchwork of remaining native habitats and other undeveloped areas such as non-native grass-forb fields and agriculture that can be potentially used for movement by wildlife are considered important by the County to facilitate movement through the CWPA.



**Legend**

- Parcel Boundary
- Biological Survey Area
- Existing Permeable Fencing
- Construction Footprint**
- Proposed Demolition
- Proposed Structure
- Proposed Access Improvements
- Potential Fuel Modification Zones (100 ft. from Proposed Structures)
- Roadway Crossing Structures**
- RC1 Pipe Culvert (~2 ft. in diameter)
- RC2 Pipe Culvert (~3 ft. in diameter)
- Connectivity Features**
- Landscape Linkage – Tierra Rejada Critical Wildlife Passage Area (C1)
- Landscape Linkage – Santa Monica – Sierra Madre Regional Habitat Linkage (C2)
- Corridor – Surface Water Feature per HCWC/CWPA Ordinance (Ephemeral Stream) (C3)
- 200 ft. Surface Water Feature Buffer (required by HCWC/CWPA Ordinance)
- Barriers**
- Existing Impermeable Fencing
- Two-Lane Roads (Low Speed and Traffic Volume)

Image Source: Valtus Imagery Services, Hexagon Imaging Program (HiIP), 2024

The undeveloped non-native grass-forb fields on the subject property are important to wildlife movement in particular because of the property's location with the CWPA.

### Crossing Structures

There are two small culverts that are in-line with the ephemeral stream corridor or Surface Water Feature within the SA. The culverts could potentially be used by smaller wildlife for passage beneath paved roads, although most wildlife would probably just cross these roads, which are not particularly wide and have low traffic speed and volume.

### Connectivity Barriers

There are no barriers or impediments to wildlife movement within the SA other than existing single-family residential development, paved roads, and some impermeable fencing. The wildlife impermeable fencing is near the residence and encloses the residential pool area, two solar arrays, and the turf playing field. Given the location of the fencing, it does not have any notable adverse effect on wildlife movement through the CWPA, and the property boundaries are not fenced. There is also some wildlife permeable split-rail fencing within the SA, but these fences are on adjacent properties. The paved roads are rural roads with low traffic volume and speeds and are more of an impediment than a barrier to most species.

However, there is some potential for roadkill on these roads. It is unknown whether the existing development at the site such as for example existing outdoor night lighting conforms with HCWC and CWPA policies.

### Connectivity Features Table

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
See Figure 4 legend	Linkage	Tierra Rejada Critical Wildlife Passage Area (CWPA).	Invertebrates, birds, reptiles, small and medium-sized mammals.	Direct observation and sign.	All functional groups.	Simi Hills – Las Posas Hills – Santa Susana Mountains.	CWPA established by Ventura County Ordinance #4537.
See Figure 4 legend	Linkage	Santa Monica – Sierra Madre Habitat Linkage / County Habitat Connectivity and Wildlife Corridor (HCWC).	Invertebrates, reptiles, birds, small and medium sized mammals.	Direct observation and sign.	All functional groups.	Santa Monica Mountains and Sierra Madre Ranges	Habitat linkage identified by South Coast Wildlands Project. HCWC established by Ventura County Ordinance #4537.
See Figure 4 legend	Corridor	HCWC Surface Water Feature	Invertebrates, reptiles, birds, small mammals.	Direct observation and sign.	All functional groups.	Habitats upstream to the southeast and downstream to the west of the	Qualifies as a Surface Water Feature per the HCWC Ordinance. Although disturbed and

Connectivity Features							
						subject property. Stream that ultimately discharges to a large vernal pool at ranch property just east of SR 23.	lacking much canopy cover, it facilitates movement to some extent through natural areas and developed/disturbed properties within the CWPA.

Roadway Crossing Structures						
Map Key (1)	Type of Crossing Structure (2)	Passable? (3)	Functional Group/Species Expected (4)	Species Observed (5)	Evidence	Comments
RC1	existing pipe culvert (approx. 2 ft diameter)	The culvert is open and could be used for movement by smaller animals	Small & some medium sized mammals, upland reptiles	none	none observed	Allows passage underneath Esperance Drive.
RC2	existing pipe culvert (approx. 3 ft diameter)	The culvert is open and could be used for movement by smaller animals.	Small & some medium sized mammals, upland reptiles	none	none observed	Allows passage underneath a paved road.

Barriers			
Map Key (1)	Barrier Type (2)	Species/Functional Groups Affected (3)	Comments (4)
See Figure 4 legend	Existing paved roads	All species groups.	Although there is some potential for roadkill, this is a rural road with low traffic volume and relatively low traffic speeds. These roads are more of an impediment than a barrier for most species.
See Figure 4 legend	Existing impermeable fencing	Medium and large mammals.	The impermeable fencing is in the immediate vicinity or near the existing residence and encloses the residential pool and yard, two solar arrays, and the turf playing field. Although a barrier for some wildlife, the existing fencing does not have any notable adverse effect on wildlife movement through the CWPA.

## Section 4: Recommended Impact Assessment & Mitigation

---

### 4.1 Sufficiency of Biological Data

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

The information collected and incorporated into this report is sufficient to recommend CEQA findings.

As discussed in Section 4.2, below, the proposed project would not potentially impact the coastal California gnatcatcher given the distance between the project and suitable native habitats and suitable nesting habitats for this species. Therefore, focused protocol surveys for coastal California gnatcatcher are not necessary to make CEQA findings and avoid potential impacts to this species.

#### **Additional biology-related surveys or permits needed prior to issuance of land use permit:**

No additional biology-related surveys or permits are needed prior to issuance of the land use permit.

### 4.2 Impacts and Mitigation

This impact analysis relies on a field meeting and discussion of the proposed project with project manager Mr. Richard Enderson as well as the attached markup provided by Mr. Enderson, which depicts the approximate locations of the proposed structure and access improvements. It also relies on the literature review, field surveys, and biological inventory presented in Sections 1 – 3 of this report as well as CEQA thresholds from the County’s Initial Study Assessment Guidelines (Ventura County, April 26, 2011).

---

#### **A. Species**

Project: PS-M; Cumulative: LS

##### Special-Status Species

*Significance Finding – Project Impacts: Less than Significant*

*Significance Finding – Cumulative Impacts: Less than Significant*

The project would not substantially reduce the habitat of a wildlife species or cause a wildlife population to drop below self-sustaining levels. The project also would not substantially reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species. Also, the project would not directly or indirectly reduce a species’ population, reduce a species’ habitat, increase habitat fragmentation, or restrict reproductive capacity.

##### *Plants*

Two special-status plant species were found within the SA during the botanical survey conducted in Spring 2025, including the federally Threatened Conejo dudleya and the small-flowered morning glory, which is a CNPS “watch-list” species. These species would not be within or near the proposed project footprint and therefore would not be directly impacted. Conejo dudleya would be 110 feet and the small-flowered morning glory would be 80 feet beyond the limits of a potential 100-foot fuel modification zone around the proposed structure, which is the closest these species would be to the proposed project. Given the habitat conditions as well as the timing and negative results of the botanical survey, there are no other special-status plants including County locally important plants that have reasonable potential to occur within the SA or the project footprint.

Also, potentially significant indirect impacts to the Conejo dudleya and small-flowered morning glory plants within the SA are not expected including during construction or operations. Weeds particularly non-native grasses and forbs that are ubiquitous in the region are already common throughout the open native habitats on the subject property, which is a result of historical uses at the site and surrounding area. The proposed project is not expected to contribute to weed invasion much beyond that which already occurs in the existing condition. Therefore, the project's potential to facilitate the introduction and spread of weeds to native habitats at the subject property including the occupied Conejo dudleya and small-flowered morning glory habitats would be less than significant.

Impacts to special-species plants would be less than significant, and the proposed project would also not have a cumulatively considerable contribution to a significant cumulative impact to special-status plant species.

### *Wildlife*

#### Coastal Whiptail

The special-status coastal whiptail lizard [SSC] occurs within the SA. Although it's possible that a small number of individual coastal whiptails could be present in vegetated areas within the project footprint, even if present this species would not be significantly impacted by construction or operation of the project. Coastal whiptails are wary and active and therefore unlikely to be harmed during demolition or installation of the proposed structure, and only a relatively small number of individuals would potentially be affected by construction of the improved access road or fuel modification activities. Potential impacts although unlikely would only affect a low number of individuals such that the project would not significantly impact the population of this species that occurs within the SA and in the surrounding area. Also, the project footprint does not contain this species preferred habitats, and impacts to what would consist of barren areas and disturbed herbaceous vegetation would not significantly impact the species' population.

#### Potentially Occurring Wildlife Species

The ruderal and barren/sparsely vegetated areas as well as the non-native grass-forb fields within the project footprint including the potential fuel modification zone are suitable foraging habitat for the special-status California horned lark [CDFW WL]. California horned larks would be capable of escaping from harm during project construction activities and associated vegetation removal or disturbance while foraging but would be susceptible to potential harm if nesting. Impacts to nesting birds are addressed under the nesting birds heading, below. Two (2) other special-status birds also have some potential to forage within the project footprint occasionally, including Cooper's hawk [CDFW WL] and white-tailed kite [SFP] as they have been documented in the surrounding area. If present, these species would only forage temporarily but would not inhabit or nest within the project footprint. These bird species would be capable of escaping harm while foraging during construction and the operational phase of the project. Southern California rufous-crowned sparrow [CDFW WL] and coastal California gnatcatcher [FT, SSC] have also been documented in the surrounding area, but due the condition of the project footprint as well as the distance between the project and their preferred habitats they are not expected to occur even temporarily within the project footprint. The southern California rufous-crowned sparrow and coastal California gnatcatcher could potentially nest in the native coastal sage scrub habitats in the northern portion of the subject property and in other coastal sage scrub habitats on adjacent properties. However, given the distance between the project footprint and these potential nesting habitats is more than 500 feet, the project would not disturb these species if they were to nest in the surrounding area. Mountain lion may pass through the property infrequently during dispersal movements, but this species would also not be impacted by the project.

The project footprint does not contain habitats that are important to the survival or life cycle of any of the above-mentioned special-status species, such that the loss of the habitat would have a significantly adverse effect on a population of the species. Although the subject property is entirely within USFWS designated Critical Habitat for the coastal California gnatcatcher, the construction footprint including fuel modification zones do not currently contain the primary constituent elements for the species, including native habitats that are essential for foraging, nesting, rearing of young, intra-specific communication, roosting, dispersal, genetic exchange, or sheltering. Therefore, the proposed project would not remove important Critical Habitat for the coastal California gnatcatcher. Also, the project would not potentially cause indirect impacts to a special-status wildlife species.

### Riverside Fairy Shrimp

The approximate southern half of the subject property and SA are part of larger area that is designated Critical Habitat for the Riverside fairy shrimp (*Streptocephalus woottoni*) [FE], which is listed as Endangered under the Federal Endangered Species Act. Although the subject property and SA do not contain suitable habitat for this species, the approximate southern half property is within a watershed that contributes critical runoff, nutrients, and detritus to sensitive vernal pools further downstream, where this species occurs. The ephemeral stream that runs through the southern portion of the SA discharges directly to a vernal pool on a ranch property about one mile downstream. The proposed project would not directly or indirectly impact this stream and therefore would not disrupt, alter, or degrade stream flows that discharge to vernal pools that potentially contain and support the special-status Riverside fairy shrimp. The proposed demolition would occur approximately 105 feet from the stream, the proposed structure would be installed approximately 115 feet from the stream, the proposed access road would be approximately 90 feet from the stream, at their closest points. The outer limits of a 100-foot fuel modification zone would be approximately 15 feet from the stream. However, fuel modification would consist of annual mowing but not grading or grubbing of herbaceous vegetation and therefore would not result in excessive erosion or otherwise adversely affect the stream. Also, the proposed demolition, structure, and access road would affect existing developed and barren/sparely vegetated areas including an existing concrete slab and dirt road, which are not of any particular importance within the watershed in contributing runoff, nutrients, or detritus to the vernal pools downstream.

Impacts to special-species wildlife would be less than significant, and the proposed project would also not have a cumulatively considerable contribution to a significant cumulative impact to special-status wildlife species.

### Nesting Birds

*Significance Finding – Project Impacts: Potentially Significant, but Mitigable*

*Significance Finding – Cumulative Impacts: Less than Significant*

The proposed project would potentially remove or disturb vegetation that is potential habitat for nesting birds. Demolition activities and installation of the proposed barn could also disturb nesting birds, such as by human presence or construction noise. Demolition, vegetation removal and cutting, and construction activities if conducted during the nesting bird season (January 1 to September 15) would potentially result in removal or disturbance to vegetation and structures that could contain active bird nests. Project activities that result in the loss of bird nests, eggs, and young, would be in violation of one or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511. The loss of protected bird nests, eggs, or young due to project activities would be a potentially significant impact. Implementation of condition of approval **COA-1** below

would reduce the potentially significant impact to nesting birds to a less than significant level. The proposed project would not have a cumulatively considerable contribution to a significant cumulative impact to nesting birds.

#### **COA-1: Nesting Bird Surveys and Avoidance Measures**

Purpose: To prevent impacts to birds protected under the Migratory Bird Treaty Act and California Fish and Game Code, vegetation removal and construction activities shall be regulated.

Requirement: The Permittee shall conduct all vegetation removal and construction activities in a manner that avoids nesting native birds. This can be accomplished by implementing one of the following options:

- a. *Timing of vegetation removal and construction:* Prohibit vegetation removal and 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 vegetation removal and construction activities during the breeding and nesting season (January 1 – September 15) and avoid occupied bird nests. A County-approved qualified biologist shall conduct surveys to identify any occupied (active) bird nests in the area proposed for disturbance as well as a 300-foot buffer and a 500-foot buffer for raptors and special-status bird species. Occupied nests shall be avoided until juvenile birds have vacated the nest.

The County-approved qualified biologist shall conduct an initial breeding and nesting bird survey 14 days prior to the initiation of vegetation removal and construction activities. The County-approved qualified biologist shall conduct a second survey no more than 3 days prior to the initiation of vegetation removal and construction activities. If occupied (active) nests are found, vegetation removal and construction activities within a setback area surrounding the nest shall be postponed or halted. Vegetation removal and construction activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided there is no evidence of a second attempt at nesting, as determined by the County-approved qualified biologist. Vegetation removal and construction 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 and special-status species. This setback can be increased or decreased based on the recommendation of the County-approved qualified biologist and approval from the Planning Division.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved qualified biologist documenting the results of the nesting bird surveys and a plan for avoidance of active 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 qualified biologist following vegetation removal and construction activities documenting actions taken to avoid nesting birds and results.

Timing: If vegetation removal or construction activities will occur between January 1 – September 15, the County-approved qualified biologist shall conduct two nesting bird surveys the first within 14 days and the second within 3 days prior to initiation of vegetation removal or construction activities. The Permittee shall submit the Survey Report documenting the results

of the nesting bird surveys 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 vegetation removal 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.

### Protected Trees

*Significance Finding – Project Impacts: Less than Significant*

*Significance Finding – Cumulative Impacts: Less than Significant*

No Protected Trees including native oaks, native sycamores, or large trees that could qualify as heritage trees were observed within or near the proposed project footprint, including a potential fuel modification zone around the proposed structure. Therefore, the project would not impact Protected Trees.

---

## **B. Ecological Communities**

Project: LS; Cumulative: LS

### Sensitive Plant Communities

*Significance Finding – Project Impacts: Less than Significant*

*Significance Finding – Cumulative Impacts: Less than Significant*

There are no rare, sensitive, or locally important plant communities within the SA or the project footprint, including a potential fuel modification zone around the proposed structure. Therefore, impacts to rare, sensitive, and locally important plant communities would be less than significant, and the proposed project would also not have a cumulatively considerable contribution to a significant cumulative impact to rare and sensitive plant communities.

### Waters and Wetlands

*Significance Finding – Project Impacts: Less than Significant*

*Significance Finding – Cumulative Impacts: Less than Significant*

The only water within 300 feet of the proposed project is the ephemeral stream in the southern portion of the SA, which as discussed above in Section A. Species is not close to the proposed demolition, structure, or access road locations. The project would not directly or indirectly impact the stream. Although fuel modification if required would be approximately 15 feet from the stream at its closest point, fuel modification would consist of annual mowing of herbaceous vegetation, which would not directly or indirectly affect the stream.

Impacts to waters would be less than significant, and the proposed project would also not have a cumulatively considerable contribution to a significant cumulative impact to waters.

---

## **C. Habitat Connectivity (migration corridors)**

Project: LS; Cumulative: LS

*Significance Finding – Project Impacts: Less than Significant*

*Significance Finding – Cumulative Impacts: Less than Significant*

The subject property and project footprint are within Ventura County's Habitat Connectivity and Wildlife Corridors (HCWC) and Tierra Rejada Critical Wildlife Passage Area (CWPA) Overlay Zones. The site is also within the regional scale Santa Monica – Sierra Madre habitat linkage. The patchwork of remaining habitats and other undeveloped areas such as the non-native grass-forb fields on the subject property and adjacent properties are important to wildlife movement in particular because of their location with the CWPA.



The proposed project footprint is near the existing single-family development in the western portion of the subject property, and the project acreage is relatively low at 0.32 acres (1.50 acres when including potential fuel modification around the proposed structure) when compared to the remaining undeveloped area on the subject property. Therefore, the proposed project would not result in habitat fragmentation and there would also continue to be many acres of undeveloped fields of non-native grasses and forbs on the property that could continue to be used for wildlife movement through the CWPA.

The proposed project footprint includes an existing concrete slab, an unimproved dirt road, and other highly disturbed areas, and potential fuel modification would only include mowing of herbaceous vegetation which in the existing condition does not provide substantial cover for wildlife movement. Also, the project does not include any new wildlife permeable or impermeable fencing. The proposed project would therefore not notably change conditions on the property for wildlife movement and would not prevent or impede wildlife from using the other remaining undeveloped areas in the southern, northern and eastern portion of the subject property. With development of the project, wildlife would continue to be able to move through the subject property unimpeded to other undeveloped areas on adjacent properties.

The ephemeral stream in the southern portion of the SA is a Surface Water Feature per the HCWC/CWPA ordinance. The HCWC/CWPA ordinance requires to the extent feasible that a 200-foot setback buffer be observed around the stream for wildlife movement. As shown on Figure 4, the project including the demolition, structure, and access road would encroach into 0.21 acres of this 200-foot buffer, and potential fuel modification around the proposed structure would encroach into 0.82 acres of the 200-foot buffer. However, as stated this would occur in areas near the existing single-family residential development and would only affect an existing slab, dirt road, and other highly disturbed areas, which are not of particular importance in this case for wildlife movement. As discussed above in Section A and shown on maps in this report, the proposed demolition, structure, and access road locations are not close to the ephemeral stream.

The Applicant has not provided plans for outdoor night lighting for the proposed project. As the project is located within both the HCWC and CWPA Overlay Zones, it will be required to comply with the HCWC and CWPA requirements outlined in Sections 8109-4.8 and 8109-4.9 of the non-coastal Ventura County Zoning Ordinance. Combined with the rationale provided in the discussion above, compliance with the outdoor lighting, fencing, and other design specifications outlined in these sections would ensure that project impacts to habitat connectivity and wildlife movement and cumulative impacts to habitat connectivity and wildlife movement would be less than significant.

## Section 5: Photos

Photos	
<b>Location</b>	
<b>Map Key</b>	
P1	
<b>View Direction</b>	
Southwest	
<b>Description</b>	View of the proposed location of the prefabricated steel barn. The photo also shows the existing structure that would be demolished as well as hardscape that may be demolished and/or modified for the barn.
<b>Location</b>	
<b>Map Key</b>	
P2	
<b>View Direction</b>	
Northwest	
<b>Description</b>	Another view of the proposed location of the prefabricated barn. The existing residence on the subject property is visible in the background.

**Photos**

<b>Location</b>	
<b>Map Key</b>	
P3	
<b>View Direction</b>	
North	
<b>Description</b>	
<p>The project would include improving the dirt road shown in this photo to be constructed of asphalt or gravel.</p>	



<b>Location</b>	
<b>Map Key</b>	
P4	
<b>View Direction</b>	
South	
<b>Description</b>	
<p>This photo provides another view of the dirt road that would be converted to asphalt or gravel as part of the proposed project.</p>	

**Photos**

<b>Location</b>	
<b>Map Key</b>	
P5	
<b>View Direction</b>	
Southeast	
<b>Description</b>	<p>This photo shows the northern entrance to the property from Esperance Drive. The proposed access road improvements would extend from this gravel entrance to the location of the proposed barn.</p>

<b>Location</b>	
<b>Map Key</b>	
P6	
<b>View Direction</b>	
East	
<b>Description</b>	<p>View of the ephemeral stream (W1) in the southern portion of the SA.</p>

**Photos**

<b>Location</b>	
<b>Map Key</b>	
P7	
<b>View Direction</b>	
West	
<b>Description</b>	Another view of the ephemeral stream (W1) in the southwestern portion of the SA.
<b>Location</b>	
<b>Map Key</b>	
P8	
<b>View Direction</b>	
West	
<b>Description</b>	This photo shows the culvert where the ephemeral stream (W1) flows under Esperance Drive.

