



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/>

CASTEL TENTATIVE PARCEL MAP NO. 6118 CASE NO. PL24-0124

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of Tentative Parcel Map 6118 for the subdivision of one parcel into two separate parcels (Case No. PL24-0124).
2. **Applicant/Property Owner:** Uldine and Jean Fabian Uldine, 699 Larmier Ave, Oak View, CA 93022
3. **Applicant's Representative:** Jane Farkas for J. Elinor Consulting, 2146 Channel Drive, Ventura, CA 93001
4. **Decision-Making Authority:** Pursuant to the Ventura County Subdivision Ordinance (VCSO) Section 8205-6.2.1 et seq., the Planning Director is the decision-maker for the requested permit.
5. **Project Site Size, Location, and Parcel Number:** The 4.99-acre property/project site is located at 699 Larmier Avenue, near the intersection of Larmier Avenue and State Route 33, in the community of Oak View, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 061-0-110-030 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Rural
 - b. Ojai Valley Area Plan Land Use Map Designation: Rural Residential 2-5 Ac Minimum Lot Size
 - c. Zoning Designation: RE-2 ac/TRU/DKS/HCWC Rural Exclusive – 2 Acre Minimum Lot Size, Temporary Rental Unit/ Dark Sky/ Habitat Connectivity and Wildlife Corridor Overlays

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

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RE-2 ac/TRU/DKC/HCWC	Single Family Dwelling
East	R1-6,000 sq. ft TRU/DKS (Single-Family Residential – 6,000 sq. ft. minimum lot size)	Single Family Dwelling
South	RE-2 ac/TRU/DKC/HCWC	Arnaz Elementary School, Single Family Dwelling
West	OS-20 ac TRU/DKS/HCWC (Open Space – 20 acre Minimum Lot Size)	Public Trail and Ventura River

7. **History:** The subject property was documented in Book 10 Record of Surveys, at Page 33, as a portion of Lot 31 of Tract 3132. The home was constructed in 1983. Permits for reroofing the home were granted in 1999. Permits for the construction of a pool were noted in 2010, and the property was the subject of permits related to the construction of an Accessory Dwelling Unit in 2019. Other minor permits were noted related to the construction of retaining walls and recent reroofing of the principal dwelling unit.

8. **Project Description:** The applicant requests authorization of Tentative Parcel Map No. 6118 to subdivide 4.98 acres into two lots. Parcel 1 will contain 2.52 acres and Parcel 2 will contain 2.46 acres. Parcel 1 will contain one (1) existing 2,231 square foot (sq. ft.) single-family dwelling and Parcel 2 will contain one (1) existing 1,835 sq. ft. single-family dwelling. Direct access to each property is provided by separate private driveways with access to Larmier Avenue, an existing improved public street.

Water service is provided by Casitas Municipal Water District. Wastewater service is provided by the Ojai Valley Sanitation District. No additional development is proposed. (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 environmental 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 project was

found to be exempt from CEQA under Guidelines Sections 15301 (Existing Facilities), 15315 (Minor Land Divisions) and 15061(b)(3) (the "common sense exemption"). Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

The proposed subdivision of one lot into two separate developed lots through the approval of a TPM and recordation of a Parcel Map (PM) is exempt from CEQA under Section 15061(b)(3), also known as the "Common Sense Exemption." This applies because if it can be seen with certainty that there is no possibility that the subdivision will cause significant environmental effect. The project involves no physical changes to the environment, as the site has been used for residential purposes with two distinct developed areas already cleared of vegetation, with all supporting improvements and services meeting the applicable provisions of the Ventura County improvement standards and specifications including fuel modification. The proposed project will not result in any physical change to the environment.

Section 8205-5.1.5 of the VCSO requires the County consider reasonably foreseeable development within the proposed parcels, known as buildable sites, when considering a tentative map. The subject property, located in the RE Zone and HCWC/TRU/DKS Overlay Zones, has existing principal dwellings with adequate services and access on each proposed parcel. This satisfies the buildability demonstration requirement under Section 8205-5.1.5 of the Ventura County Subdivision Ordinance, as no new development is proposed or required.

The project is also exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15315 (Minor Land Division), as the property is already developed with residential buildings, and reasonably foreseeable development on RE Zoned land typically includes single-family dwellings and accessory structures related to residential uses. Additionally, the subject property is located in a designated urbanized zone, with division into only two parcels, and all access and services available to the subject property. Lastly, no previous subdivision has occurred on the subject property within the past two years, and the parcel does not have an average slope greater than 20 percent.