**Photos**

<b>Location</b>
<b>Map Key</b>
P9
<b>View Direction</b>
West
<b>Description</b>
<p>This photo is representative of the non-native grass-forb habitats found throughout much of the southern and eastern and portions of the SA. This area would be within a potential fuel modification zone around the steel barn.</p>



<b>Location</b>
<b>Map Key</b>
P10
<b>View Direction</b>
N/A
<b>Description</b>
<p>This photo shows some of the Conejo dudleya (<i>Dudleya parva</i>) [FT, CRPR 1B.2) plants that occur at one location in rocky habitat in the southern portion of the SA, outside of the project footprint. Conejo dudleya is listed as Threatened under the Federal Endangered Species Act.</p>



**Photos**

<b>Location</b>	
<b>Map Key</b>	
P11	
<b>View Direction</b>	
N/A	
<b>Description</b>	
<p>Small-flowered morning-glory (<i>Convolvulus simulans</i>) [CRPR 4.2] plants along with non-native grasses and forbs are shown in this photo. Small-flowered morning-glory is a CNPS watch-list species. It occurs on clay soils in the grassland habitats in the southern portion of the SA, outside the project footprint.</p>	

<b>Location</b>	
<b>Map Key</b>	
P12	
<b>View Direction</b>	
Northeast	
<b>Description</b>	
<p>This photo is representative of the volcanic outcrop bands that occur in disturbed areas in the SA, southwest of the residence.</p>	

**Photos**

**Location**

**Map Key**

P13

**View Direction**

North

**Description**

This photo shows some of the shallow volcanic outcrops found in the northern portion of the SA.



## 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](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](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 <sub>1</sub>
Alder ( <i>Alnus</i> all species)	9.5 in.		X
Ash ( <i>Fraxinus</i> all species)	9.5 in.		X
Bay ( <i>Umbellularia californica</i> )	9.5 in.		X
Cottonwood ( <i>Populus</i> all species)	9.5 in.		X
Elderberry ( <i>Sambucus</i> all species)	9.5 in.		X
Big Cone Douglas Fir ( <i>Pseudotsuga macrocarpa</i> )	9.5 in.		X
White Fir ( <i>Abies concolor</i> )	9.5 in.		X
Juniper ( <i>Juniperus californica</i> )	9.5 in.		X
Maple ( <i>Acer macrophyllum</i> )	9.5 in.		X
Oak (Single) ( <i>Quercus</i> all species)	9.5 in.	X	X
Oak (Multi) ( <i>Quercus</i> all species)	6.25 in.	X	X
Pine ( <i>Pinus</i> all species)	9.5 in.		X
Sycamore ( <i>Platanus</i> all species)	9.5 in.	X	X
Walnut ( <i>Juglans</i> all species)	9.5 in.		X
Historical Tree <sup>3</sup> (any species)	(any size)	X	X
Heritage Tree <sup>4</sup> (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

---

## Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (California Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at [http://www.ventura.org/rma/planning/ceqa/bio\\_resource\\_review.html](http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html).

### **404 Permit (U.S. Army Corps of Engineers)**

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as “waters of the United States.” This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the “ordinary high water mark” as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

**Permit Triggers:** A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a “discharge of dredged or fill material.”

### **401 Certification (Regional Water Quality Control Board)**

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

**Permit Trigger:** A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

### **Streambed Alteration Agreement (California Department of Fish and 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](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](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 2

### Observed Species Tables

Species Observed in SA			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
<b>PLANTS</b>			
<i>Achyrrachaena mollis</i>	blow-wives	Yes	
<i>Acmispon glaber</i>	deerweed	Yes	
<i>Acmispon strigosus</i>	strigose lotus	Yes	
<i>Allium haematochiton</i>	red-skinned onion	Yes	
<i>Amsinckia intermedia</i>	common fiddleneck	Yes	
<i>Apiastrum angustifolium</i>	wild celery	Yes	
<i>Artemisia californica</i>	California sagebrush	Yes	
<i>Asclepias fascicularis</i>	narrowleaf milkweed	Yes	
<i>Avena barbata</i>	slender wild oat	No	
<i>Avena fatua</i>	wild oat	No	
<i>Brassica nigra</i>	black mustard	No	
<i>Bromus diandrus</i>	ripgut brome	No	
<i>Bromus hordeaceus</i>	soft chess	No	
<i>Bromus rubens</i>	red brome	No	
<i>Calandrinia ciliata</i>	red maids	Yes	
<i>Calochortus catalinae</i>	Catalina mariposa lily	Yes	Formerly a special-status CRPR 4 "watch list" species but recently downlisted.
<i>Camissoniopsis micrantha</i>	small evening primrose	Yes	
<i>Centaurea melitensis</i>	toalote	No	
<i>Chenopodium album</i>	lamb's quarter	No	
<i>Ciclospermum leptophyllum</i>	marsh parsley	No	
<i>Convolvulus arvensis</i>	bindweed	No	
<b><i>Convolvulus simulans</i></b>	<b>small-flowered morning-glory [CRPR 4]</b>	<b>Yes</b>	
<i>Corethrogyne filaginifolia</i>	woolly aster	Yes	
<i>Cortaderia selloana</i>	pampas grass	No	
<i>Cotula coronopifolia</i>	brass buttons	No	
<i>Crassula connata</i>	pigmy weed	Yes	
<i>Cynodon dactylon</i>	Bermuda grass	No	
<i>Datura wrightii</i>	sacred datura	Yes	
<i>Deinandra fasciculata</i>	clustered tarweed	Yes	
<i>Delphinium parryi</i> spp. <i>parryi</i>	Parry's larkspur	Yes	

<b>Species Observed in SA</b>			
<b>Scientific Name (Species or Genus)</b>	<b>Common Name</b>	<b>Native (1)</b>	<b>Notes (2)</b>
<i>Dudleya lanceolata</i>	lance-leaf live-forever	Yes	
<b><i>Dudleya parva</i></b>	<b>Conejo dudleya (FT, CRPR 1B.2)</b>	<b>Yes</b>	
<i>Ehrharta erecta</i>	veldt grass	No	
<i>Epilobium canum</i> spp. <i>canum</i>	California fuschia	Yes	
<i>Erigeron bonariensis</i>	little horseweed	No	
<i>Erigeron canadensis</i>	giant horseweed	Yes	
<i>Eriogonum elongatum</i> var. <i>elongatum</i>	wand buckwheat	Yes	
<i>Eriogonum fasciculatum</i>	California buckwheat	Yes	
<i>Erodium cicutarium</i>	red-stem filaree	No	
<i>Erodium moschatum</i>	white-stem filaree	No	
<i>Eschscholzia californica</i>	California poppy	Yes	
<i>Eucrypta chrysanthemifolia</i> var. <i>chrysanthemifolia</i>	spotted eucrypta	Yes	
<i>Euphorbia maculata</i>	spotted spurge	No	
<i>Euphorbia peplus</i>	petty spurge	No	
<i>Euphorbia polycarpa</i>	prostrate spurge	No	
<i>Festuca microstachys</i>	small fescue	Yes	
<i>Festuca myuros</i>	rattail fescue	No	
<i>Festuca perennis</i>	perennial ryegrass	No	
<i>Galium angustifolium</i> ssp. <i>angustifolium</i>	narrow-leaved bedstraw	Yes	
<i>Gilia angelensis</i>	gilia	No	
<i>Hazardia squarrosa</i>	sawtoothed goldenbush	Yes	
<i>Hedypnois cretica</i>	crete weed	No	
<i>Helminthotheca echioides</i>	bristly ox-tongue	No	
<i>Heterotheca grandiflora</i>	telegraph weed	Yes	
<i>Hordeum murinum</i>	wall barley	No	
<i>Hypochaeris glabra</i>	annual cat's ear	No	
<i>Lactuca serriola</i>	prickly lettuce	No	
<i>Lamarckia aurea</i>	goldentop	No	
<i>Lasthenia californica</i>	common goldfields	Yes	
<i>Lepidium didymium</i>	lesser swine cress	No	
<i>Lepidium nitidum</i>	native lepidium	Yes	
<i>Logfia filaginoides</i>	California filago	Yes	
<i>Lupinus bicolor</i>	dove lupine	Yes	
<i>Lupinus succulentus</i>	arroyo lupine	Yes	

Species Observed in SA			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
<i>Lupinus truncatus</i>	truncate lupine	Yes	
<i>Lysimachia arvensis</i>	scarlet pimpernel	No	
<i>Malacothamnus fasciculatus</i> var. <i>fasciculatus</i>	bush mallow	Yes	
<i>Malacothrix saxatilis</i> var. <i>tenuifolia</i>	cliff aster	Yes	
<i>Malva parviflora</i>	cheeseweed	No	
<i>Marah macrocarpa</i>	wild cucumber	Yes	
<i>Marrubium vulgare</i>	horehound	No	
<i>Medicago polymorpha</i>	bur-clover	No	
<i>Melica imperfecta</i>	little California melica	Yes	
<i>Mellilotus indicus</i>	yellow sweetclover	No	
<i>Mirabilis laevis</i> var. <i>crassifolia</i>	wishbone bush	Yes	
<i>Myoporum laetum</i>	myoporum	No	
<i>Nicotiana glauca</i>	tree tobacco	No	
<i>Olea europaea</i>	olive	No	
<i>Pectocarya linearis</i> ssp. <i>ferocula</i>	slender pectocarya	Yes	
<i>Pennisetum clandestinum</i>	kikuyu grass	No	
<i>Pennisetum setaceum</i>	crimson fountaingrass	No	
<i>Phacelia cicutaria</i>	caterpillar phacelia	Yes	
<i>Phalaris</i> sp.	phalaris	No	
<i>Plagiobothrys canescens</i>	valley popcorn flower	Yes	
<i>Plantago erecta</i>	California plantain	Yes	
<i>Platanus racemosa</i>	western sycamore	Yes	
<i>Poa secunda</i>	sandberg bluegrass	Yes	
<i>Polygonum aviculare</i> ssp. <i>depressum</i>	common knotweed	Yes	
<i>Polycarpon tetraphyllum</i> subsp. <i>depressum</i>	California polycarpon	Yes	
<i>Populus fremontii</i>	Fremont cottonwood	Yes	
<i>Pseudognaphalium californicum</i>	California everlasting	Yes	
<i>Pterostegia drymarioides</i>	thread stem	Yes	
<i>Quercus berberidifolia</i>	scrub oak	Yes	
<i>Raphanus sativus</i>	wild radish	No	
<i>Ricinus communis</i>	castor bean	No	
<i>Rumex crispus</i>	curly dock	No	
<i>Salsola australis</i>	southern Russian thistle	No	
<i>Salvia leucophylla</i>	purple sage	Yes	
<i>Schismus barbatus</i>	Mediterranean grass	No	

<b>Species Observed in SA</b>			
<b>Scientific Name (Species or Genus)</b>	<b>Common Name</b>	<b>Native (1)</b>	<b>Notes (2)</b>
<i>Schinus molle</i>	Peruvian pepper tree	No	
<i>Selaginella bigelovii</i>	Bigelow's spikemoss	Yes	
<i>Senecio vulgaris</i>	common groundsel	No	
<i>Sinapis arvensis</i>	charlock mustard	No	
<i>Sisymbrium irio</i>	London rocket	No	
<i>Sisymbrium orientale</i>	Oriental mustard	No	
<i>Sisyrinchium bellum</i>	blue-eyed grass	Yes	
<i>Solanum americanum</i>	little white nightshade	Yes	
<i>Solanum xanti</i>	purple nightshade	Yes	
<i>Sonchus asper</i>	prickly sow thistle	No	
<i>Stephanomeria sp.</i>	stephanomeria	Yes	
<i>Stipa pulchra</i>	purple needlegrass	Yes	
<i>Stipa tenuissima</i>	Mexican feathergrass	No	
<i>Uropappus lindleyi</i>	silver puffs	Yes	
<i>Urtica urens</i>	dwarf nettle	No	
<i>Vicia villosa</i>	winter vetch	No	
<b>FUNGI</b>			
Not surveyed.			
<b>ANIMALS</b>			
<b>Invertebrates</b>			
Not surveyed.			
<b>Fish</b>			
None observed. No habitat.			
<b>Amphibians</b>			
None observed.			
<b>Reptiles</b>			
<i>Aspidoscelis tigris stejnegeri</i>	Coastal whiptail [SSC]	Yes	
<i>Pituophis catenifer</i>	gopher snake	Yes	
<i>Sceloporus occidentalis</i>	western fence lizard	Yes	
<i>Uta stansburiana</i>	western side-blotched lizard	Yes	
<b>Birds</b>			
<i>Anas platyrhynchos</i>	mallard	Yes	
<i>Buteo jamaicensis</i>	red-tailed hawk	Yes	
<i>Callipepla californica</i>	California quail	Yes	
<i>Calypte anna</i>	Anna's hummingbird	Yes	
<i>Cathartes aura</i>	turkey vulture	Yes	
<i>Haemorhous mexicana</i>	house finch	Yes	
<i>Aeronautes saxatalis</i>	white-throated swift	Yes	
<i>Icterus cucullatus</i>	hooded oriole	Yes	

<b>Species Observed in SA</b>			
<b>Scientific Name (Species or Genus)</b>	<b>Common Name</b>	<b>Native (1)</b>	<b>Notes (2)</b>
<i>Melospiza crissalis</i>	California towhee	Yes	
<i>Mimus polyglottos</i>	northern mockingbird	Yes	
<i>Passerina amoena</i>	lazuli bunting	Yes	
<i>Petrochelidon pyrrhonota</i>	cliff swallow	Yes	
<i>Salpinctes obsoletus</i>	rock wren	Yes	
<i>Sayornis saya</i>	Say's phoebe	Yes	
<i>Selasphorus sasin</i>	Allen's hummingbird	Yes	
<i>Spinus psaltria</i>	lesser goldfinch	Yes	
<i>Sturnus vulgaris</i>	European starling	No	
<i>Zenaidura macroura</i>	mourning dove	Yes	
<b>Mammals</b>			
<i>Thomomys bottae</i>	Botta's pocket gopher	Yes	
<i>Otospermophilus beecheyi</i>	California ground squirrel	Yes	
<i>Sylvilagus audubonii</i>	desert cottontail	Yes	
CRPR = California Native Plant Society California Rare Plant Rank. CRPR 1B.2 = Plant considered rare, threatened, or endangered in California and elsewhere. CRPR 4 = Plant on California Native Plant Society's Watch List. FT = United States Fish and Wildlife Service Federally Threatened Species.			

**ATTACHMENT A**  
**Database Search Results**



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



**Query Criteria:** Quad IS Piru (3411847) OR Simi (3411837) OR Fillmore (3411848) OR Santa Susana (3411836) OR Val Verde (3411846) OR Moorpark (3411838) OR Thousand Oaks (3411827) OR Calabasas (3411826) OR Newbury Park (3411828)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Accipiter cooperii</i> Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
<i>Actinemys pallida</i> southwestern pond turtle	ARAAD02032	Proposed Threatened	None	G2G3	SNR	SSC
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S4	WL
<i>Anaxyrus californicus</i> arroyo toad	AAABB01230	Endangered	None	G2G3	S2	SSC
<i>Anniella spp.</i> California legless lizard	ARACC01070	None	None	G3G4	S3S4	SSC
<i>Anniella stebbinsi</i> Southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G4	S3	SSC
<i>Aquila chrysaetos</i> golden eagle	ABNKC22010	None	None	G5	S3	FP
<i>Arizona elegans occidentalis</i> California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
<i>Artemisiospiza belli belli</i> Bell's sparrow	ABPBX97021	None	None	G5T2T3	S3	WL
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC
<i>Astragalus brauntonii</i> Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
<i>Baccharis malibuensis</i> Malibu baccharis	PDAST0W0W0	None	None	G1	S1	1B.1
<i>Bombus crotchii</i> Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
<i>Bombus pensylvanicus</i> American bumble bee	IIHYM24260	None	None	G3G4	S2	
<i>California Walnut Woodland</i> California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
<i>Calochortus clavatus var. gracilis</i> slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2



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



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Calochortus fimbriatus</i></b> late-flowered mariposa-lily	PMLIL0D1J2	None	None	G3	S3	1B.3
<b><i>Calochortus plummerae</i></b> Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2
<b><i>Catostomus santaanae</i></b> Santa Ana sucker	AFCJC02190	Threatened	None	G1	S1	SSC
<b><i>Centromadia parryi ssp. australis</i></b> southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
<b><i>Chorizanthe parryi var. fernandina</i></b> San Fernando Valley spineflower	PDPGN040J1	None	Endangered	G3T1	S1	1B.1
<b><i>Chorizanthe parryi var. parryi</i></b> Parry's spineflower	PDPGN040J2	None	None	G3T2	S2	1B.1
<b><i>Cismontane Alkali Marsh</i></b> Cismontane Alkali Marsh	CTT52310CA	None	None	G1	S1.1	
<b><i>Coccyzus americanus occidentalis</i></b> western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
<b><i>Deinandra minthornii</i></b> Santa Susana tarplant	PDAST4R0J0	None	Rare	G2	S2	1B.2
<b><i>Delphinium parryi ssp. blochmaniae</i></b> dune larkspur	PDRAN0B1B1	None	None	G4T2	S2	1B.2
<b><i>Delphinium umbraculorum</i></b> umbrella larkspur	PDRAN0B1W0	None	None	G3	S3	1B.3
<b><i>Diadophis punctatus modestus</i></b> San Bernardino ringneck snake	ARADB10015	None	None	G5T2T3	S2?	
<b><i>Dudleya blochmaniae ssp. blochmaniae</i></b> Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
<b><i>Dudleya cymosa ssp. agourensis</i></b> Agoura Hills dudleya	PDCRA040A7	Threatened	None	G5T1	S1	1B.2
<b><i>Dudleya cymosa ssp. marcescens</i></b> marcescent dudleya	PDCRA040A3	Threatened	Rare	G5T2	S2	1B.2
<b><i>Dudleya multicaulis</i></b> many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
<b><i>Dudleya parva</i></b> Conejo dudleya	PDCRA04016	Threatened	None	G1	S1	1B.2
<b><i>Dudleya verityi</i></b> Verity's dudleya	PDCRA040U0	Threatened	None	G1	S1	1B.1
<b><i>Elanus leucurus</i></b> white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
<b><i>Empidonax traillii extimus</i></b> southwestern willow flycatcher	ABPAE33043	Endangered	Endangered	G5T2	S3	
<b><i>Eriogonum crocatum</i></b> Conejo buckwheat	PDPGN081G0	None	Rare	G1	S1	1B.2



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



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Euderma maculatum</i> spotted bat	AMACC07010	None	None	G4	S3	SSC
<i>Eumops perotis californicus</i> western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC
<i>Gasterosteus aculeatus williamsoni</i> unarmored threespine stickleback	AFCPA03011	Endangered	Endangered	G5T1	S1	FP
<i>Gila orcuttii</i> arroyo chub	AFCJB13120	None	None	G1	S2	SSC
<i>Gonidea angulata</i> western ridged mussel	IMBIV19010	None	None	G3	S2	
<i>Gymnogyps californianus</i> California condor	ABNKA03010	Endangered	Endangered	G1	S2	FP
<i>Harpagonella palmeri</i> Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
<i>Helminthoglypta fontiphila</i> Soledad shoulderband	IMGASC2250	None	None	G1	S1	
<i>Helminthoglypta traskii pacoimensis</i> Pacoima shoulderband	IMGASC2472	None	None	G1G2T1	S1	
<i>Horkelia cuneata var. puberula</i> mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
<i>Icteria virens</i> yellow-breasted chat	ABPBX24010	None	None	G5	S4	SSC
<i>Lasiurus cinereus</i> hoary bat	AMACC05032	None	None	G3G4	S4	
<i>Lepechinia rossii</i> Ross' pitcher sage	PDLAM0V060	None	None	G1	S1	1B.2
<i>Lupinus paynei</i> Payne's bush lupine	PDFAB2B580	None	None	G1Q	S1	1B.1
<i>Macrotus californicus</i> California leaf-nosed bat	AMACB01010	None	None	G3G4	S3	SSC
<i>Monardella hypoleuca ssp. hypoleuca</i> white-veined monardella	PDLAM180A5	None	None	G4T3	S3	1B.3
<i>Monardella sinuata ssp. gerryi</i> Gerry's curly-leaved monardella	PDLAM18163	None	None	G3T1	S1	1B.1
<i>Myotis ciliolabrum</i> western small-footed myotis	AMACC01230	None	None	G5	S3	
<i>Navarretia ojaiensis</i> Ojai navarretia	PDPLM0C130	None	None	G2	S2	1B.1
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
<i>Nolina cismontana</i> chaparral nolina	PMAGA080E0	None	None	G3	S3	1B.2



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



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Oncorhynchus mykiss irideus pop. 10</i></b> steelhead - southern California DPS	AFCHA0209J	Endangered	Candidate Endangered	G5T1Q	S1	
<b><i>Orcuttia californica</i></b> California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
<b><i>Pentachaeta lyonii</i></b> Lyon's pentachaeta	PDAST6X060	Endangered	Endangered	G1	S1	1B.1
<b><i>Phrynosoma blainvillii</i></b> coast horned lizard	ARACF12100	None	None	G4	S4	SSC
<b><i>Poliophtila californica californica</i></b> coastal California gnatcatcher	ABPB08081	Threatened	None	G4G5T3Q	S2	SSC
<b><i>Pseudognaphalium leucocephalum</i></b> white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
<b><i>Quercus dumosa</i></b> Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1
<b><i>Rana boylei pop. 6</i></b> foothill yellow-legged frog - south coast DPS	AAABH01056	Endangered	Endangered	G3T1	S1	
<b><i>Rana draytonii</i></b> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<b><i>Riparia riparia</i></b> bank swallow	ABPAU08010	None	Threatened	G5	S3	
<b><i>Salvadora hexalepis virgultea</i></b> coast patch-nosed snake	ARADB30033	None	None	G5T4	S3	SSC
<b><i>Senecio aphanactis</i></b> chaparral ragwort	PDAST8H060	None	None	G3	S2	1B.2
<b><i>Setophaga petechia</i></b> yellow warbler	ABPBX03010	None	None	G5	S3	SSC
<b><i>Socalchemmis gertschi</i></b> Gertsch's socialchemmis spider	ILARAU7010	None	None	G1	S1	
<b><i>Southern California Threespine Stickleback Stream</i></b> Southern California Threespine Stickleback Stream	CARE2320CA	None	None	GNR	SNR	
<b><i>Southern Coast Live Oak Riparian Forest</i></b> Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
<b><i>Southern Cottonwood Willow Riparian Forest</i></b> Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	
<b><i>Southern Mixed Riparian Forest</i></b> Southern Mixed Riparian Forest	CTT61340CA	None	None	G2	S2.1	
<b><i>Southern Riparian Forest</i></b> Southern Riparian Forest	CTT61300CA	None	None	G4	S4	
<b><i>Southern Riparian Scrub</i></b> Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
<b><i>Southern Sycamore Alder Riparian Woodland</i></b> Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	