Therefore, this project is categorically exempt pursuant to Sections 15301, 15315 and 15061(b)(3) (Existing Facilities, Minor Land Divisions, and the "common sense exemption") of the CEQA Guidelines and no further environmental review is required.

C. CONSISTENCY WITH THE GENERAL PLAN / OJAI VALLEY AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Ojai Valley Area 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 AND SUBDIVISION ORDINANCE COMPLIANCE

The proposed TPM is subject to the design requirements of the VCSO (Section 8212-4), with the granting of a TPM. Exhibit 5 lists the applicable design requirements and a description of how the proposed subdivision complies with those requirements. Upon the granting of the TPM, the proposed subdivision will comply with the VCSO.

The proposed TPM is also subject to the development standards for existing and reasonably foreseeable ministerial development of the parcels, pursuant to Section 8105-4 of the Ventura County NCZO (Sections 8106-1.1 and 8108-4.7). Table 1 lists the applicable development standards and a description of whether the subdivision design complies with those standards.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	2 Acres	Yes, Parcel 1 will contain 2.46 acres and Parcel 2 will contain 2.30 acres
Maximum Percentage of Building Coverage	25 percent	Yes, Parcel 1 Building Coverage is 2.12% and Parcel 2 coverage is 2.54%
Front Setback	20 feet	Yes, Front Setback Parcel 1 is 25 feet and Front Setback Parcel 2 is 22 feet.
Side Setback	5 feet	Yes, minimum side setback for Parcel 1 is 35 feet and for Parcel 2 is 10.
Rear Setback	15 feet	Yes, Rear Setback for Parcel 1 is 483 feet, and Rear Setback for Parcel 2 is 495 feet.
Maximum Building Height	25 feet	Yes, buildings located on the subject properties comply with the 25 foot height limit
Required Covered Parking	2 covered parking spaces. However, on parcels larger than 1 acre located in OS, AE, RA, RE, RO, and TP Zones,	Yes, Parcel 1 contains a Single-Family Dwelling with an attached 2 car garage. Parcel 2 contains a dwelling with a 1 car garage and

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
	required parking may be uncovered.	onsite parking within the driveway

The subject property is located within a Habitat Connectivity Wildlife Corridor and Dark Sky Overlay Zones and, therefore, is subject to the standards of the Ventura County NCZO Sections 8109-4.7 and 8109.4.8. However, no development is proposed with this request, and the specific requirements of these two sections are not implicated by the proposed subdivision. Additionally, the subject property is located within the Temporary Rental Unit Regulation Overlay Zone, this designation regulates short term rentals and homeshares within a geographic area designated by the County. These standards are not implicated by the proposed subdivision.

E. SUBDIVISION MAP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed subdivision is consistent with the State Subdivision Map Act, Government Code, and County Subdivision Ordinance, pursuant to VCSO Section 8205-6.6. The proposed findings and supporting evidence for the approval of a TPM are as follows:

- 1. The proposed subdivision does not violate any standards, requirements, or conditions of the Subdivision Map Act, this Chapter, or other County ordinance [VCSO Section 8205-6.6(a)].**

As discussed in Section C of this Staff Report, the proposed project will be consistent with the Subdivision Map Act, the Ventura County Subdivision Ordinance, and other applicable County ordinances. Thus, this finding can be made.

- 2. The proposed map, together with its provisions for design and improvement of the proposed subdivision, is consistent with the General Plan and any applicable area and specific plans [VCSO Section 8205-6.6(b)].**

As discussed in Exhibit 4 of this Staff Report, the proposed project will be consistent with the applicable policies of the Ventura County General Plan and the Ojai Valley Area Plan. Thus, this finding cannot be made.

- 3. The site is physically suitable for the type and proposed density of development [Section 8205-6.6(c) and -(d)].**

The 4.98-acre project site has a General Plan land use designation of Rural, an Ojai Valley Area Plan land use designation of 2-5 acre minimum lot size, and is zoned RE (Rural Exclusive) with the 2 ac minimum lot size modifier. Existing residential developments are located on the proposed lots; with Parcel 1 containing

a 2,231 sq. ft. single family dwelling, and Parcel 2 containing a 1,835 sq. ft. single-family dwelling. The Rural land use designation prescribes a maximum density of 1 unit per 2 acres. The structures comply with the applicable development standards of the RE zone as analyzed in Section D above. No additional development is proposed with this request. The proposed lots have separate access and require no additional improvements for the continued use/occupancy of these structures. Therefore, the site is physically suitable for the type and density of development.

Based on the discussion above, the finding that the site is physically suitable for the type and proposed density of development can be made.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat [Section 8205-6.6(e)].

The design of the subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat as no development is proposed with this lot split request. The applicant retained a qualified biological consultant who prepared the attached Initial Study Biological Assessment (Exhibit 7). The study identifies plant communities such as California Sycamore – coast live oak riparian woodlands, California walnut groves, coast live oak woodland and forest, California sagebrush purple sage scrub, and wetlands and other suitable habitat for other special status wildlife and plants on the subject property. The report also identified Fish's milkwort (*Polygala cornuta* var *fishiae*), a special status plant species, within the survey area on the subject property. The report concludes that because no development occurs with this request, no impact will occur. The project is also located within the Habitat Connectivity Wildlife Corridor Overlay, but the report also finds that the proposed subdivision will have no impact upon wildlife movement. As part of the conditions of approval, the applicant will record the development envelope with the Parcel Map, ensuring that no impact will occur (Exhibit 6, Condition 16).

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

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems [Section 8205-6.6(f)].

The proposed subdivision is served by a range of utilities, public improvements, and public services necessary for the continued occupancy of the existing single-family dwellings. The site will require very minor construction to implement the proposed land division, which will consist of the installation of a new water meter or meters to serve the new parcels, as stipulated by the Casitas Municipal Water District in their Will-Serve letter for the project dated October 17, 2024. Otherwise, the new parcels will rely on existing improvements such as Larmier Avenue and

utility connections to serve the existing dwellings (sewer, electricity, gas). Accordingly, the subdivision will not result in any impact upon public health as the occupancy of the dwellings may continue and no additional improvements are necessary for public services such as trash pick-up, fire, ambulance, and police services to continue to serve the project site.

Based on the discussion above, the finding that the design of the subdivision is not likely to cause serious public health problems can be made.

- 6. The design of the subdivision or the type of improvements will not conflict with easements, which are of record or are established by judgement of a court of competent jurisdiction and which have been acquired by the public at large for access through or use of the property within the proposed subdivision [VCSO Section 8205-6.6(g)].**

The proposed subdivision does not contain easements which have been acquired by the public at large for access through or use of the property, therefore, the project has no conflict with this required finding. The project does contain a private access easement through the property which will be maintained across both new parcels as depicted on Exhibit 3.

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

- 7. The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code [Section 8205-6.6.1].**

The proposed subdivision would discharge waste into an existing community sewer system, operated by Ojai Valley Sanitation District. The Ojai Valley Sanitation District is an approved community sewer district, with infrastructure that complies with California Regional Water Quality Control Board discharge requirements.

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

- 8. The property does not front on any public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir for which reasonable public access is not available or dedication of public easement is necessary to ensure reasonable public use [Section 8205-5.5(h)].**

The proposed subdivision does not front a public waterway, public river, public stream, coastline, shoreline, or publicly owned lake or reservoir for which

reasonable public access is not available, or dedication of public easement is necessary to ensure reasonable public use.

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

- 9. The proposed subdivision is compatible with existing conditionally permitted oil and gas leases or wells located within the subdivision, and the subdivider has adequately demonstrated that all wells designated as abandoned have been or will be abandoned in accordance with the laws, regulations, and guidelines of the California Geologic Energy Management Division [VCSO Section 8205-6.6(i)].**

There are no existing conditionally permitted oil and gas leases or wells located within the subdivision. There nearest oil and gas leases and wells are located approximately 0.34 miles southwest of the project site, which will not be impacted by the proposed division of land.

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

- 10. The parent parcel or portion thereof is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 [Section 8205-5.5(l)].**

The parent parcel or any portion of the subject property is not the subject of a California Land Conservation contract.

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

- 11. The subdivider has either record title to, or contractual right to acquire title to, all rights-of-way necessary to provide any off-site access from the subdivision to the nearest public road, including to provide secondary access as required by the Ventura County Fire Protection District [VCSO Section 8205-6.6(k)].**

Access to the subject property is provided by an existing dedicated improved public road, Larmier Avenue – a paved urban residential road which complies with Ventura County Public Works Agency Road Standards Manual Road Plate B-5[B]. No additional access is required for the proposed project and the existing access meets the applicable access standards of the Ventura County Fire Protection District.