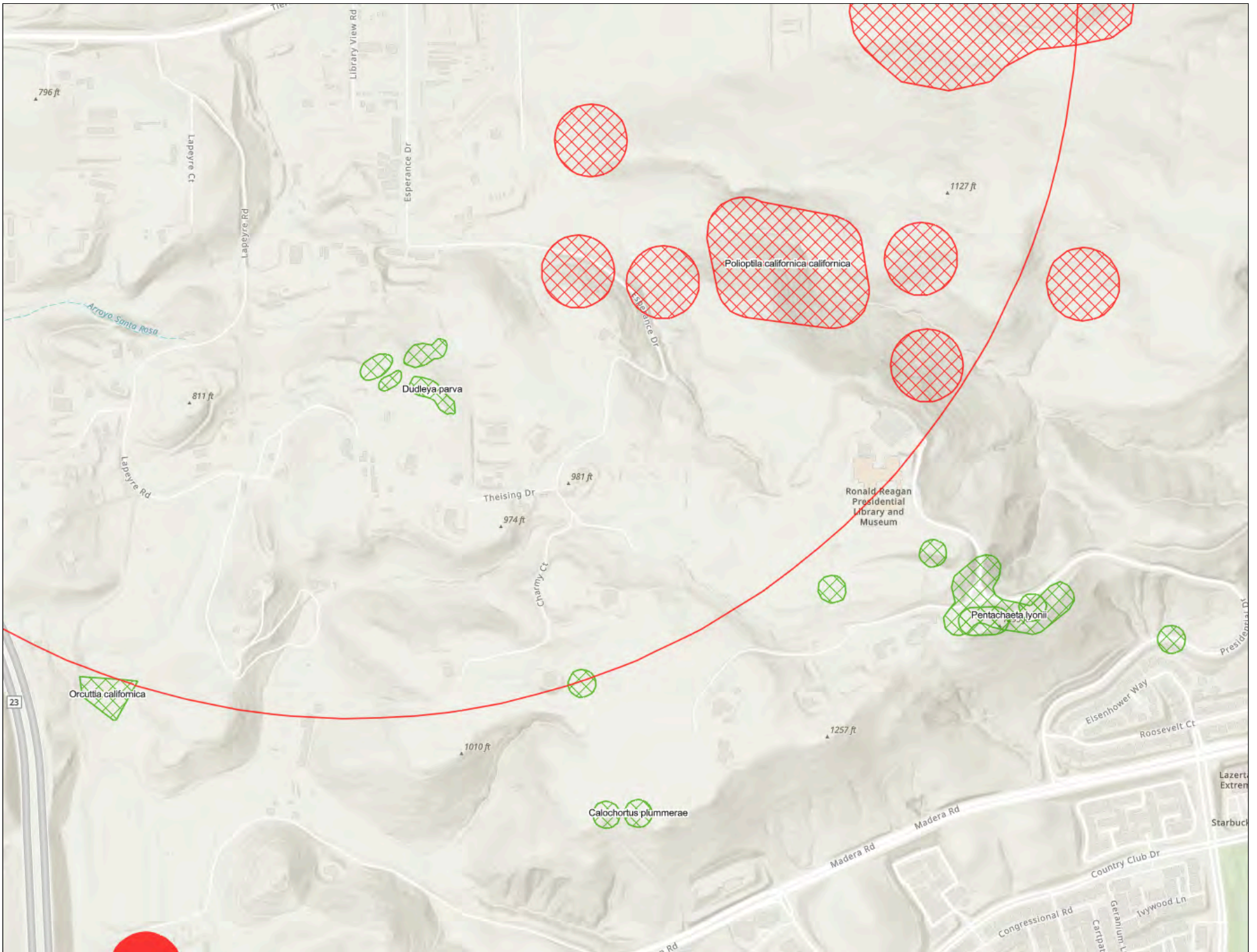
**Selected Elements by Scientific Name**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b>Southern Willow Scrub</b> Southern Willow Scrub	CTT63320CA	None	None	G3	S2.1	
<b>Spea hammondi</b> western spadefoot	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
<b>Streptocephalus woottoni</b> Riverside fairy shrimp	ICBRA07010	Endangered	None	G1G2	S2	
<b>Symphotrichum greatae</b> Greata's aster	PDASTE80U0	None	None	G2	S2	1B.3
<b>Taxidea taxus</b> American badger	AMAJF04010	None	None	G5	S3	SSC
<b>Thamnophis hammondi</b> two-striped gartersnake	ARADB36160	None	None	G4	S3S4	SSC
<b>Thamnophis sirtalis pop. 1</b> south coast gartersnake	ARADB3613F	None	None	G5T1T2	S1S2	SSC
<b>Trimerotropis occidentiloides</b> Santa Monica grasshopper	IIORT36300	None	None	G2	S2	
<b>Valley Needlegrass Grassland</b> Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
<b>Valley Oak Woodland</b> Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
<b>Vireo bellii pusillus</b> least Bell's vireo	ABPBW01114	Endangered	Endangered	G5T2	S3	
<b>Walnut Forest</b> Walnut Forest	CTT81600CA	None	None	G1	S1.1	

**Record Count: 94**






















**BIOS Map (1590 Esperance Drive Project)**



## Map Legend

### California Natural Diversity Database (CNDDDB) Commercial [ds85]

#### Symbology

-  Plant (80m)
-  Plant (specific)
-  Plant (non-specific)
-  Plant (circular)
-  Animal (80m)
-  Animal (specific)
-  Animal (non-specific)
-  Animal (circular)
-  Terrestrial Comm. (80m)
-  Terrestrial Comm. (specific)
-  Terrestrial Comm. (non-specific)
-  Terrestrial Comm. (circular)
-  Aquatic Comm. (80m)
-  Aquatic Comm. (specific)
-  Aquatic Comm. (non-specific)
-  Aquatic Comm. (circular)
-  Multiple (80m)
-  Multiple (specific)
-  Multiple (non-specific)
-  Multiple (circular)
-  Sensitive EO's (Commercial only)

## Search Results

52 matches found. Click on scientific name for details

Search Criteria: , 9-Quad include [3411847:3411848:3411836:3411846:3411837:3411838:3411827:3411826:3411828]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK	GENERAL HABITATS	MICROHABITATS	LOWEST ELEVATION (FT)	HIGHEST ELEVATION (FT)
<i>Asplenium vespertinum</i>	western spleenwort	Aspleniaceae	perennial rhizomatous herb	Feb-Jun	None	None	4.2	Chaparral, Cismontane woodland, Coastal scrub	Rocky	590	3280
<i>Astragalus brauntonii</i>	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	FE	None	1B.1	Chaparral, Coastal scrub, Valley and foothill grassland	Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)	15	2100

<i>Baccharis malibuensis</i>	Malibu baccharis	Asteraceae	perennial deciduous shrub	Aug	None	None	1B.1	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland		490	1000
<i>Calandrinia breweri</i>	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	4.2	Chaparral, Coastal scrub	Burned areas, Disturbed areas, Loam (sometimes), Sandy (sometimes)	35	4005
<i>Calochortus clavatus</i> var. <i>clavatus</i>	club-haired mariposa lily	Liliaceae	perennial bulbiferous herb	(Mar)May-Jun	None	None	4.3	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland	Clay, Rocky, Serpentine (usually)	100	4265
<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa-lily	Liliaceae	perennial bulbiferous herb	Mar-Jun(Nov)	None	None	1B.2	Chaparral, Coastal scrub, Valley and foothill grassland		1050	3280

<i>Calochortus fimbriatus</i>	late-flowered mariposa-lily	Liliaceae	perennial bulbiferous herb	Jun-Aug	None	None	1B.3	Chaparral, Cismontane woodland, Riparian woodland	Serpentine (sometimes)	900	6250
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	4.2	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland	Granitic, Rocky	330	5580
<i>Calystegia peirsonii</i>	Peirson's morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jun	None	None	4.2	Chaparral, Chenopod scrub, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland		100	4920

<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	Asteraceae	annual herb	May-Nov	None	None	1B.1	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools		0	1575
<i>Cercocarpus betuloides</i> var. <i>blancheae</i>	island mountain-mahogany	Rosaceae	perennial evergreen shrub	Feb-May	None	None	4.3	Chaparral, Closed-cone coniferous forest		100	1970
<i>Chorizanthe parryi</i> var. <i>fernandina</i>	San Fernando Valley spineflower	Polygonaceae	annual herb	Apr-Jul	None	CE	1B.1	Coastal scrub (sandy), Valley and foothill grassland		490	4005
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	Polygonaceae	annual herb	Apr-Jun	None	None	1B.1	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland	Openings, Rocky (sometimes), Sandy (sometimes)	900	4005
<i>Clarkia exilis</i>	slender clarkia	Onagraceae	annual herb	Apr-May	None	None	4.3	Cismontane woodland		395	3280

<i>Convolvulus simulans</i>	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	4.2	Chaparral (openings), Coastal scrub, Valley and foothill grassland	Clay, Seeps, Serpentine	100	2430
<i>Deinandra minthornii</i>	Santa Susana tarplant	Asteraceae	perennial deciduous shrub	Jul-Nov	None	CR	1B.2	Chaparral, Coastal scrub	Rocky	920	2495
<i>Deinandra paniculata</i>	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	4.2	Coastal scrub, Valley and foothill grassland, Vernal pools	Sandy (sometimes), Vernally Mesic (usually)	80	3085
<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	dune larkspur	Ranunculaceae	perennial herb	Apr-Jun	None	None	1B.2	Chaparral (maritime), Coastal dunes		0	655
<i>Delphinium parryi</i> ssp. <i>purpureum</i>	Mt. Pinos larkspur	Ranunculaceae	perennial herb	May-Jun	None	None	4.3	Chaparral, Mojavean desert scrub, Pinyon and juniper woodland		3280	8530
<i>Delphinium umbraculorum</i>	umbrella larkspur	Ranunculaceae	perennial herb	Apr-Jun	None	None	1B.3	Chaparral, Cismontane woodland		1310	5250

<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	1B.1	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland	Clay (often), Rocky, Serpentine	15	1475
<i>Dudleya cymosa</i> ssp. <i>agourensis</i>	Agoura Hills dudleya	Crassulaceae	perennial herb	May-Jun	FT	None	1B.2	Chaparral, Cismontane woodland	Rocky, Volcanic	655	1640
<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	marcescent dudleya	Crassulaceae	perennial herb	Apr-Jul	FT	CR	1B.2	Chaparral	Rocky, Volcanic	490	1705
<i>Dudleya multicaulis</i>	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	1B.2	Chaparral, Coastal scrub, Valley and foothill grassland	Clay (often)	50	2590
<i>Dudleya parva</i>	Conejo dudleya	Crassulaceae	perennial herb	May-Jun	FT	None	1B.2	Coastal scrub, Valley and foothill grassland	Clay (sometimes), Gravelly (sometimes), Rocky (sometimes), Volcanic (sometimes)	195	1475

<i>Dudleya verityi</i>	Verity's dudleya	Crassulaceae	perennial herb	May-Jun	FT	None	1B.1	Chaparral, Cismontane woodland, Coastal scrub	Rocky, Volcanic	195	395
<i>Eriogonum crocatum</i>	Conejo buckwheat	Polygonaceae	perennial herb	Apr-Jul	None	CR	1B.2	Chaparral, Coastal scrub, Valley and foothill grassland	Rocky, Volcanic	165	1905
<i>Galium cliftonsmithii</i>	Santa Barbara bedstraw	Rubiaceae	perennial herb	May-Jul	None	None	4.3	Cismontane woodland		655	4005
<i>Harpagonella palmeri</i>	Palmer's grapplinghook	Boraginaceae	annual herb	Mar-May	None	None	4.2	Chaparral, Coastal scrub, Valley and foothill grassland	Clay, Openings	65	3135
<i>Hordeum intercedens</i>	vernal barley	Poaceae	annual herb	Mar-Jun	None	None	3.2	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools		15	3280

<i>Horkelia cuneata</i> <i>var. puberula</i>	mesa horkelia	Rosaceae	perennial herb	Feb- Jul(Sep)	None	None	1B.1	Chaparral (maritime), Cismontane woodland, Coastal scrub	Gravelly (sometimes), Sandy (sometimes)	230	2660
<i>Juglans californica</i>	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	4.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland		165	2955
<i>Juncus acutus</i> ssp. <i>leopoldii</i>	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May- Jun	None	None	4.2	Coastal dunes (mesic), Coastal scrub, Marshes and swamps (coastal salt), Meadows and seeps (alkaline seeps)		10	2955
<i>Lepechinia</i> <i>fragrans</i>	fragrant pitcher sage	Lamiaceae	perennial shrub	Mar-Oct	None	None	4.2	Chaparral		65	4300
<i>Lepechinia rossii</i>	Ross' pitcher sage	Lamiaceae	perennial shrub	May-Sep	None	None	1B.2	Chaparral		1000	2590

<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	None	None	4.3	Chaparral, Coastal scrub		5	2905
<i>Lessingia tenuis</i>	spring lessingia	Asteraceae	annual herb	May-Jul	None	None	4.3	Chaparral, Cismontane woodland, Lower montane coniferous forest	Openings	985	7055
<i>Lilium humboldtii</i> ssp. <i>ocellatum</i>	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar-Jul(Aug)	None	None	4.2	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland	Openings	100	5905
<i>Lupinus paynei</i>	Payne's bush lupine	Fabaceae	perennial shrub	Mar-Apr(May-Jul)	None	None	1B.1	Coastal scrub, Riparian scrub, Valley and foothill grassland	Sandy	720	1380
<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	Lamiaceae	perennial herb	(Apr)May-Aug(Sep-Dec)	None	None	1B.3	Chaparral, Cismontane woodland		165	5005

<i>Monardella sinuata</i> <i>ssp. gerryi</i>	Gerry's curly- leaved monardella	Lamiaceae	annual herb	Apr-Jun	None	None	1B.1	Coastal scrub	Openings, Sandy	490	805
<i>Navarretia</i> <i>ojaiensis</i>	Ojai navarretia	Polemoniaceae	annual herb	May-Jul	None	None	1B.1	Chaparral (openings), Coastal scrub (openings), Valley and foothill grassland		900	2035
<i>Nolina cismontana</i>	chaparral nolina	Ruscaceae	perennial evergreen shrub	(Mar)May- Jul	None	None	1B.2	Chaparral, Coastal scrub	Gabbroic (sometimes), Sandstone (sometimes)	460	4185
<i>Orcuttia californica</i>	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	1B.1	Vernal pools		50	2165
<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	Asteraceae	annual herb	(Feb)Mar- Aug	FE	CE	1B.1	Chaparral (openings), Coastal scrub, Valley and foothill grassland	Clay, Rocky	100	2265
<i>Phacelia hubbyi</i>	Hubby's phacelia	Hydrophyllaceae	annual herb	Apr-Jul	None	None	4.2	Chaparral, Coastal scrub, Valley and foothill grassland	Gravelly, Rocky, Talus	0	3280

<i>Piperia michaelii</i>	Michael's rein orchid	Orchidaceae	perennial herb	Apr-Aug	None	None	4.2	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal scrub, Lower montane coniferous forest		10	3000
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	Asteraceae	perennial herb	(Jul)Aug-Nov(Dec)	None	None	2B.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland	Gravelly, Sandy	0	6890
<i>Quercus dumosa</i>	Nuttall's scrub oak	Fagaceae	perennial evergreen shrub	Feb-Apr(May-Aug)	None	None	1B.1	Chaparral, Closed-cone coniferous forest, Coastal scrub	Clay, Loam, Sandy	50	1310

<i>Senecio aphanactis</i>	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	None	None	1B.2	Chaparral, Cismontane woodland, Coastal scrub	Alkaline (sometimes)	50	2625
<i>Suaeda taxifolia</i>	woolly seablite	Chenopodiaceae	perennial evergreen shrub	Jan-Dec	None	None	4.2	Coastal bluff scrub, Coastal dunes, Marshes and swamps (coastal margins)		0	165
<i>Symphyotrichum greatae</i>	Greata's aster	Asteraceae	perennial rhizomatous herb	Jun-Oct	None	None	1B.3	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Riparian woodland	Mesic	985	6595

Showing 1 to 52 of 52 entries

[Go to top](#)

**Suggested Citation:**

California Native Plant Society, Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5.1). Website <https://www.rareplants.cnps.org> [accessed 24 April 2025].

}

[Details](#)
[Add](#)
[Edit](#)
[Basemap](#)
[Save](#)
[Share](#)
[Print](#)
[Measure](#)
[Bookmarks](#)

**Legend**

**Final Polygon Features**

 Final Polygon Features

**Final Linear Features**

 Final Linear Features

**Proposed Polygon Features**

 Proposed Polygon Features

**Proposed Linear Features**

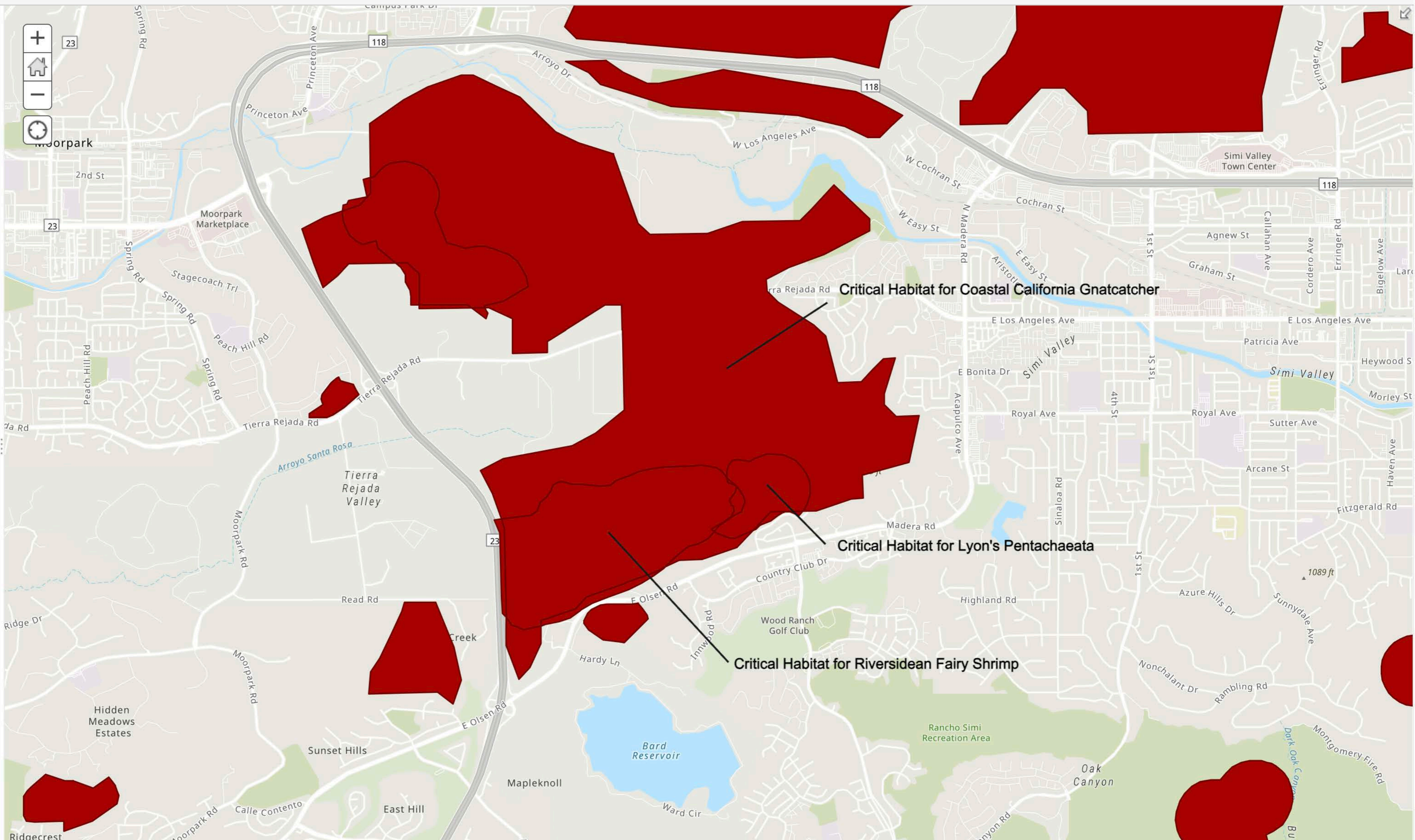
 Proposed Linear Features

[Home](#)
[Layers](#)






[Help](#)
[Trust Center](#)
[Legal](#)
[Contact Esri](#)
[Report Abuse](#)
[Contact Us](#)



BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
  - Source Type
  - Image Scale
  - Image Year
- Areas of Interest
- FWS Managed Lands



+ Measure

-

Home

LEGEND

1:4,514

**ATTACHMENT B**

**Structure and Access Road Improvements**

**[markup provided by R. Enderson July 15, 2025]**



Esperance Dr

1590 Esperance Dr

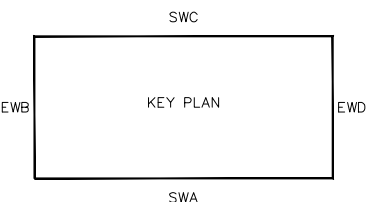
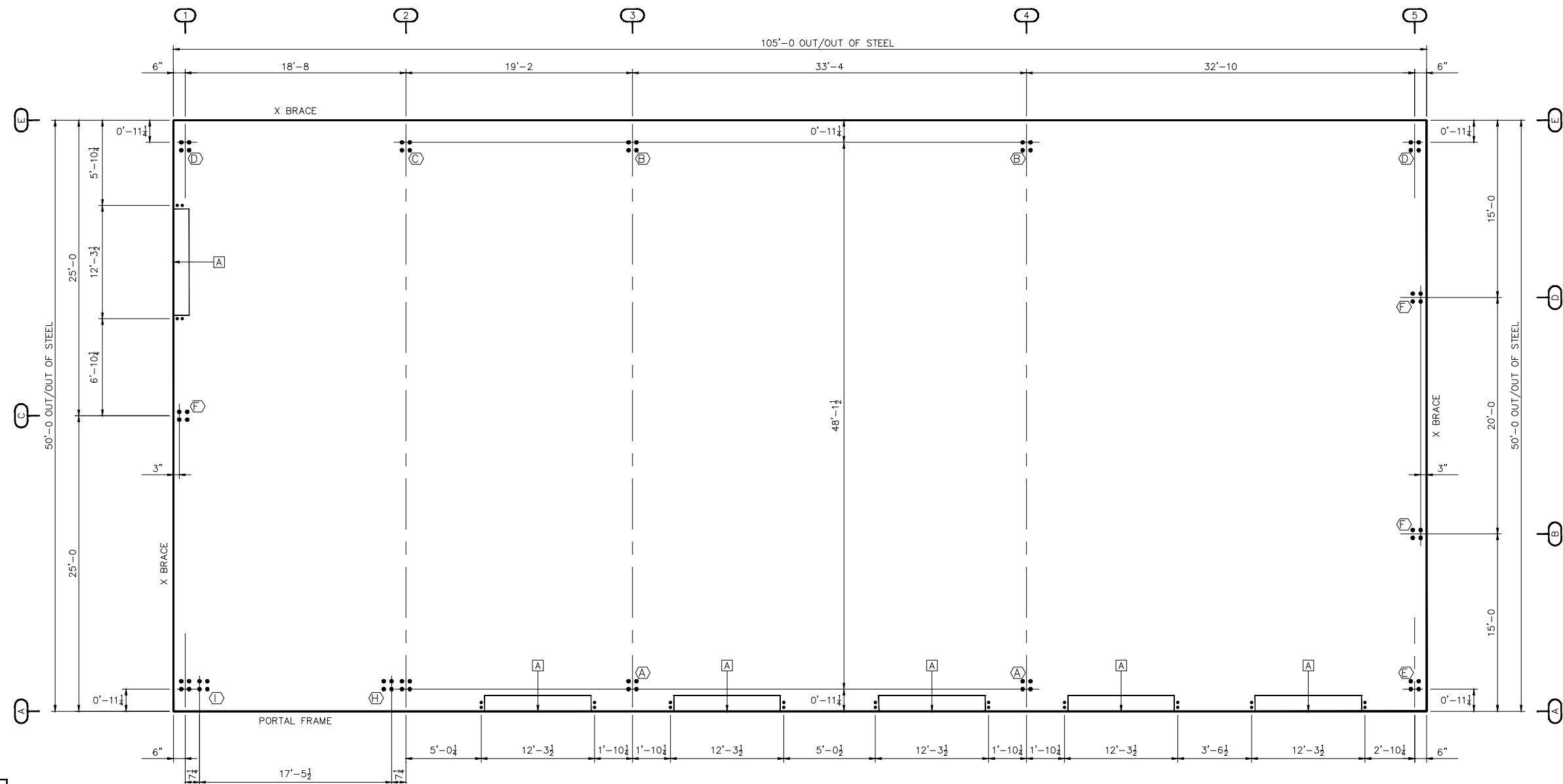
PAVEMENT OR GRAVEL

NEW SHED

Anchor Rod Drawings

- 1) This drawing is for anchor rod placement only and is not foundation design.
- 2) Foundation must be square and level with all anchor rods true in size, location, and projection.
- 3) Projection shown must be held to keep threads clear of finished concrete.
- 4) This structural design data includes magnitude and location of design loads and support conditions, material properties, and type and size of major structural members necessary to show compliance with the Order Documents at the time of this issue. Any change to building loads or dimensions may change structural member sizes and locations shown. This structural design data will be superseded and voided by any future mailing.
- 5) Anchor rod size as noted on the drawings has been determined by shear and tension at the bottom of the base plate. The length of the anchor rod and method of load transfer to the foundation are to be determined by the foundation engineer. Anchor rods are not provided by the metal building manufacturer.
- 6) Anchor rods are ASTM F1554 Gr. 36 material unless noted otherwise.
- 7) 3000 psi concrete compressive strength ( $f'_c$ ) is assumed for the purpose of column base plate design unless otherwise noted.

FINISH FLOOR AT ELEVATION 100'-0"



ANCHOR ROD SETTING PLAN

ACCESSORY SCHEDULE			
MARK	DESCRIPTION	DETAIL	QUAN.
A	12'-0" X 14'-0" FRAMED OPENINGS	G	6

ANCHOR BOLTS TO BE DESIGNED BY FOUNDATION ENGINEER USING DIAMETERS SHOWN IN THIS TABLE.

ANCHOR ROD DESCRIPTION	QUANTITY
$\frac{3}{8}$ " $\phi$ DIAMETER X	24
$\frac{1}{2}$ " $\phi$ DIAMETER X	60

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN. ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.

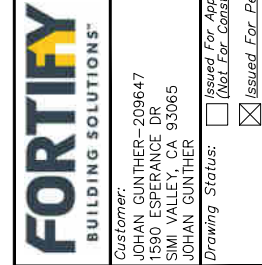
Nov 19, 2024

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands  
13105 Northwest Freeway, Suite 500  
Houston, TX 77040  
cornerstonebuildingbrands.com

Project Name & Location:  
JOHAN GUNTHER-209647  
1590 ESPERANCE DR  
SIMI VALLEY, CA 93065  
JOHAN GUNTHER

Drawing Status:  Issued For Approval (Not For Construction)  Issued For Permit



Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/14/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: F1 of 4

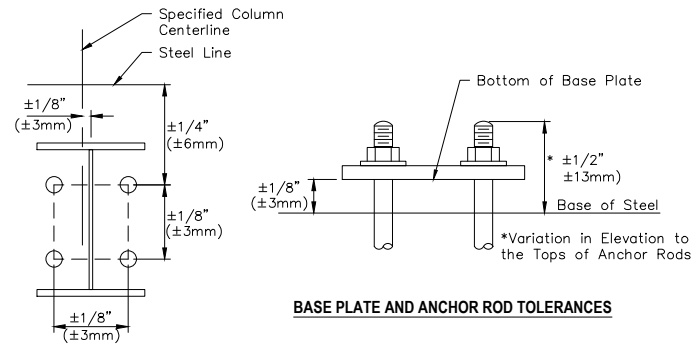
The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
CALIFORNIA P.E. C90779

This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

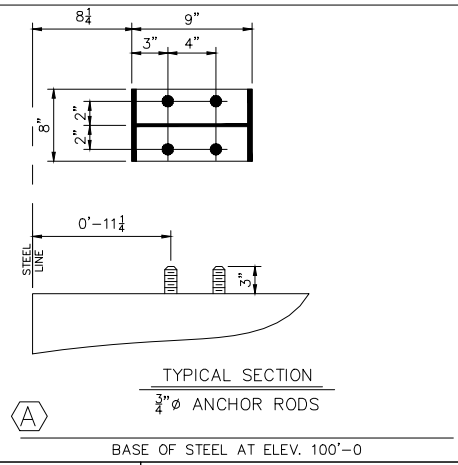


**AISC CODE OF STANDARD PRACTICE TOLERANCES FOR SETTING ANCHOR RODS**



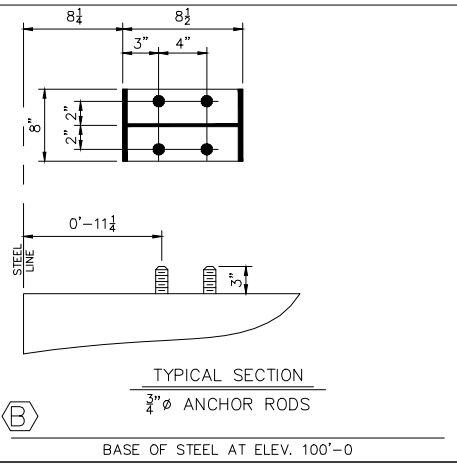
**BASE PLATE AND ANCHOR ROD TOLERANCES**

**ANCHOR ROD SETTING TOLERANCES**



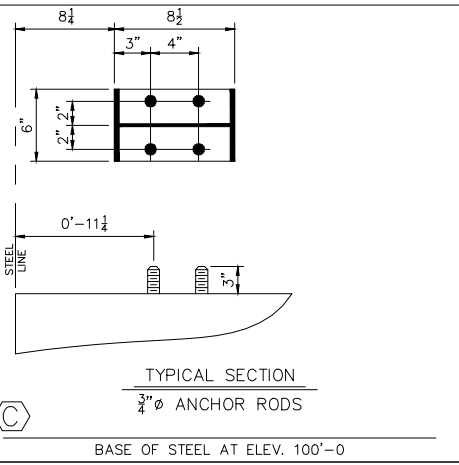
TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



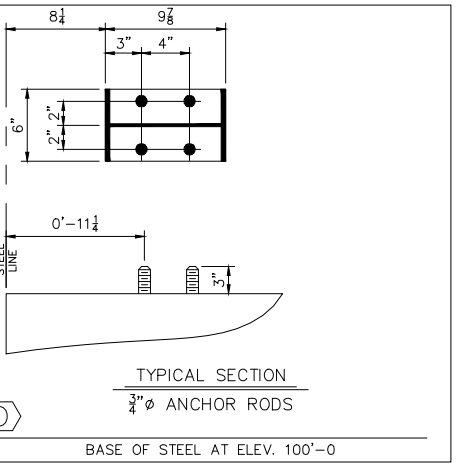
TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



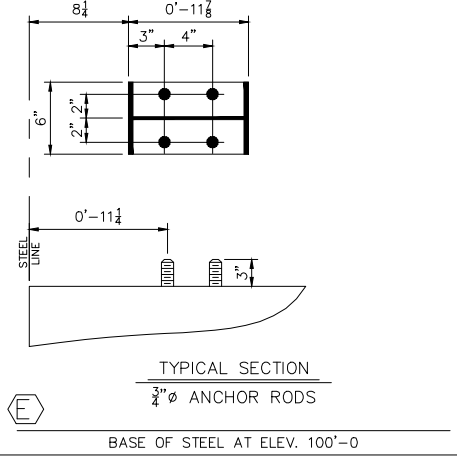
TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



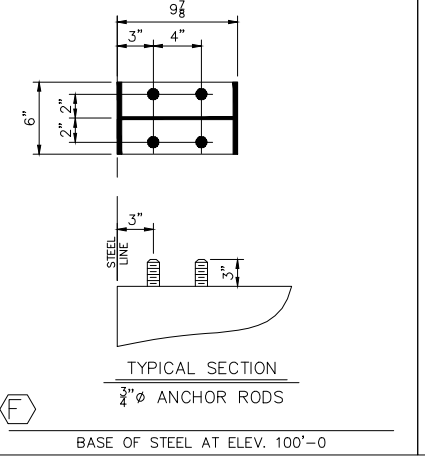
TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



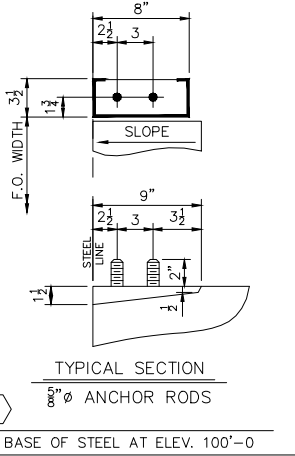
TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



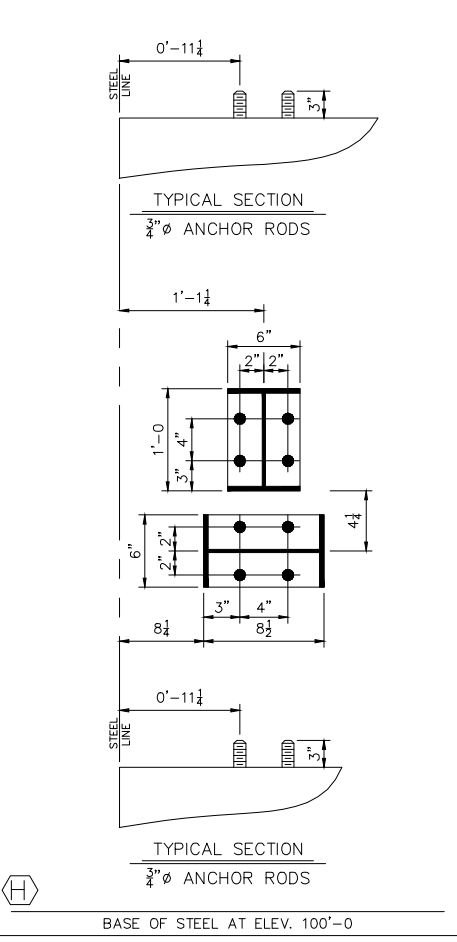
TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



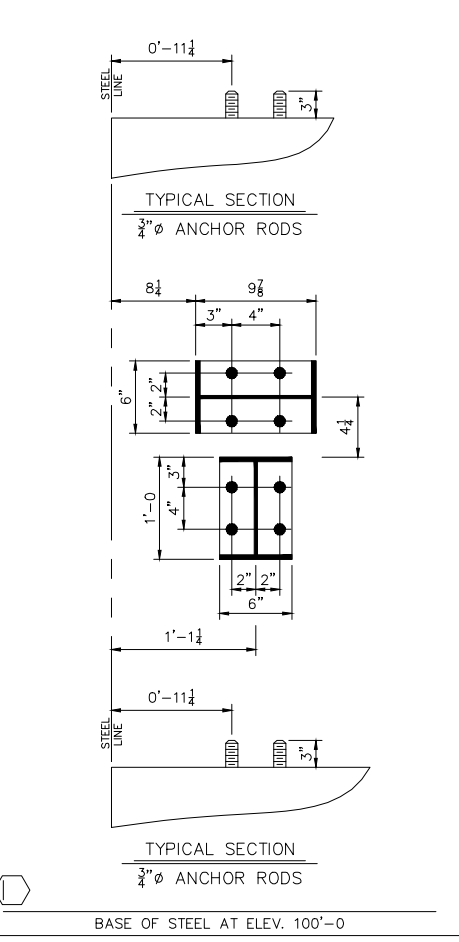
TYPICAL SECTION  
8" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0



TYPICAL SECTION  
3/4" Ø ANCHOR RODS

BASE OF STEEL AT ELEV. 100'-0

Revision	Date	Description

**FORTIFY BUILDING SOLUTIONS™**  
 Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com

**Customer:**  
 JOHAN GUNTHER-209647  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER

**Project Name & Location:**  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065-161  
 JOHAN GUNTHER

Drawing Status:  Issued For Approval (Not For Construction)  Issued For Construction  Issued For Permit

Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/14/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: F2 of 4

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

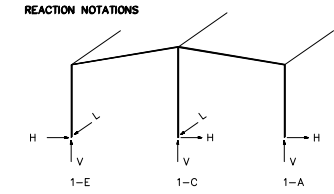
EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779

This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN. ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.

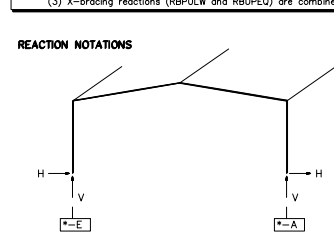
Nov 19, 2024





LOAD GROUP	1-E			1-C			1-A		
	H	V	L	H	V	L	H	V	L
D	0.0	1.0	0.0	0.0	1.3	0.0	0.0	1.0	0.0
C	0.0	1.3	0.0	0.0	2.3	0.0	0.0	1.3	0.0
L	0.0	3.4	0.0	0.0	5.1	0.0	0.0	3.4	0.0
W+	-0.1	-5.9	3.8	0.0	-5.9	3.4	-0.1	-4.1	0.0
W-	0.1	-0.6	0.0	0.0	-5.9	-3.8	0.1	-2.5	0.0
WR	1.4	-4.1	0.0	0.0	-4.9	0.0	1.1	-5.1	0.0
WL	-1.1	-4.1	0.0	-1.2	-6.8	0.0	-0.1	-3.2	0.0
EL	0.0	0.0	0.0	-0.5	-0.3	0.0	0.0	0.3	0.0
ER	0.0	0.0	0.0	0.4	0.0	0.5	-0.4	0.0	0.0
E+	0.0	-2.3	2.5	0.0	0.0	0.1	0.0	0.0	0.0
E-	0.0	2.3	0.0	0.0	-0.1	0.0	0.0	0.0	0.0
W16+	0.0	0.0	0.0	0.0	4.1	0.0	0.0	0.0	0.0
W16-	0.0	0.0	0.0	0.0	-4.1	0.0	0.0	0.0	0.0

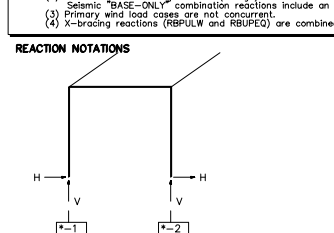
**LOAD GROUP DESCRIPTION**  
 D : Dead load  
 C : Collateral load  
 L : Live load  
 W+ : Wind load as an inward acting pressure  
 W- : Wind load as an outward acting suction  
 WR : Wind force from the right  
 WL : Wind force from the left  
 EL : Seismic force from left  
 ER : Seismic force from right  
 E+ : Seismic force acting inward  
 E- : Seismic force acting outward  
 W16+ : Min. 16 psf wind as an inward acting pressure  
 W16- : Min. 16 psf wind as an outward acting suction



LOAD GROUP	1-E			1-A		
	H	V	L	H	V	L
DL	1.2	3.6	-0.0	-1.2	3.6	-0.0
COLL	3.4	8.3	-0.0	-3.4	8.3	-0.0
PLLL1	-0.1	1.4	-0.0	0.1	-0.1	-0.0
PLL1	4.0	9.9	-0.0	-4.0	9.9	-0.0
PLLR1	-0.1	-0.1	-0.0	0.1	1.4	-0.0
LL	-3.9	11.2	-0.0	-3.9	11.3	-0.0
EQ	-0.7	-0.5	-0.0	-0.7	0.5	-0.0
WL1	-6.4	-13.4	-0.0	0.1	-8.2	-0.0
WL2	-6.1	-8.5	-0.0	0.2	-3.4	-0.0
LWL1	-0.5	-11.2	-0.0	1.3	-9.2	-0.0
LWL2	-1.3	-9.2	-0.0	0.5	-11.2	-0.0
LWL3	-0.3	-6.0	-0.0	1.0	-3.9	-0.0
LWL4	-1.0	-3.9	-0.0	0.3	-6.0	-0.0
LWL3	-0.1	-8.2	-0.0	6.4	-13.4	-0.0
LWL4	0.2	-3.3	-0.0	6.1	-8.5	-0.0

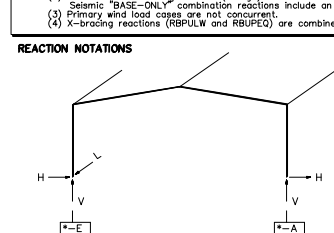
**LOAD GROUP DESCRIPTION**  
 DL : Roof Dead Load  
 COLL : Roof Collateral Load  
 PLL1 : Pattern Live Load Left Leanto/Canopy [PLLLxx]  
 PLLR1 : Pattern Live Load Right Leanto/Canopy [PLLRxx]  
 LL : Roof Live Load  
 EQ : Lateral Seismic Load [parallel to plane of frame]  
 WL1 : Wind from Left to Right with +GCpi  
 WL2 : Wind from Left to Right with -GCpi  
 LWL1 : Windward Corner Left with +GCpi  
 LWL2 : Windward Corner Right with +GCpi  
 LWL3 : Windward Corner Left with -GCpi  
 LWL4 : Windward Corner Right with -GCpi  
 WL3 : Wind from Right to Left with +GCpi  
 WL4 : Wind from Right to Left with -GCpi

**ADDITIONAL NOTES:**  
 ( 1 ) Pattern live or snow load cases are not concurrent with any other live or snow load cases.