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

- 12. The proposed subdivision is located within an Earthquake Fault Zone established pursuant to the Alquist-Priolo Earthquake Fault Zone Act and is in accordance with the policies and criteria established by the State Mining and Geology Board Pursuant to that Act [VCSO Section 8205-6.6(l)].**

Based on the State of California Department of Conservation Data Map, the property being subdivided is not located within an Earthquake Fault Zone, so the provisions of the Alquist Priolo Earthquake Fault Zoning Act do not apply.

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

- 13. The design of the subdivision provides for future passive or natural heating or cooling opportunities, to the extent feasible [VCSO Section 8205-6.6(m)].**

No new development is proposed with this request. The new parcels will contain one single-family dwelling which have already been constructed. These existing already meet county requirements for passive heating and cooling opportunities. The proposed subdivision will not impair future passive or natural heating or cooling opportunities.

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

- 14. The design of the subdivision provides for appropriate cable television systems and communication systems, including, but not limited to, telephone and Internet services, to each parcel in the subdivision that is designed to be developed with a principal building [VCSO Section 8205-6.6(n)].**

The proposed parcels will each have one existing single-family dwelling which have existing connections to cable television systems and other telecommunication systems. No extension of services is required for this request, nor will the need for addition capacity of these systems be induced with this subdivision.

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

- 15. The subdivision is a “housing development project” as defined in Government Code section 65589.5 and is consistent with the statutory requirements [VCSO Section 8205-6.6(o)].**

The subdivision is not considered a “housing development project” as defined in Government Code section 65589.5. Both new parcels contain one existing single-family dwelling and no new development is proposed with this request. A "housing development project" generally refers to projects with multiple residential units, or mixed-use projects with a significant residential component, intended to encourage the development of housing, especially affordable housing. Therefore, the

statutory requirements regarding findings for conditional approval or disapproval of housing development projects do not apply to this subdivision.

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

- 16. The subdivision is created from the conversion of a mobilehome park to another use and is consistent with the requirements of Government Code section 66427.4, Article 13 of the Ventura County Subdivision Ordinance, and Article 17 of the NCZO [VCSO Section 8205-6.6(p)].**

The subdivision does not involve in the conversion of a mobilehome park to another use. The proposed new parcels will each contain one existing single-family dwelling; this development is not part of a mobilehome park. Because the project does not involve a mobilehome park conversion, the requirements of California Government Code section 66427.4, Article 13 of the Subdivision Ordinance, and Article 17 of the NCZO are not applicable to this subdivision.

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

- 17. The subdivision is located in a “state responsibility area” or a “very high fire hazard severity zone,” and is consistent with the requirements of Government Code section 66474.02 [VCSO Section 8205-6.6(q)].**

Finding 1 (Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code). This property is in a State Responsibility Area (SRA), meaning the State (CAL Fire) primarily possesses the financial responsibility of preventing and suppressing wildfires. The parcel is also located in the Very High Fire Hazard Severity Zone (FHSZ). The FHSZ became effective in the SRA in 2024. The project, a subdivision which will create two parcels, was found to be consistent with the state regulations under Public Resources Code (PCR) Sections 4290 and 4291 as analyzed in Exhibit 5.

Finding 2 (Structural fire protection and suppression services). Fire protection for structural and suppression services will be provided by Ventura County Fire Department (Ventura County Fire Protection District), an entity monitored and funded by the County. The proposed subdivision is located in the service area of Ventura County Fire Station 23, located at 15 Kunkle Street, in Oakview, approximately 0.29 miles northeast of the project site. Fire Station 23 serves the Oak View and Casitas Springs areas of Ventura County and is the County’s Battalion 2 headquarters. This station is staffed daily by 5 firefighters, and houses medic/engine 23 (a standard first run engine that is capable of Advance Life Support (ALS) service with a supporting paramedic trained firefighter) and a rescue unit (a special duty vehicle designed to carry specialized tools and equipment). Station 23 provides the service area with normal fire station duties,

ALS, heavy rescue, as well as firefighting support throughout the Ojai Valley. This station already provides the full spectrum of fire protection services to the subject property. The new parcels may be accessed from Larmier Avenue, an existing paved and maintained public road, with no impact upon the delivery of structural fire protection and suppression services.

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), and VCISO (Section 8215-1.1). On May 29, 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 Ojai Valley News.

The project site is located within the City of Ojai's Area of Interest. Therefore, on April 9, 2025, the Planning Division notified the City of Ojai of the proposed project and requested project-related comments. The City of Ojai did not provide any comments.

G. RECOMMENDED ACTIONS

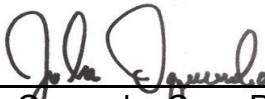
Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

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 15301 (Existing Facilities), 15301 (Existing Facilities), and 15061(b)(3) (the "common sense exemption") of the CEQA Guidelines;
3. **FIND** that the TPM No. 6118 complies with the approval standards of the Ventura County Subdivision Ordinance, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **APPROVE** TPM No. 6118 (Case No. PL24-0124), subject to the conditions of approval (Exhibit 6); 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 map has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact John Oquendo at (805) 654-3588 or 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 Subdivision Map
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Subdivision Ordinance Consistency Analysis
- Exhibit 6 Conditions of Approval
- Exhibit 7 Initial Study Biological Assessment (Pax Environmental, Inc., October 2024)



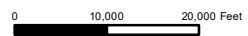
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map created on 2-17-2026

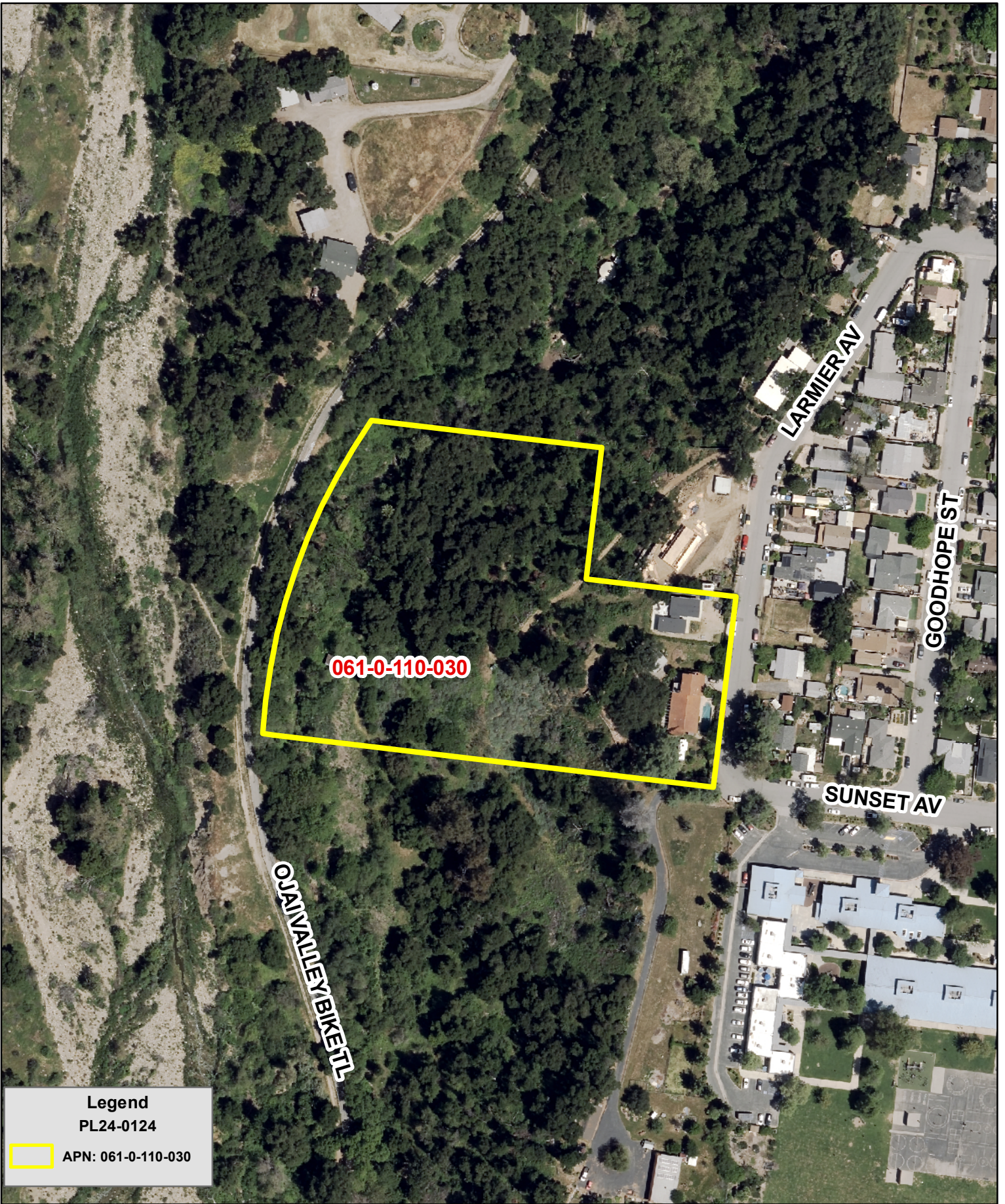



County of Ventura
 Planning Director Hearing
 Case No. PL24-0124
 Exhibit 2 - Maps