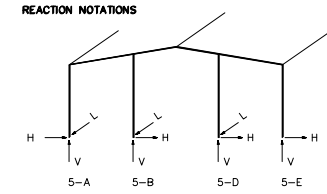
LOAD GROUP	1-1			1-2		
	H	V	L	H	V	L
DL	0.0	0.5	-0.0	-0.0	0.5	-0.0
LEQ	-1.3	-2.4	-0.0	-1.3	2.4	-0.0
LWL1	-1.8	-3.5	-0.0	-1.9	3.5	-0.0
LWL2	1.9	3.5	-0.0	1.8	-3.5	-0.0

**LOAD GROUP DESCRIPTION**  
 DL : Roof Dead Load  
 LEQ : Longitudinal Seismic Load  
 LWL1 : Wind from Left to Right with +GCpi  
 LWL2 : Wind from Right to Left with -GCpi



LOAD GROUP	1-E			1-A		
	H	V	L	H	V	L
DL	0.6	2.2	-0.0	-0.6	2.2	-0.0
COLL	1.8	4.7	-0.0	-1.8	4.7	-0.0
PLLL1	-0.1	0.8	-0.0	0.1	-0.0	-0.0
PLL1	2.1	5.7	-0.0	-2.1	5.7	-0.0
PLLR1	-0.1	-0.0	-0.0	0.1	0.8	-0.0
LL	2.0	6.4	-0.0	-2.0	6.4	-0.0
RBDWEQ	-0.0	2.3	-0.0	0.0	-0.0	-0.0
EQ	-0.4	-0.3	-0.0	-0.4	0.3	-0.0
RBUPEQ	0.0	-2.3	-2.5	-0.0	0.0	-0.0
WL1	-3.5	-7.6	-0.0	-0.1	-4.7	-0.0
WL2	-3.4	-4.8	-0.0	-0.2	-1.9	-0.0
WL3	0.1	-4.7	-0.0	3.5	-7.6	-0.0
WL4	0.2	-1.9	-0.0	3.4	-4.8	-0.0
LWL1	-0.1	-6.4	-0.0	0.6	-5.2	-0.0
RBPULW	0.0	-3.4	-3.8	-0.0	0.0	-0.0
LWL2	-0.6	-5.2	-0.0	0.1	-6.4	-0.0
LWL3	-0.1	-3.4	-0.0	0.5	-2.2	-0.0
LWL4	-0.5	-2.2	-0.0	0.1	-3.4	-0.0

**LOAD GROUP DESCRIPTION**  
 DL : Roof Dead Load  
 COLL : Roof Collateral Load  
 PLL1 : Pattern Live Load Left Leanto/Canopy [PLLLxx]  
 PLLR1 : Pattern Live Load Right Leanto/Canopy [PLLRxx]  
 LL : Roof Live Load  
 RBDWEQ : Downward Acting Rod Brace Load from Long. Seismic  
 EQ : Lateral Seismic Load [parallel to plane of frame]  
 RBUPEQ : Upward Acting Rod Brace Load from Long. Seismic  
 WL1 : Wind from Left to Right with +GCpi  
 WL2 : Wind from Left to Right with -GCpi  
 WL3 : Wind from Right to Left with +GCpi  
 WL4 : Wind from Right to Left with -GCpi  
 LWL1 : Windward Corner Left with +GCpi  
 RBPULW : Upward Acting Rod Brace Load from Long. Wind  
 LWL2 : Windward Corner Right with +GCpi  
 LWL3 : Windward Corner Left with -GCpi  
 LWL4 : Windward Corner Right with -GCpi



LOAD GROUP	5-A			5-B			5-D			5-E		
	H	V	L	H	V	L	H	V	L	H	V	L
D	0.0	0.9	0.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	0.8	0.0
C	0.0	1.0	0.0	0.0	3.2	0.0	0.0	3.2	0.0	0.0	1.0	0.0
L	0.0	2.8	0.0	0.0	5.9	0.0	0.0	5.9	0.0	0.0	2.8	0.0
W+	0.0	2.1	0.9	0.0	-6.8	2.3	0.0	-6.8	2.3	-0.2	0.1	0.0
W-	0.2	0.1	-1.1	0.0	-6.8	-2.5	0.0	-6.8	-2.5	0.0	2.1	0.0
WR	0.2	0.1	0.0	0.0	-4.9	0.0	2.0	-8.7	0.0	-0.2	0.1	0.0
WL	0.2	0.1	0.0	-2.0	-8.7	0.0	0.0	-4.9	0.0	-0.2	0.1	0.0
W16+	0.0	0.0	1.0	0.0	0.0	2.6	0.0	0.0	2.6	0.0	0.0	0.0
E+	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0
E-	0.0	0.0	0.0	0.0	-0.1	0.0	0.0	-0.1	0.0	0.0	0.0	0.0
W16-	0.0	0.0	0.0	0.0	-2.6	0.0	0.0	-2.6	0.0	0.0	0.0	0.0
EL	0.0	0.0	0.0	0.0	0.7	0.0	0.8	-0.7	0.0	0.0	0.0	0.0
EL	0.0	0.0	0.0	-0.8	-0.7	0.0	0.0	0.7	0.0	0.0	0.0	0.0

**LOAD GROUP DESCRIPTION**  
 D : Dead load  
 C : Collateral load  
 L : Live load  
 W+ : Wind load as an inward acting pressure  
 W- : Wind load as an outward acting suction  
 WR : Wind force from the right  
 WL : Wind force from the left  
 W16+ : Min. 16 psf wind as an inward acting pressure  
 E+ : Seismic force acting inward  
 E- : Seismic force acting outward  
 W16- : Min. 16 psf wind as an outward acting suction  
 ER : Seismic force from right  
 EL : Seismic force from left

**NOTES**  
 1) THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAILING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAILING.  
 2) THE REACTIONS PROVIDED HAVE BEEN CREATED WITH THE FOLLOWING LAYOUT (UNLESS NOTED OTHERWISE).  
 a) A REACTION TABLE IS PROVIDED WITH THE REACTIONS FOR EACH LOAD GROUP.  
 b) RIGID FRAMES  
 (1) GABLED BUILDINGS  
 (a) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE LEFT SIDE OF THE BUILDING, AS SHOWN ON THE ANCHOR ROD DRAWING FROM THE OUTSIDE OF THE BUILDING.  
 (b) INTERIOR COLUMNS ARE SPACED FROM LEFT SIDE TO RIGHT SIDE.  
 (2) SINGLE SLOPE BUILDINGS  
 (a) LEFT COLUMN IS THE LOW SIDE COLUMN.  
 (b) RIGHT COLUMN IS THE HIGH SIDE COLUMN.  
 (c) INTERIOR COLUMNS ARE SPACED FROM LOW SIDE TO HIGH SIDE.  
 c) ENDWALLS  
 (1) LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE WALL FROM THE OUTSIDE.  
 (2) INTERIOR COLUMNS ARE SPACED FROM LEFT TO RIGHT.  
 d) ANCHOR ROD SIZE IS DETERMINED BY SHEAR AND TENSION AT THE BOTTOM OF THE BASE PLATE. THE LENGTH OF THE ANCHOR ROD AND METHOD OF LOAD TRANSFER TO THE FOUNDATION ARE TO BE DETERMINED BY THE FOUNDATION ENGINEER.  
 e) ANCHOR RODS ARE ASTM F1554 Gr. 36 MATERIAL UNLESS NOTED OTHERWISE ON THE ANCHOR ROD LAYOUT DRAWING.  
 f) X-BRACING  
 (1) ROD BRACING REACTIONS HAVE BEEN INCLUDED IN VALUES SHOWN IN THE REACTION TABLES.  
 (2) FOR IBC AND UBC BASED BUILDING CODES, WHEN X-BRACING IS PRESENT IN THE SIDEWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ AND RBDWEQ) DO NOT INCLUDE THE AMPLIFICATION FACTOR, R<sub>d</sub>.  
 (3) FOR CANADA BUILDING CODE (NBC), WHEN X-BRACING IS PRESENT IN THE SIDEWALL OR ENDWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ & RBDWEQ) ARE MULTIPLIED BY FORCE REDUCTION FACTOR, R<sub>d</sub>, WHEN SPECIFIED SHORT-PERIOD SPECTRAL ACCELERATION RATIO (g<sub>s</sub>≤0.2) IS GREATER THAN 0.45.  
 3) REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FOUNDATION ENGINEER WILL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS TO DETERMINE BEARING PRESSURES AND CONCRETE DESIGN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN.  
 a) FOR PROJECTS USING ULTIMATE DESIGN WIND SPEEDS SUCH AS 2012 IBC, 2015 IBC, OR FLORIDA BUILDING CODE, THE WIND LOAD REACTIONS ARE AT A STRENGTH VALUE WITH A LOAD FACTOR OF 1.0.  
 b) FOR IBC CODES, THE SEISMIC REACTIONS PROVIDED ARE AT A STRENGTH LEVEL AND DO NOT CONTAIN THE RHO FACTOR.  
 c) FOR NBCC CODES, THE SEISMIC REACTIONS PROVIDED DO NOT CONTAIN THE R<sub>p</sub>R<sub>s</sub> FACTOR.  
 THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIS/HER DESIGN PROCEDURES AND ALLOW FOR AN ECONOMIC FOUNDATION DESIGN.

Revision	Date	Description

Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com  
 Project Name & Location:  
 JOHAN GUNTHER-209647  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER  
 Issued For Approval (Not For Construction)  
 Issued For Construction

**FORTIFY**  
 BUILDING SOLUTIONS™  
 Customer:  
 JOHAN GUNTHER-209647  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER  
 Drawing Status:  Issued For Approval (Not For Construction)  Issued For Permit

Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/14/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: F3 of 4

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.  
 EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779

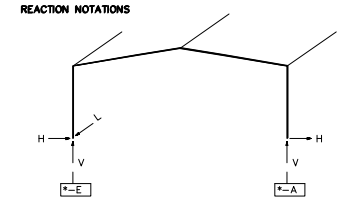
This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN. ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.



Nov 19, 2024

SUPPORT REACTIONS FOR EACH LOAD GROUP  
 \*LOCATION: Gridlines: 2  
 TIME: 15:23:06  
 NOTES: (1) All reactions are in kips and kip-ft.  
 (2) The seismic overstrength factor (Omega) is not included in the "RBDWEQ" and "RBUPEQ" Load Group reactions.  
 Seismic "BASE-ONLY" combination reactions include an overstrength factor of: 2.000  
 (3) Primary wind load cases are not concurrent.  
 (4) X-bracing reactions (RBPULW and RBUPEQ) are combined with LWL and LEQ groups only.



LOAD GROUP REACTION TABLE GRIDLINES \* = 2

COLUMN	*-E			*-A		
	H	V	L	H	V	L
RBDWLW	-0.0	3.4	-0.0	0.0	-0.0	-0.0

LOAD GROUP DESCRIPTION  
 RBDWLW : Downward Acting Rod Brace Load from Long. Wind

ADDITIONAL NOTES:  
 ( 1 ) Pattern live or snow load cases are not concurrent with any other live or snow load cases.

NOTES

- THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF MAILING. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERSEDED AND VOIDED BY ANY FUTURE MAILING.
- THE REACTIONS PROVIDED HAVE BEEN CREATED WITH THE FOLLOWING LAYOUT (UNLESS NOTED OTHERWISE).
  - A REACTION TABLE IS PROVIDED WITH THE REACTIONS FOR EACH LOAD GROUP.
  - RIGID FRAMES
    - GABLED BUILDINGS
      - LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE LEFT SIDE OF THE BUILDING, AS SHOWN ON THE ANCHOR ROD DRAWING, FROM THE OUTSIDE OF THE BUILDING.
      - INTERIOR COLUMNS ARE SPACED FROM LEFT SIDE TO RIGHT SIDE.
    - SINGLE SLOPE BUILDINGS
      - LEFT COLUMN IS THE LOW SIDE COLUMN.
      - RIGHT COLUMN IS THE HIGH SIDE COLUMN.
      - INTERIOR COLUMNS ARE SPACED FROM LOW SIDE TO HIGH SIDE.
  - ENDWALLS
    - LEFT AND RIGHT COLUMNS ARE DETERMINED AS IF VIEWING THE WALL FROM THE OUTSIDE.
    - INTERIOR COLUMNS ARE SPACED FROM LEFT TO RIGHT.
  - ANCHOR ROD SIZE IS DETERMINED BY SHEAR AND TENSION AT THE BOTTOM OF THE BASE PLATE. THE LENGTH OF THE ANCHOR ROD AND METHOD OF LOAD TRANSFER TO THE FOUNDATION ARE TO BE DETERMINED BY THE FOUNDATION ENGINEER.
  - ANCHOR RODS ARE ASTM F1554 Gr. 36 MATERIAL UNLESS NOTED OTHERWISE ON THE ANCHOR ROD LAYOUT DRAWING.
  - X-BRACING
    - ROD BRACING REACTIONS HAVE BEEN INCLUDED IN VALUES SHOWN IN THE REACTION TABLES.
    - FOR IBC AND UBC BASED BUILDING CODES, WHEN X-BRACING IS PRESENT IN THE SIDEWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ AND RBDWEQ) DO NOT INCLUDE THE AMPLIFICATION FACTOR,  $R_s$ .
    - FOR CANADA BUILDING CODE (NBC), WHEN X-BRACING IS PRESENT IN THE SIDEWALL OR ENDWALL, INDIVIDUAL LONGITUDINAL SEISMIC LOADS (RBUPEQ & RBDWEQ) ARE MULTIPLIED BY FORCE REDUCTION FACTOR,  $R_d$ , WHEN SPECIFIED SHORT-PERIOD SPECTRAL ACCELERATION RATIO  $h_p S_d(0.2)$  IS GREATER THAN 0.45.
- REACTIONS ARE PROVIDED AS UN-FACTORED FOR EACH LOAD GROUP APPLIED TO THE COLUMN. THE FOUNDATION ENGINEER WILL APPLY THE APPROPRIATE LOAD FACTORS AND COMBINE THE REACTIONS IN ACCORDANCE WITH THE BUILDING CODE AND DESIGN SPECIFICATIONS TO DETERMINE BEARING PRESSURES AND CONCRETE DESIGN. THE FACTORS APPLIED TO LOAD GROUPS FOR THE STEEL COLUMN DESIGN MAY BE DIFFERENT THAN THE FACTORS USED IN THE FOUNDATION DESIGN.
  - FOR PROJECTS USING ULTIMATE DESIGN WIND SPEEDS SUCH AS 2012 IBC, 2015 IBC, OR FLORIDA BUILDING CODE, THE WIND LOAD REACTIONS ARE AT A STRENGTH VALUE WITH A LOAD FACTOR OF 1.0.
  - FOR IBC CODES, THE SEISMIC REACTIONS PROVIDED ARE AT A STRENGTH LEVEL AND DO NOT CONTAIN THE  $RHO$  FACTOR.
  - FOR NBCC CODES, THE SEISMIC REACTIONS PROVIDED DO NOT CONTAIN THE  $R_s$  FACTOR.

THE MANUFACTURER DOES NOT PROVIDE "MAXIMUM" LOAD COMBINATION REACTIONS. HOWEVER, THE INDIVIDUAL LOAD REACTIONS PROVIDED MAY BE USED BY THE FOUNDATION ENGINEER TO DETERMINE THE APPLICABLE LOAD COMBINATIONS FOR HIS/HER DESIGN PROCEDURES AND ALLOW FOR AN ECONOMICAL FOUNDATION DESIGN.

Ck'd	By	Description	Date	Revision

**FORTIFY BUILDING SOLUTIONS™**  
 Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com

Customer:  
 JOHAN GUNTHER-209647  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065

Project Name & Location:  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065-161

Drawing Status:  Issued For Approval (Not For Construction)  Issued For Permit  Issued For Construction

Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/14/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: F4 of 4

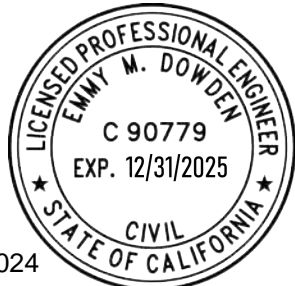
The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779

This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN. ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.

Nov 19, 2024



**Builder/Contractor Responsibilities**

**Drawing Validity** – These drawings, supporting structural calculations and design certification are based on the order documents as of the date of these drawings. These documents describe the material supplied by the manufacturer as of the date of these drawings. Any changes to the order documents after the date on these drawings may void these drawings, supporting structural calculations and design certification. The Builder/Contractor is responsible for notifying the building authority of all changes to the order documents which result in changes to the drawings, supporting structural calculations and design certification.

**Builder Acceptance of Drawings** – Approval of the manufacturer's drawings and design data affirms that the manufacturer has correctly interpreted and applied the requirements of the order documents and constitutes Builder/Contractor acceptance of the manufacturer's interpretations of the order documents and standard product specifications, including its design, fabrication and quality criteria standards and tolerances. (AISC COSP April 2010 Section 4.4.1)

**Code Official Approval** – It is the responsibility of the Builder/Contractor to ensure that all project plans and specifications comply with the applicable requirements of any governing building authority. The Builder/Contractor is responsible for securing all required approvals and permits from the appropriate agency as required.

**Building Erection** – The Builder/Contractor is responsible for all erection of the steel and associated work in compliance with the Metal Building Manufacturers drawings. Temporary supports, such as temporary guys, braced, false work or other elements required for erection will be determined, furnished and installed by the erector (AISC COSP April 2010 Section 7.10.3).

**Discrepancies** – Where discrepancies exist between the Metal Building plans and plans for other trades, the Metal Building plans will govern. (AISC COSP April 2010 Section 3.3)

**Materials by Others** – All interface and compatibility of any materials not furnished by the manufacturer are the responsibility of and to be coordinated by the Builder/Contractor or A/E firm. Unless specific design criteria concerning any interface between materials if furnished as a part of the order documents, the manufacturer's assumptions will govern.

**Modification of the Metal Building from Plans** – The Metal Building supplied by the manufacturer has been designed according to the Building Code and specifications and the loads shown on this drawing. Modification of the building configuration, such as removing wall panels or braces, from that shown on these plans could affect the structural integrity of the building. The Metal Building Manufacturer or a Licensed Structural Engineer should be consulted prior to making any changes to the building configuration shown on these drawings. The Metal Building Manufacturer will assume no responsibility for any loads applied to the building not indicated on these drawings.

**Foundation Design**  
The Metal Building Manufacturer is not responsible for the design, materials and workmanship of the foundation. Anchor rod plans prepared by the manufacturer are intended to show only location, diameter and projection of the anchor rods required to attach the Metal Building System to the foundation. It is the responsibility of the end customer to ensure that adequate provisions are made for specifying rod embedment, bearing values, tie rods and or other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 06 Sections 3.2.2 and A3)

**Shimming** – "In accordance with Section 6.10 of Chapter 4 Common Industry Practices in the Metal Building Systems Manual, shimming is a normal part of erection and is not subject to claim."



Sales: 800.643.5555  
fortifybuildingsolutions.com

Cornerstone Building Brands  
13105 Northwest Freeway, Suite 500  
Houston, TX 77040  
cornerstonebuildingbrands.com

Field Services: 844.840.4603  
field.services@cornerstone-bb.com

Drawing Index		Ck'd	By	Description	Date	Revision
Page	Description					
F1	Anchor Rod					
F2	Anchor Rod Details					
F3-F4	Reaction Drawings					
E1	Cover Sheet					
E2	Primary Steel BLDGA					
E3	Roof Framing BLDGA					
E4	Roof Sheeting					
E5	Soffit Sheeting					
E6	Sidewall BLDGA WALLSWA					
E7	Sidewall BLDGA WALLSWC					
E8	Endwall BLDGA WALLEWB/EWD					
E9-E10	Main Frame Cross Sections					
E11	Portal Frame Cross Section 11 FRAMELINEA-SWA					
E12	Connection Detail					

**ENGINEERING DESIGN CRITERIA**

Building Code ..... 2022 CALIFORNIA BUILDING CODE  
 Building Risk Category ..... Normal (Risk Category II)  
 Roof Dead Load ..... 2.84 psf  
 Superimposed ..... 10.00 psf  
 Collateral ..... 10.00 psf  
 (3.00 psf Acoustical Ceiling, 7.00 psf Other)  
 Roof Live Load ..... 20.00 psf reduction allowed  
 Wind  
 Ultimate Wind Speed (Vult) : 95 mph  
 Nominal Wind Speed (Vnom) : 74 mph (IBC section 1609.3.1)  
 Serviceability Wind Speed : 65 mph  
 Ground Elevation Factor : 0.96 (1206 ft ASL)  
 Wind Exposure Category : C  
 Exposure Coefficient (MWFRS) : 0.872  
 Enclosure Classification : Enclosed Building  
 Internal Pressure Coef (GCp1) : 0.18/-0.18  
 Wall Loads for components not provided by building manufacturer  
 Zone 5 Areas (within 5.00' of corner) : 17.69 psf pressure -23.59 psf suction  
 Zone 4 Areas (away from corners) : 17.69 psf pressure -19.17 psf suction  
 These values are the maximum values required based on a 10 sq ft area.  
 Components with larger areas may have lower wind loads.  
 Seismic  
 Seismic Importance Factor (Ie) : 1.00  
 Seismic Design Category : D  
 Soil Site Class : D Stiff Soil (Default)  
 Ss ..... 0.179 g Sds ..... 0.191 g  
 S1 ..... 0.652 g Sd1 ..... 0.739 g  
 Analysis Procedure : Equivalent Lateral Force  
 Column Line : 1 & 5 2-4 SWA & SWC  
 Basic Force Resisting System : B3 C4 C4 & B3  
 Response Modification Coefficient (R) : 3.25 3.50  
 Seismic Response Coefficient (Cs) : 0.059 0.055 0.059  
 Design Base Shear in kips (V) : 1.23 3.39 5.05  
 Basic Structural System (from ASCE 7-16 Table 12.2-1)  
 B3 - Ordinary Steel Centrally Braced Frame  
 C4 - Ordinary Steel Moment Frame

**PROJECT NOTES**

Material properties of steel bar, plate, and sheet used in the fabrication of built-up structural framing members conform to ASTM A529, ASTM A572, or ASTM A1011 with 55 ksi min. yield, except flanges wider than 12" and thicker than 3/8", all flanges thicker than 1", and all webs thicker than 3/8" are 50 ksi min. yield. Rod X-bracing conforms to ASTM A529 or ASTM A572 with 50 ksi min. yield. Cable X-bracing conforms to ASTM A475 7 Strand Extra High-Strength grade. Hot rolled structural shapes conform to ASTM A992, ASTM A529, or ASTM A572 with 50 ksi min. yield. Hot rolled angles, other than flange braces, conform to ASTM A36 minimum. Round and rectangular HSS conforms to ASTM A500 Grade B. Cold-formed steel secondary framing members conform to ASTM A1011 or ASTM A653 Grade 55 with 55 ksi min. yield. For Canada, material properties conform to CAN/CSA G40.20/G40.21 or equivalent.