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Legend
 PL24-0124
 APN: 061-0-110-030



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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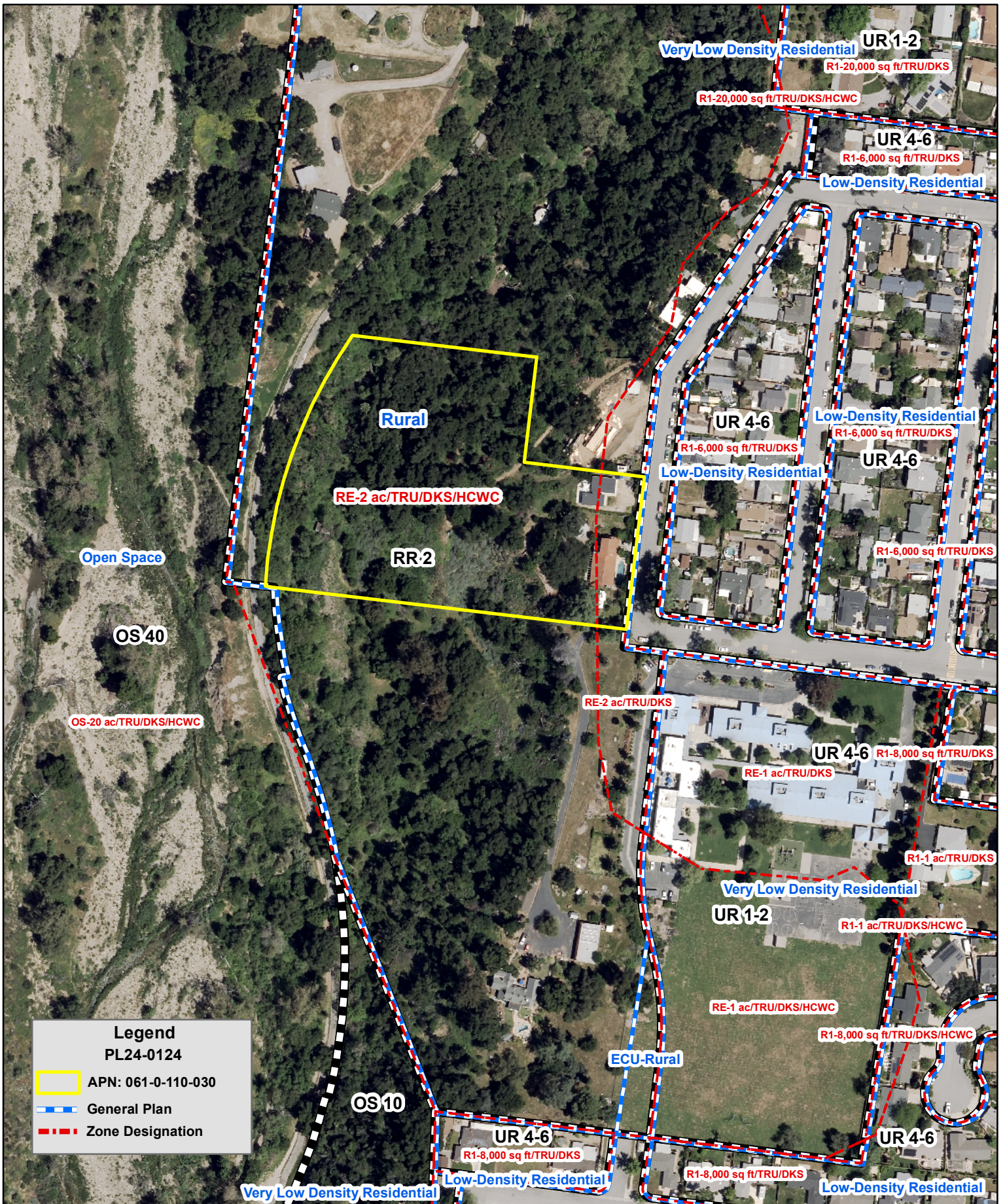


County of Ventura
 Planning Director Hearing
 699 Lamier Av.
 Oak View CA 93022
 APN: 061-0-110-030
 PL24-0124
 Aerial