Unless otherwise noted, special inspection of fabricated items is not required. Per IBC section 1704.2.5.1, fabricator is approved to perform such work without special inspection through maintenance of IAS AC 472 certification MB-136.

Bolted joints with A325 Type 1 bolts greater than 1/2" diameter are specified as pre-tensioned joints in accordance with the most recent edition of the RCSC Specification for Structural Joints Using ASTM A325 or A490 Bolts. Pre Tensioning can be accomplished by using the turn-of-nut method of tightening, calibrated wrench, twist-off-type tension-control bolts or direct-tension indicator as acceptable to the Inspecting Agency and Building Official. Installation inspection requirements for pre-tensioned joints (Specification for Structural Joints Section 9.2) using turn-of-nut method is suggested. The connections on this project are not slip critical.

Design criteria as noted is as given within order documents and is applied in general accordance with the applicable provisions of the model code and/or specification indicated. Neither the metal building manufacturer nor the certifying engineer declares or attests that the loads as designated are proper for local provisions that may apply or for site specific parameters. The design criteria is supplied by the builder, project owner, or an Architect and/or Engineer of Record for the overall construction project.

This project is designed using manufacturer's standard serviceability criteria. Generally this means that all deflections are within typical performance limits for normal occupancy and standard metal building products.

The design collateral load has been uniformly applied to the design of the building. Hanging loads are to be attached to the purlin web. This may not be appropriate for heavily concentrated loads. Any attached load in excess of 150 pounds shall be accounted for by special design performed by a licensed engineer using concentrated loads and may require separate support members within the roof system.

This metal building system is designed as an Enclosed Building. Exterior and/or operable components including, but not limited to, doors, windows, vents, etc. ('Components') must be designed to withstand the required component and cladding wind pressures specified by the building code. In order to maintain the metal building system's Enclosed Building condition, all Components shall be closed when wind velocities reach half the designed wind load for the metal building system as shown on the drawings and design criteria documentation. Failure to maintain the metal building system's Enclosed Building condition will violate and void all warranties and certifications applicable to the material supplied by the metal building manufacturer.

Using 6.9X6.375 eave gutter with 4 x 5 downspouts, the roof drainage system has been designed using the method outlined in the MBMA Metal Building Systems Manual. Downspout locations have not been located on these drawings. The downspouts are to be placed on the building sidewalls at a spacing not to exceed 105 feet with the first downspout from both ends of the gutter run within 52.5 feet of the end. Downspout spacing that does not exceed the maximum spacing will be in compliance with the building code. The gutter and downspout system as provided by the manufacturer is designed to accommodate 3.4 in/hr rainfall intensity.

The materials by the manufacturer will be fabricated in a facility that has received Certification of Accreditation for the Manufacture of Metal Building Systems (AC472) from International Accreditation Service (IAS). This certification is recognized under Section 1704 of the IBC for approved fabricator.

Framed openings, walk doors, and open areas shall be located in the bay and elevation as shown in the erection drawings. The cutting or removal of girts shown on the erection drawings due to the addition of framed openings, walk doors, or open areas not shown may void the design certifications supplied by the metal building manufacturer.

**DEFLECTION CRITERIA**

The material supplied by the manufacturer has been designed with the following minimum deflection criteria. The actual deflection may be less depending on actual load and actual member length.

BUILDING DEFLECTION LIMITS ..... BLDG-A

Ceiling Type : Acoustical/Other

Roof Limits	Rafters	Purlins	Panels
Live: L/180	180	150	60
Snow: L/180	180	180	60
Serviceability Wind: L/180	180	180	60
Total Gravity: L/120	120	120	60
Total Uplift: L/N/A	N/A	N/A	60

Frame Limits	Sideway	Portal Frame Sideway
Live: H/60	60	
Snow: H/60	60	
Serviceability Wind: H/60	60	
Seismic Drift: H/40	40	40
Portal Serviceability Wind: H/N/A	N/A	60
Total Gravity: H/60	60	
Service Seismic: H/40	40	40

Wall Limits	Limit
Total Wind Panels: L/60	60
Total Wind Girts: L/90	90
Total Wind EW Columns: L/120	120

The Service Seismic limit as shown here is at service level loads.



Download panel installation manuals from:  
[www.CBBmanuals.com](http://www.CBBmanuals.com)

Descargue los manuales de instalación del panel desde:  
[www.CBBmanuals.com](http://www.CBBmanuals.com)

BUILDING DESCRIPTIONS				
Building ID	Width	Length	Height	Slope
Building A	50'-0"	105'-0"	17'-0"	2:12

3/8" A325 BOLT GRIP TABLE (UNLESS NOTED)		
GRIP	LENGTH	BOLT LENGTH
0 TO 9/16"	1 1/4"	
Over 9/16" TO 1 1/16"	1 3/4"	
Over 1 1/16" TO 1 9/16"	2 1/4"	
Over 1 9/16" TO 2 1/16"	2 3/4"	
Over 2 1/16" TO 2 9/16"	3 1/4"	
Over 2 9/16" TO 4 13/16"	5 1/2"	

NOTE: FULL THREAD ENGAGEMENT IS DEEMED TO HAVE BEEN MET WHEN THE END OF THE BOLT IS FLUSH WITH THE FACE OF THE NUT.

WASHER REQUIRED ONLY WHEN SPECIFIED. WASHER MAY BE LOCATED UNDER HEAD OF BOLT, UNDER NUT, OR AT BOTH AT LOCATIONS NOTED ON ERECTION DRAWINGS. ADD 5/32" FOR EACH WASHER TO MATERIAL THICKNESS TO DETERMINE GRIP.

This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN. ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.

Nov 19, 2024



**FORTIFY BUILDING SOLUTIONS™**  
 Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com

**Customer:**  
 JOHAN GUNTHER-209647  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER

**Project Name & Location:**  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065-161

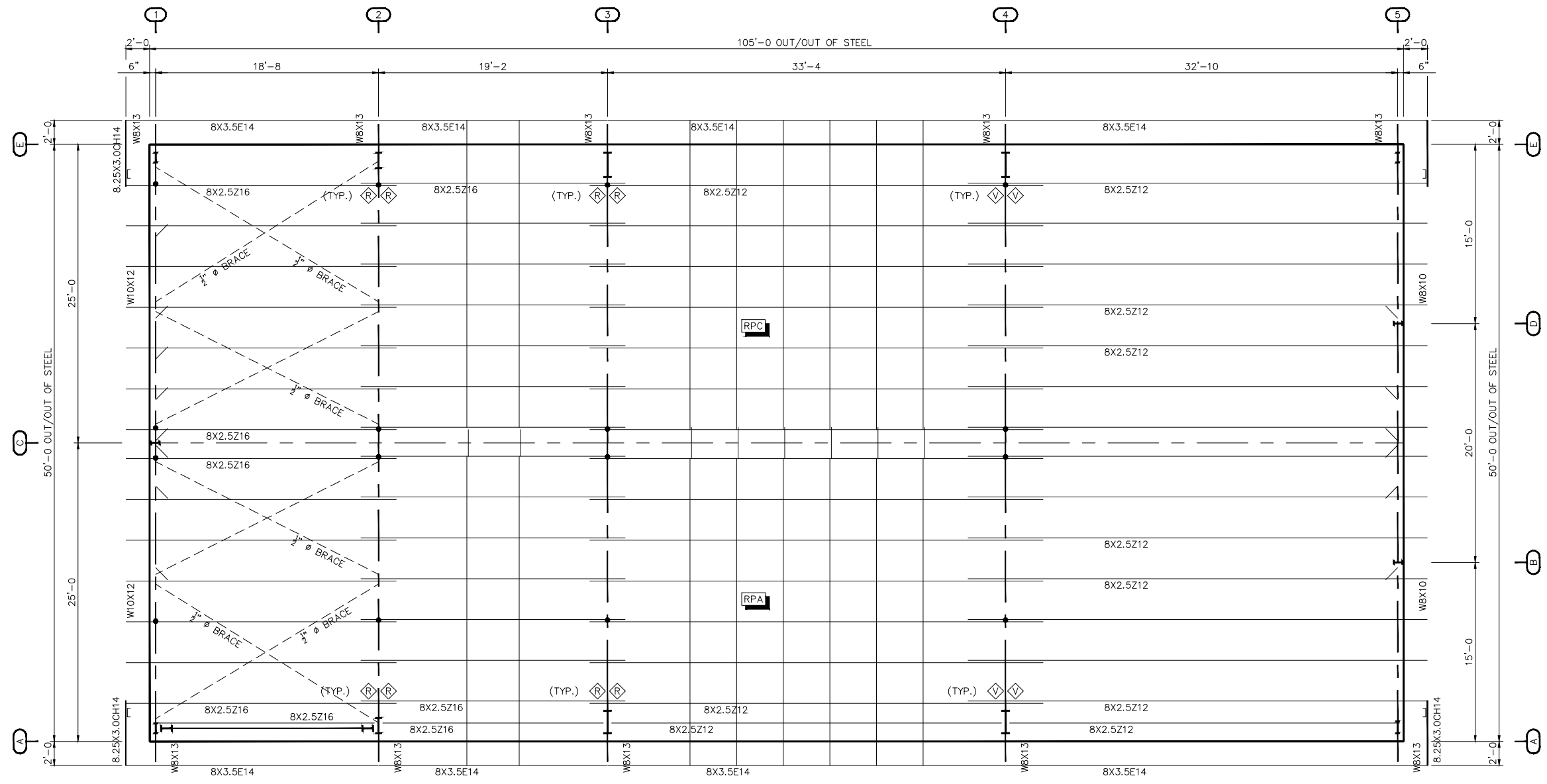
**Drawing Status:**  
 Issued For Approval (Not For Construction)  
 Issued For Construction  
 Issued For Permit

**Scale:** NOT TO SCALE  
**Drawn by:** WTW 11/12/24  
**Checked by:** KWS 11/14/24  
**Project Engineer:**  
**Job Number:** 19-B-78667-1  
**Sheet Number:** E1 of 12

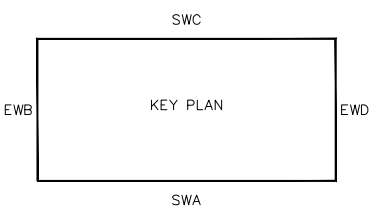
The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.  
 EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779



● - DENOTES CLIP LOCATION  
 SC90 AT 8" PURLINS  
 SC92 AT 10" PURLINS  
 SC94 AT 12" PURLINS



ROOF FRAMING PLAN



ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
	0'-0 1/4"		2'-5 1/2"
	0'-3 1/2"		3'-1 1/2"
	1'-5 1/2"	REFER TO CF01122	

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN.  
 ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE  
 PERMIT DRAWINGS.

Nov 19, 2024



Revision	Date	Description	By	Ck'd

**FORTIFY BUILDING SOLUTIONS™**  
 Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com

**Project Name & Location:**  
 JOHAN GUNTHER-209647  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065-161

**Customer:**  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065

**Drawing Status:**  
 Issued For Approval (Not For Construction)  
 Issued For Construction (Not For Permit)

Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/14/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: E3 of 12

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779

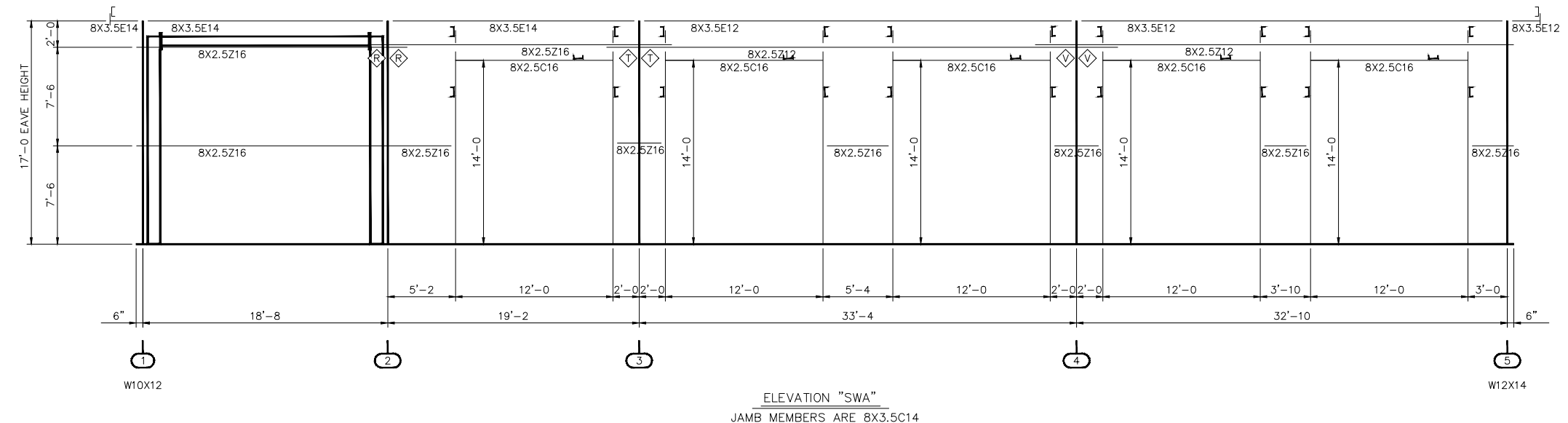
This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.



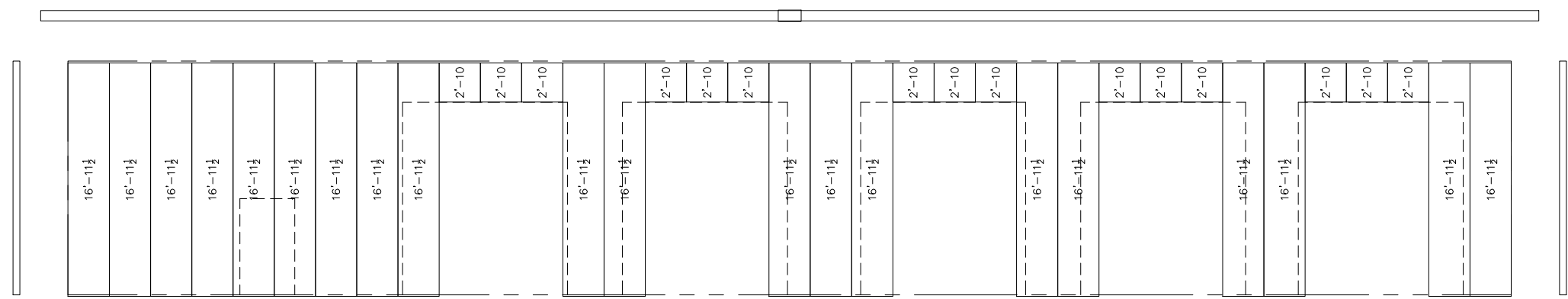


SCHEDULE OF ACCESSORIES	
NO. REQD	DESCRIPTION
1	2'-9½" X 3'-2" FACTORY LOCATED FRAMED OPENING
6	12'-0" X 14'-0" FACTORY LOCATED FRAMED OPENINGS
1	3070 PRE-ASSEMBLED WALK DOOR
1	4070 PRE-ASSEMBLED WALK DOOR

REFER TO DETAILS ON INSTALLATION OF WALK DOORS.  
REFER TO DETAILS ON INSTALLATION OF FRAMED OPENINGS.  
USE STANDARD WALL PROCEDURES TO ERECT THE SIDEWALL AND ENDWALL PANELS.



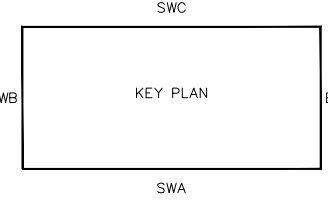
ELEVATION "SWA"  
JAMB MEMBERS ARE 8X3.5C14



WALL SHEETING ELEVATION "SWA"  
BLDG "A"

PBR WALL PANELS  
PANEL COVERAGE = 3'-0"  
COLOR = S200  
PANEL PKG. REQ'D. = PBS-2  
Field Cut Panel and Trim as  
required per Construction Details

ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
◊	-0'-0¼"	◊	2'-5¾"
◊	0'-3¾"	◊	3'-1¾"
◊	1'-5¾"	REFER TO CF01122	



DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN.  
ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE  
PERMIT DRAWINGS.

Nov 19, 2024



**FORTIFY**  
BUILDING SOLUTIONS™

Cornerstone Building Brands  
13105 Northwest Freeway, Suite 500  
Houston, TX 77040  
cornerstonebuildingbrands.com

Project Name & Location:  
JOHAN GUNTHER-209647  
1590 ESPERANCE DR  
SIMI VALLEY, CA 93065-161  
JOHAN GUNTHER

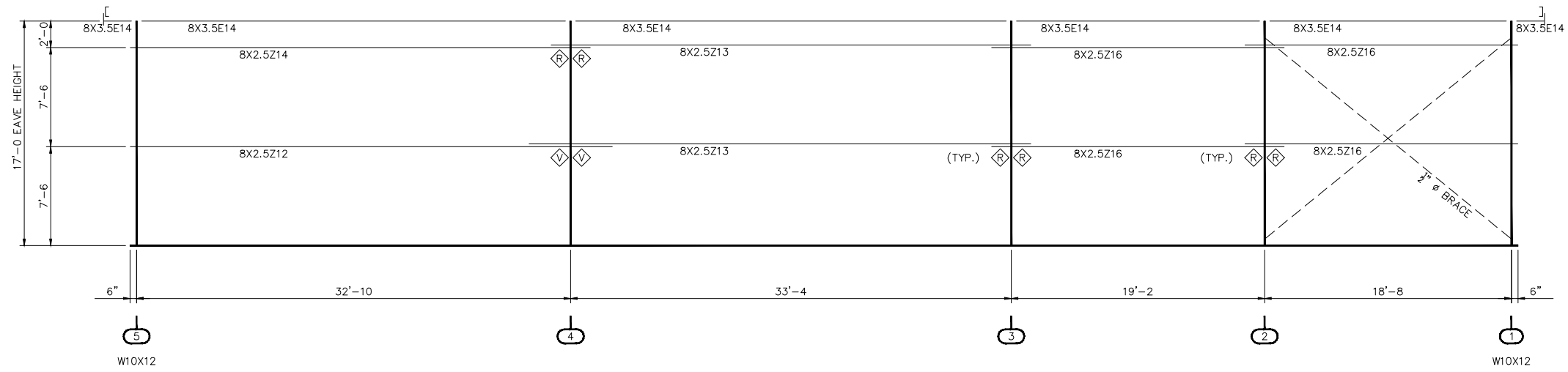
Customer:  
JOHAN GUNTHER-209647  
1590 ESPERANCE DR  
SIMI VALLEY, CA 93065  
JOHAN GUNTHER

Drawing Status:  
 Issued For Approval  
 Issued For Construction  
 Issued For Permit

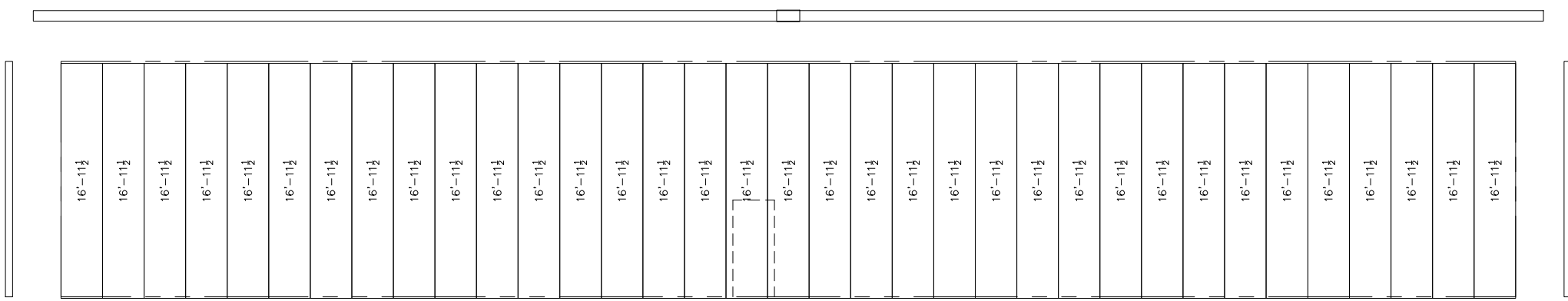
Scale: NOT TO SCALE  
Drawn by: WTW 11/12/24  
Checked by: KWS 11/14/24  
Project Engineer:  
Job Number: 19-B-78667-1  
Sheet Number: E6 of 12

The engineer whose seal  
appears hereon is employed by  
or is contracted to provide  
engineering services for the  
materials described herein. Said  
seal or certification is limited  
to the products designed and  
manufactured by manufacturer  
only. The undersigned engineer is  
not the overall engineer of  
record for this project.

EMMY M. DOWDEN, P.E.  
CALIFORNIA P.E. C90779



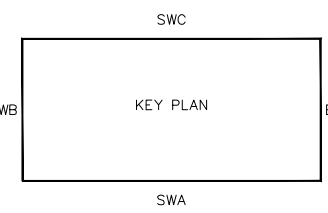
ELEVATION "SWC"



WALL SHEETING ELEVATION "SWC"  
BLDG "A"

PBR WALL PANELS  
 PANEL COVERAGE = 3'-0"  
 COLOR = S200  
 PANEL PKG. REQ'D. = PBS-3  
 Field Cut Panel and Trim as  
 required per Construction Details

ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
	-0'-0 1/4"		2'-5 3/4"
	0'-3 3/4"		3'-1 1/2"
	1'-5 3/4"	REFER TO CF01122	



Revision	Date	Description	By	Ck'd

**FORTIFY BUILDING SOLUTIONS™**  
 Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com

**Customer:**  
 JOHAN GUNTHER-209647  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER

**Project Name & Location:**  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065-161

Drawing Status:  Issued For Approval (Not For Construction)  Issued For Construction  Issued For Permit

Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/14/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: E7 of 12

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779

This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

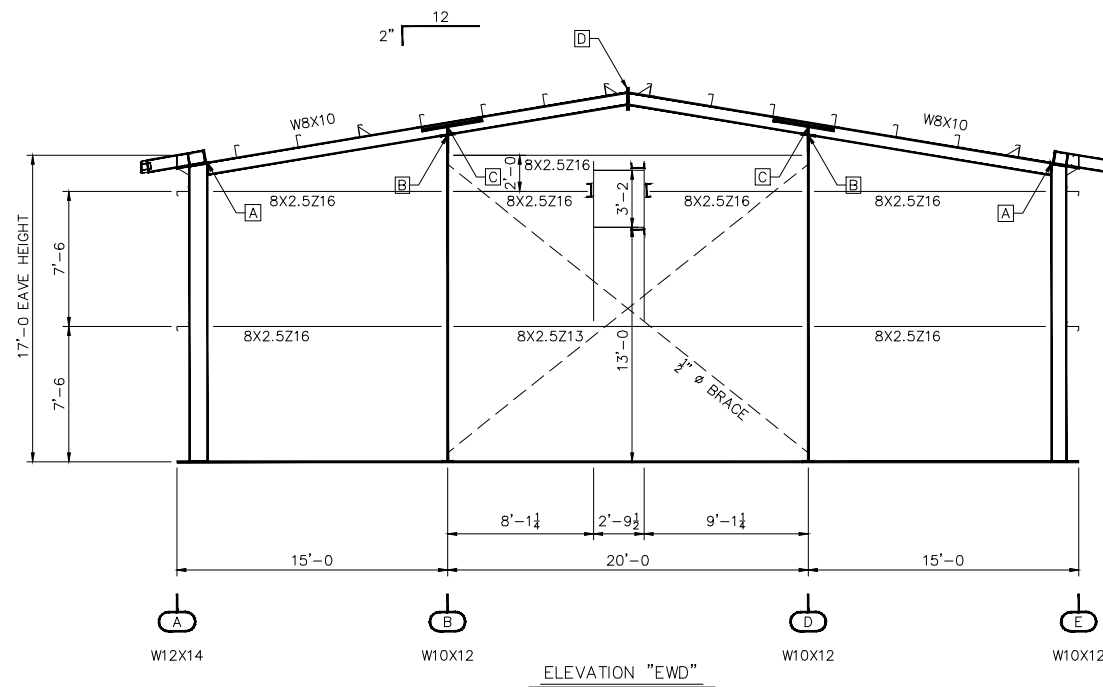
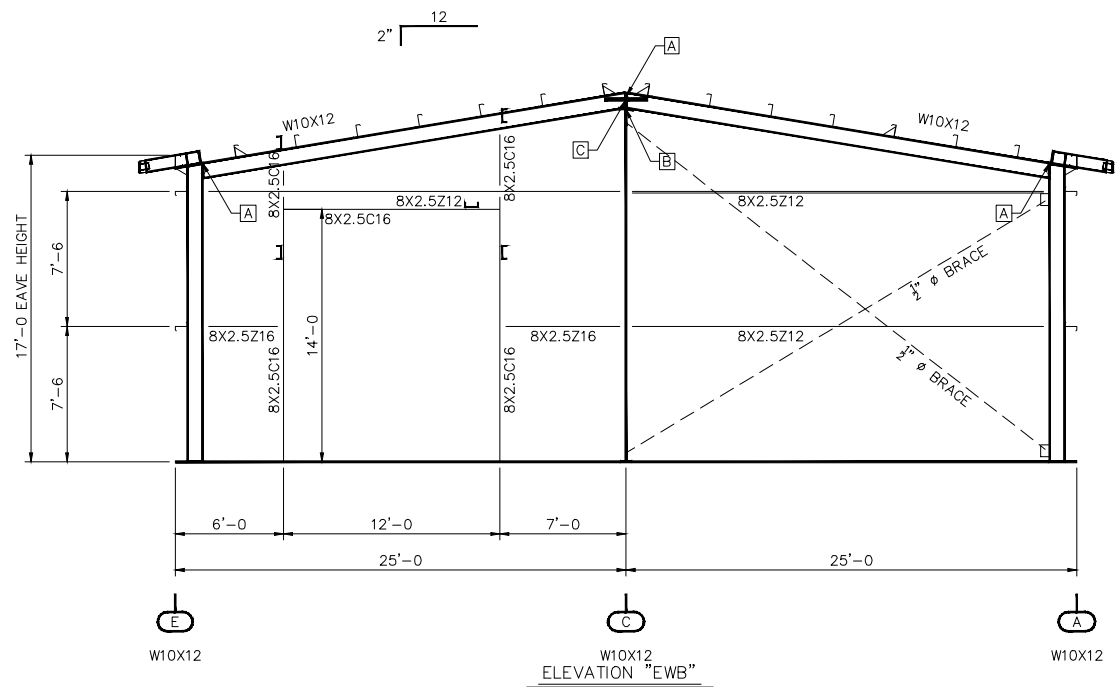
DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN.  
 ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.



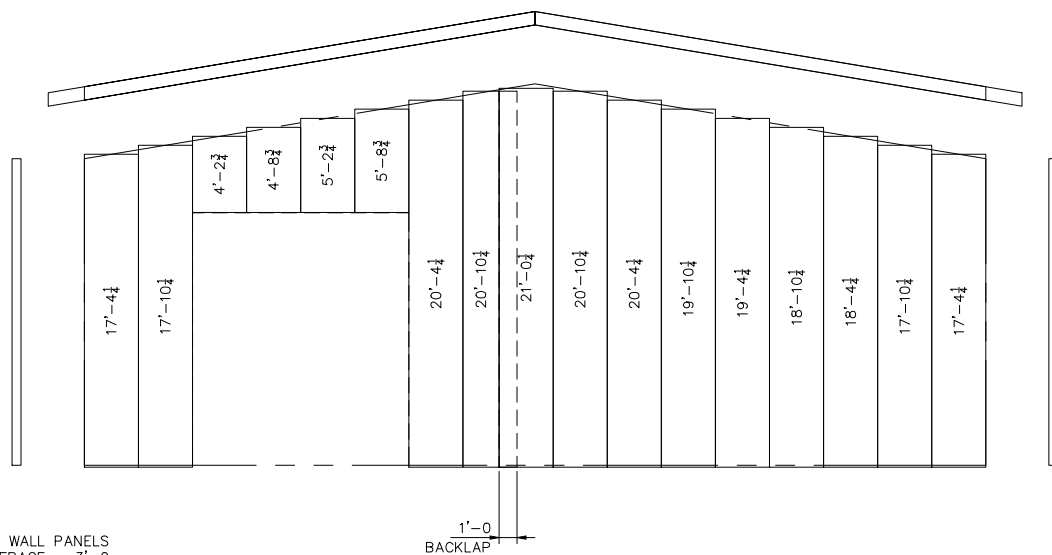
Nov 19, 2024

SPLICE BOLT TABLE					
CONN.	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	(4)	$\frac{1}{2}$ X $1\frac{1}{2}$	A325 B&N	0	0
B	(4)	$\frac{1}{2}$ X $1\frac{1}{2}$	A325 B&N	4	0
C	(4)	$\frac{1}{2}$ X $1\frac{1}{2}$	A325 B&N	0	0

SPLICE BOLT TABLE					
CONN.	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	(2)	$\frac{1}{2}$ X $1\frac{1}{2}$	A325 B&N	0	0
B	(4)	$\frac{1}{2}$ X $1\frac{1}{2}$	A325 B&N	4	0
C	(4)	$\frac{1}{2}$ X $1\frac{1}{2}$	A325 B&N	0	0
D	(8)	$\frac{1}{2}$ X $1\frac{1}{2}$	A325 B&N	0	0

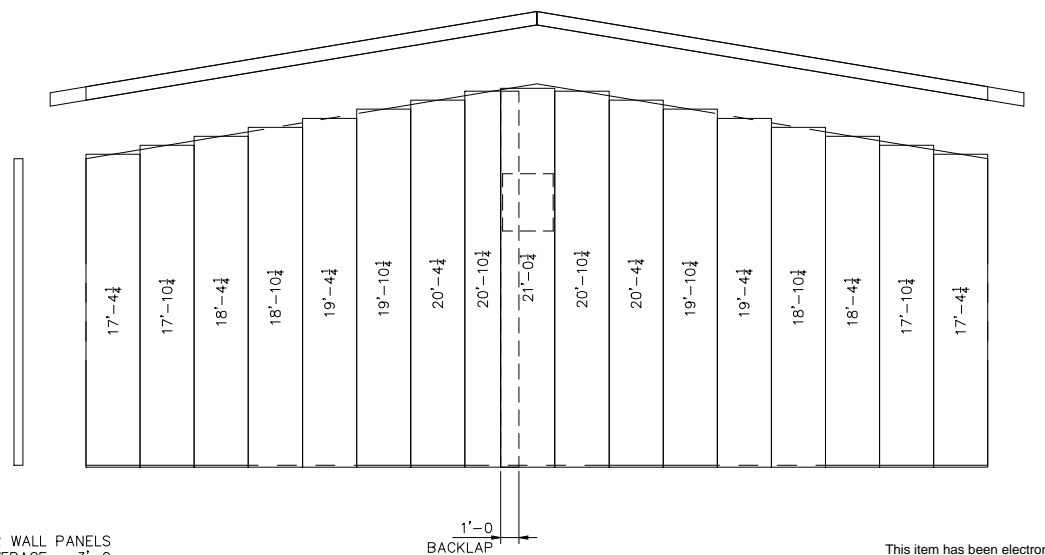


ALL FRAMED OPENING MEMBERS ARE 8X2.5C16



WALL SHEETING ELEVATION "EWB"  
BLDG "A"

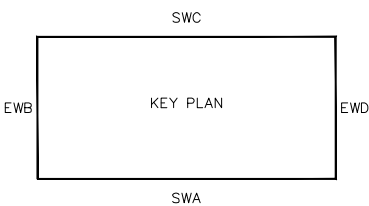
PBR WALL PANELS  
PANEL COVERAGE = 3'-0"  
COLOR = S200  
PANEL PKG. REQ'D. = PBS-4  
Field Cut Panel and Trim as  
required per Construction Details



WALL SHEETING ELEVATION "EWD"  
BLDG "A"

PBR WALL PANELS  
PANEL COVERAGE = 3'-0"  
COLOR = S200  
PANEL PKG. REQ'D. = PBS-4  
Field Cut Panel and Trim as  
required per Construction Details

This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.



DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN.  
ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE  
PERMIT DRAWINGS.

Nov 19, 2024

By	Date	Revision	Description

**FORTIFY**  
BUILDING SOLUTIONS™

Cornerstone Building Brands  
13105 Northwest Freeway, Suite 500  
Houston, TX 77040  
cornerstonebuildingbrands.com

Project Name & Location:  
JOHAN GUNTHER-209647  
JOHAN GUNTHER  
1590 ESPERANCE DR  
SIMI VALLEY, CA 93065  
JOHAN GUNTHER

Customer:  
JOHAN GUNTHER-209647  
1590 ESPERANCE DR  
SIMI VALLEY, CA 93065  
JOHAN GUNTHER

Drawing Status:  Issued For Approval (Not For Construction)  Issued For Construction  Issued For Permit

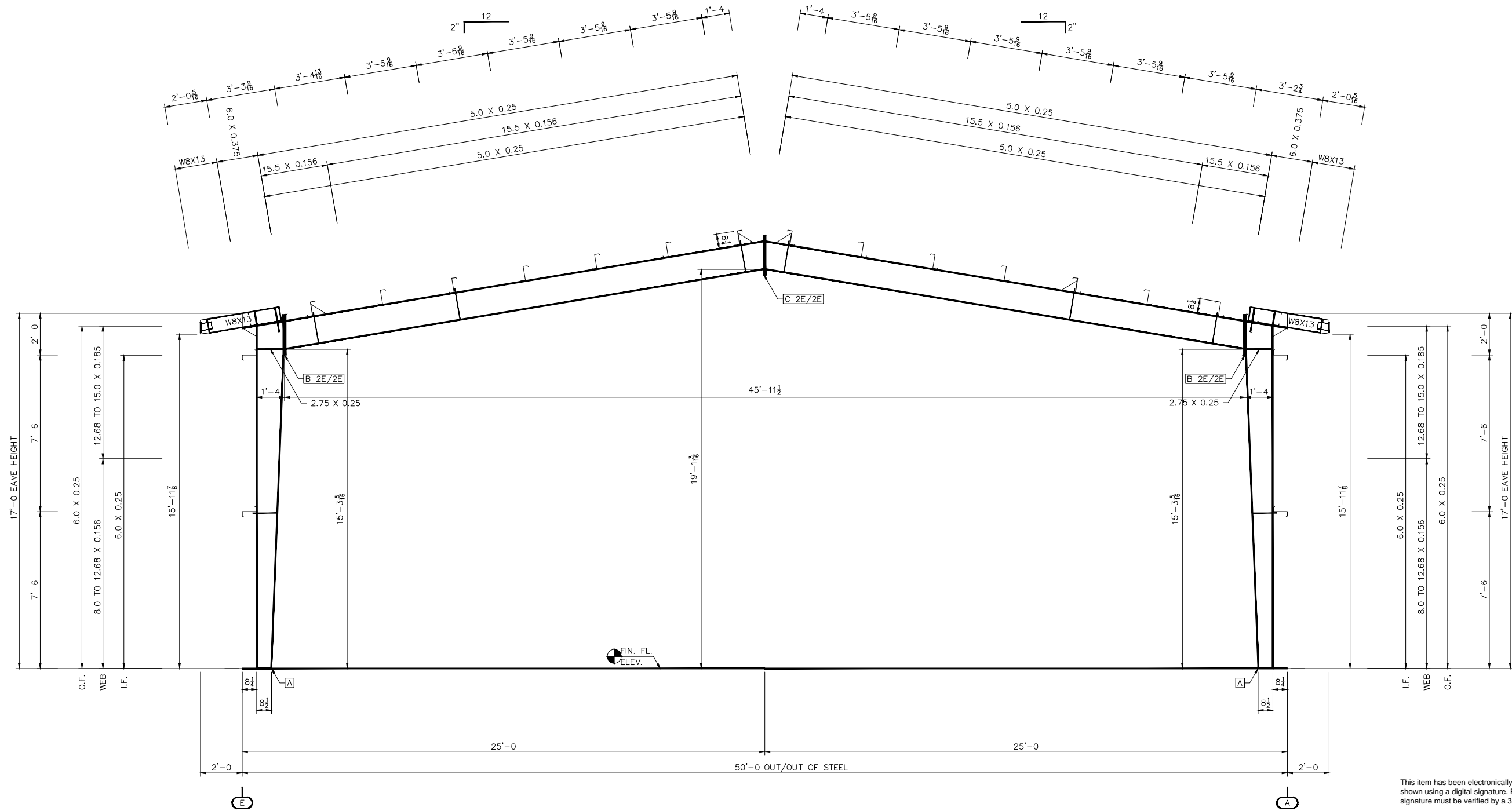
Scale: NOT TO SCALE  
Drawn by: WTW 11/12/24  
Checked by: KWS 11/14/24  
Project Engineer:  
Job Number: 19-B-78667-1  
Sheet Number: E8 of 12

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
CALIFORNIA P.E. C90779



GENERAL NOTES  
 FRAME CLEARANCES SHOWN ARE APPROXIMATE AND  
 MAY VARY DUE TO CONDITIONS (DEFLECTION).  
 VERTICAL CLEARANCE DIMENSIONS ARE FROM  
 FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT FRAME LINE "2"

PLATE SIZE TABLE			SPLICE BOLT TABLE				
CONN.	LOW SIDE	HIGH SIDE	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6 X 0.375 X 8 1/2						
B	6 X 0.75 X 1'-11 1/8	6 X 0.75 X 1'-10 1/8	(8)	3/4 X 2 1/2	A325 B&N	0	0
C	6 X 0.5 X 1'-10 1/2	6 X 0.5 X 1'-10 1/2	(8)	3/4 X 2 1/2	A325 B&N	0	0

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN.  
 ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE  
 PERMIT DRAWINGS.

Nov 19, 2024



Revision	Date	Description	By	Ck'd

**FORTIFY BUILDING SOLUTIONS™**  
 Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com

**Customer:**  
 JOHAN GUNTHER-209647  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER

**Project Name & Location:**  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065-161

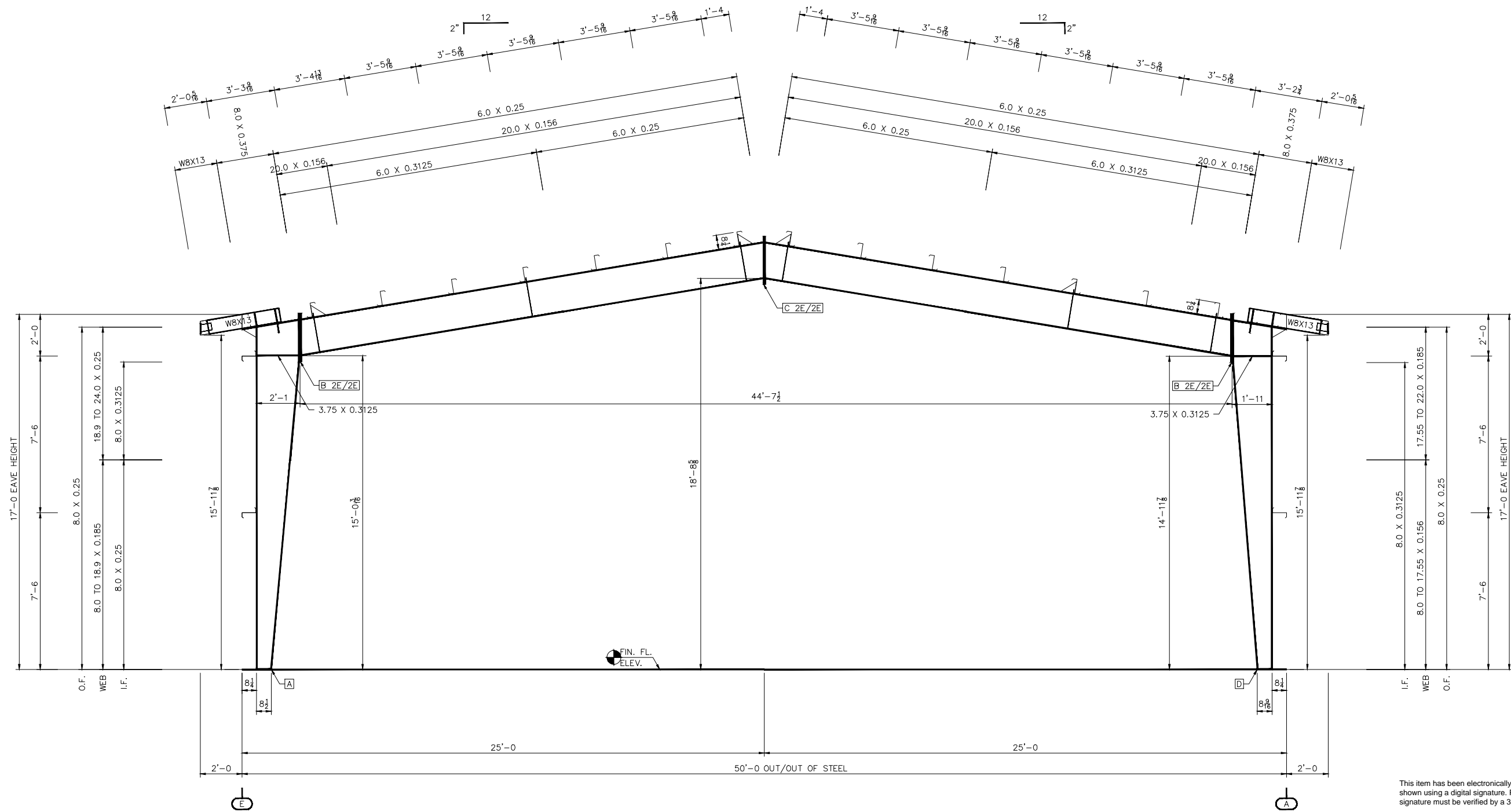
**Drawing Status:**  
 Issued For Approval (Not For Construction)  
 Issued For Permit  
 Issued For Construction

Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/13/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: E9 of 12

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779

GENERAL NOTES  
 FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).  
 VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.



CROSS SECTION AT FRAME LINE "3"- "4"

PLATE SIZE TABLE			SPLICE BOLT TABLE				
CONN.	LOW SIDE	HIGH SIDE	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	8 X 0.375 X 8 1/2						
B	8 X 0.75 X 2'-3 1/8	6 X 0.75 X 2'-3 1/8	(8)	3/4 X 2 1/2	A325 B&N	0	0
C	6 X 0.5 X 2'-3 1/8	6 X 0.5 X 2'-3 1/8	(8)	3/4 X 2 1/2	A325 B&N	0	0
D	8 X 0.375 X 8 1/8						

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN. ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.

Nov 19, 2024



Revision	Date	Description	By	Ch'd

**FORTIFY**  
 BUILDING SOLUTIONS™

Cornerstone Building Brands  
 13105 Northwest Freeway, Suite 500  
 Houston, TX 77040  
 cornerstonebuildingbrands.com

Project Name & Location:  
 JOHAN GUNTHER-209647  
 JOHAN GUNTHER  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER

Customer:  
 JOHAN GUNTHER-209647  
 1590 ESPERANCE DR  
 SIMI VALLEY, CA 93065  
 JOHAN GUNTHER

Drawing Status:  
 Issued For Approval (Not For Construction)  
 Issued For Permit  
 Issued For Construction

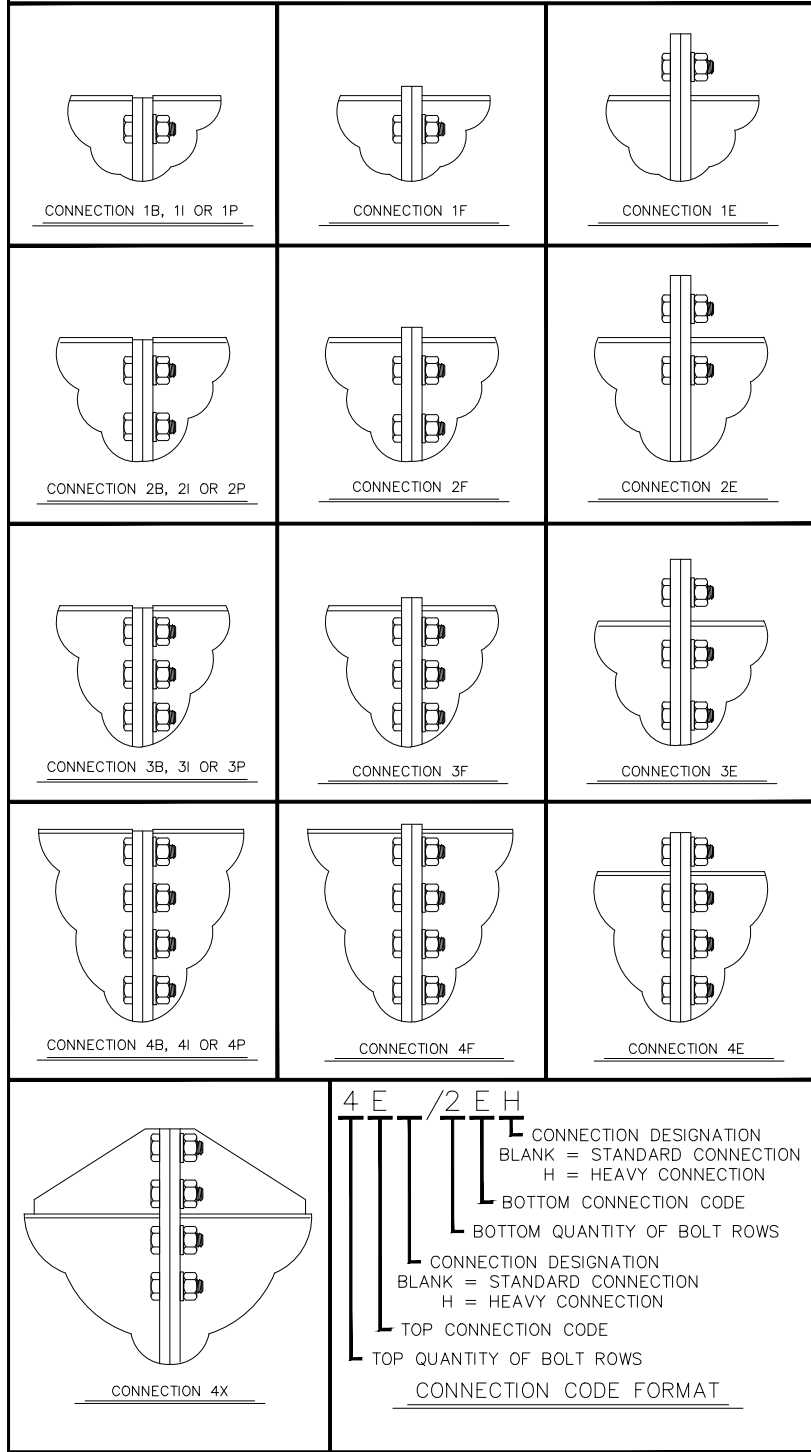
Scale: NOT TO SCALE  
 Drawn by: WTW 11/12/24  
 Checked by: KWS 11/13/24  
 Project Engineer:  
 Job Number: 19-B-78667-1  
 Sheet Number: E10 of 12

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
 CALIFORNIA P.E. C90779



**CONNECTION CODES**  
(FOR TOP AND BOTTOM BOLT PATTERN)



**CONNECTION CODE DESCRIPTION**

**B** = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP FLANGE. CONNECTION PLATE LENGTH MUST BE A MINIMUM OF HALF THE RAFTER WEB DEPTH AND SHALL NOT EXCEED THE RAFTER TOTAL DEPTH.

**E** = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH ONE SET OUTSIDE THE TOP OR BOTTOM FLANGE AND THE REMAINING SETS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE.

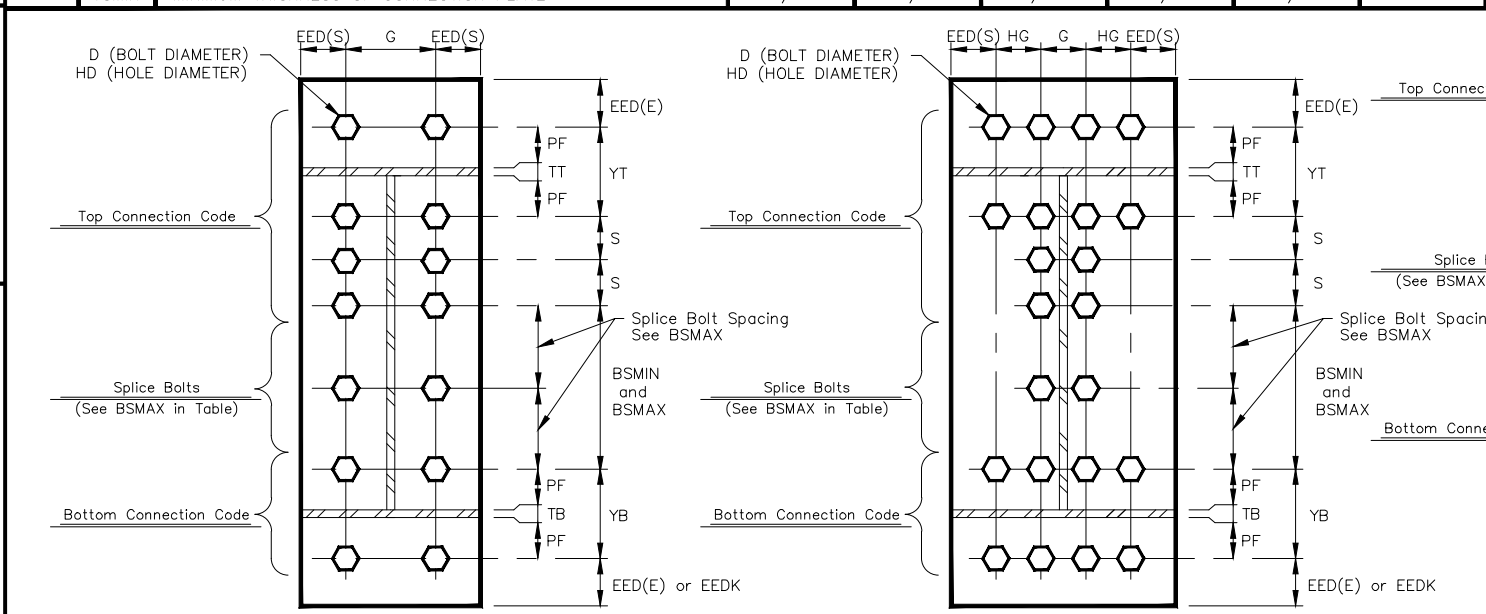
**F** = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE AND CONNECTION PLATE PROJECTS 1/2" BEYOND THE TOP OR BOTTOM FLANGE.

**I** = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP OR BOTTOM FLANGE.

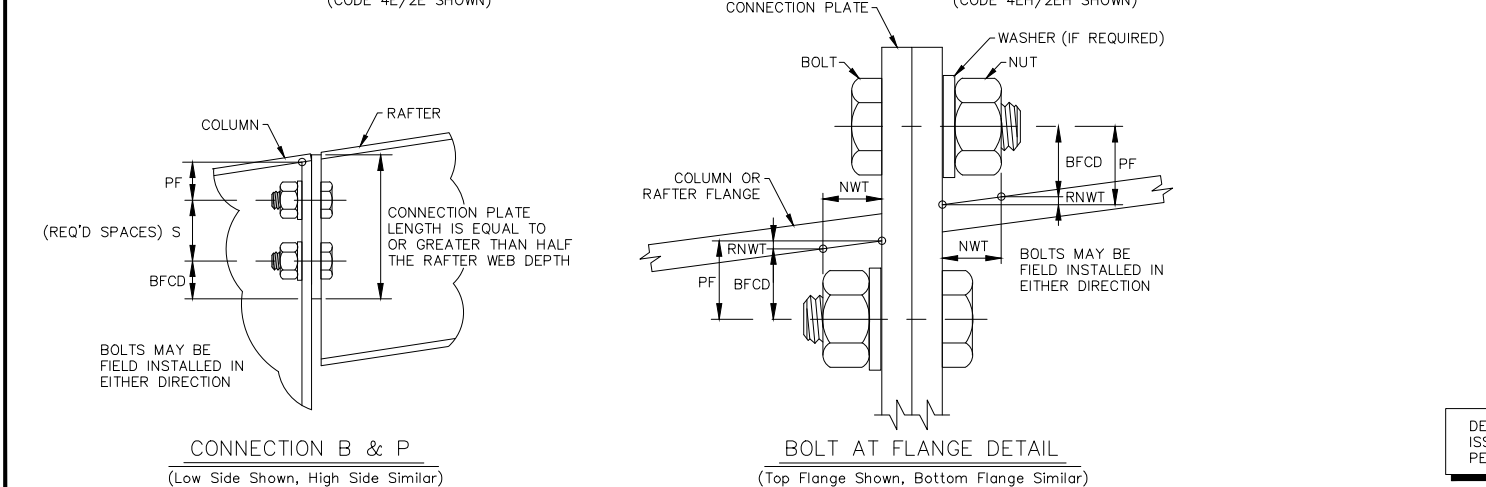
**P** = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP FLANGE. CONNECTION PLATE LENGTH MUST BE A MINIMUM OF HALF THE RAFTER WEB DEPTH AND SHALL NOT EXCEED THE RAFTER TOTAL DEPTH.

**4X** = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH TWO SETS EACH SIDE OF THE TOP OR BOTTOM FLANGE WITH A GUSSET PLATE OUTSIDE THE TOP AND BOTTOM FLANGE OR COLUMN CAP PLATE.

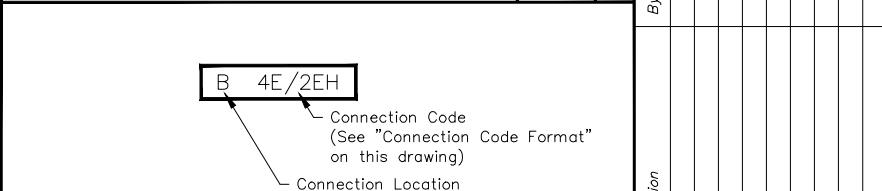
NAME	DESCRIPTION FOR A325 BOLT DIMENSIONS	A325 CONNECTION BOLT DIMENSIONS						
		1/2"	3/4"	7/8"	1"	1 1/4"	1 1/2"	
D	DIAMETER OF THE BOLT	1/2"	3/4"	7/8"	1"	1 1/4"	1 1/2"	
HD	BOLT HOLE DIAMETER	9/16"	13/16"	15/16"	1 1/16"	1 5/16"	1 9/16"	
G	BOLT GAUGE	2 1/2"	3"	4"	3 1/2"	4"	5 1/2"	
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITHOUT WASHER	1"	1 1/8"	1 7/8"	1 1/4"	1 3/8"	2 1/8"	
	MAX. WEB THICKNESS (Max. 5/16" Fillet Weld) WITH WASHER	3/4"	7/8"	1 5/8"	7/8"	7/8"	1 7/8"	
HG	HEAVY CONN. BOLT GAUGE	N/A	2 1/4"	2 5/8"	3"	3 3/4"	4"	
S	NORMAL BOLT SPACING	2 1/2"	3"	3 1/4"	3 1/2"	4"	4 1/2"	
BSMIN	MINIMUM SPACING BETWEEN TOP & BOTTOM SETS OF BOLTS	1 1/2"	2 1/4"	2 5/8"	3"	3 3/4"	4"	
BSMAX	MAXIMUM BOLT SPACING BETWEEN TOP AND BOTTOM SETS OF BOLTS ON CONNECTION PLATES	SPLICE BOLT SPACING (NOT TO EXCEED 2'-0")						
		{ 1/2 BSMAX (±1/8") WHEN BSMAX = 2'-0 1/8" TO 4'-0 { 1/3 BSMAX (±1/8") WHEN BSMAX = 4'-0 1/8" TO 6'-0 { 1/4 BSMAX (±1/8") WHEN BSMAX = 6'-0 1/8" TO 8'-0						
BFGD	MINIMUM BOLT-TO-FLANGE CLEARANCE AT OUT OF NUT SEE BOLT AT FLANGE DETAIL	1 1/2"	1 3/4"	1 7/8"	2 1/4"	2 1/2"	2 3/4"	
PF	MINIMUM BOLT-TO-FLANGE CLEARANCE AT CONNECTION PLATE SEE BOLT AT FLANGE DETAIL	(BFGD + RNWT) PF INSIDE OF FLANGE IS INCREASED BASED ON THE YT & YB VALUE. PF FOR CONNECTION B, F, I AND P ARE THE SAME AS USED ON CONNECTION E						
NWT	NUT AND WASHER THICKNESS	SEE BOLT AT FLANGE DETAIL. NUT THICKNESS IS EQUAL TO THE BOLT DIAMETER AND .15625" WASHER THICKNESS IS USED EVEN IF A WASHER IS NOT REQUIRED.						
RNWT	RISE ON NUT AND WASHER THICKNESS	REFER TO FRAME CROSS SECTION DRAWING FOR LARGEST FLANGE THICKNESS EITHER SIDE OF THE CONNECTION.						
TT	THICKNESS TOP FLANGE							
TB	THICKNESS BOTTOM FLANGE							
YT	BOLT SPACING TOP (ROUND UP TO NEXT 1/2", MIN = S)	3" + TT	3 1/2" + TT	3 3/4" + TT	4 1/2" + TT	5" + TT	5 1/2" + TT	
YB	BOLT SPACING BOTTOM (ROUND UP TO NEXT 1/2", MIN = S)	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	
EED(E)	MINIMUM END EDGE DIMENSION	1 1/4"	1 1/4"	1 1/2"	1 3/4"	2 1/4"	2 5/8"	
EED(S)	MINIMUM SIDE EDGE DIMENSION	3/4"	1"	1 1/8"	1 1/4"	1 5/8"	2 1/4"	
EEDK	END EDGE DIMENSION AT KNEE CONNECTION	1 3/8"	1 3/8"	1 5/8"	1 7/8"	2 3/8"	2 3/4"	
BCWM	MINIMUM BOLT CLEARANCE FROM A FLANGE OR WEB WELD	WITHOUT WASHER	7/16"	5/8"	3/4"	13/16"	1"	1 3/8"
		WITH HARDENED WASHER	9/16"	3/4"	7/8"	1"	1 1/4"	1 1/2"
WCSM	MINIMUM WIDTH OF CONNECTION PLATE (Standard Connection)	5"	6"	8"	8"	10"	12"	
WCHM	MINIMUM WIDTH OF CONNECTION PLATE (Heavy Connection)	N/A	10"	12"	12"	16"	18"	
TCMIN	MINIMUM THICKNESS OF CONNECTION PLATE	1/4"	3/8"	7/16"	1/2"	5/8"	1"	



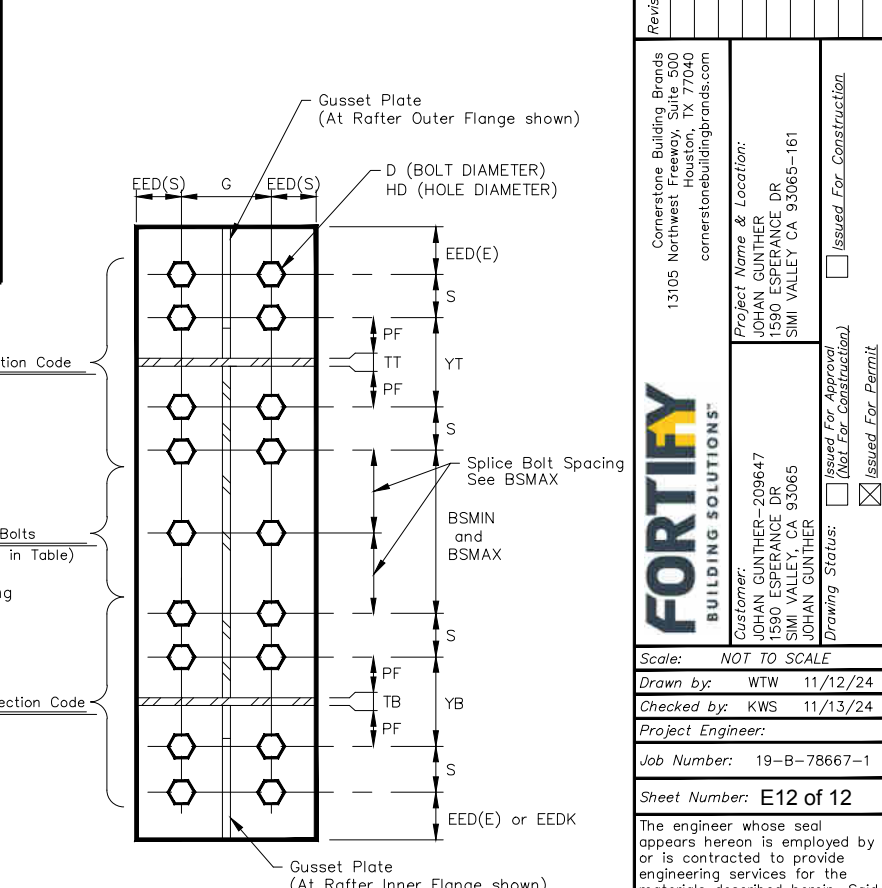
**STANDARD CONNECTION DESIGNATION** (CODE 4E/2E SHOWN)      **HEAVY CONNECTION DESIGNATION** (CODE 4EH/2EH SHOWN)



**CONNECTION B & P** (Low Side Shown, High Side Similar)      **BOLT AT FLANGE DETAIL** (Top Flange Shown, Bottom Flange Similar)



Flange Brace Material Schedule	
Part Mark	Material
FB4_	L 2" x 2" x 14 Ga.
FB5_	L 2" x 2" x 14 Ga.
FB6_	L 2" x 2" x 3/8"
FB7_	L 2 1/2" x 2 1/2" x 3/16"



**4X CONNECTION DESIGNATION** (CODE 4X/4X SHOWN)

This item has been electronically signed and sealed by Emmy M. Dowden, P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

DETAILS SUBJECT TO CHANGE BASED ON FINAL DESIGN. ISSUED FOR CONSTRUCTION DRAWINGS WILL REPLACE THE PERMIT DRAWINGS.

Nov 19, 2024

**FORTIFY BUILDING SOLUTIONS™**

Cornerstone Building Brands  
13105 Northwest Freeway, Suite 500  
Houston, TX 77040  
cornerstonebuildingbrands.com

Project Name & Location:  
JOHAN GUNTHER-209647  
1590 ESPERANCE DR  
SIMI VALLEY, CA 93065  
JOHAN GUNTHER

Customer:  
JOHAN GUNTHER-209647  
1590 ESPERANCE DR  
SIMI VALLEY, CA 93065  
JOHAN GUNTHER

Drawing Status:  
 Issued For Approval (Not For Construction)  
 Issued For Construction

Scale: NOT TO SCALE  
Drawn by: WTW 11/12/24  
Checked by: KWS 11/13/24  
Project Engineer:  
Job Number: 19-B-78667-1  
Sheet Number: E12 of 12

The engineer whose seal appears hereon is employed by or is contracted to provide engineering services for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

EMMY M. DOWDEN, P.E.  
CALIFORNIA P.E. C90779

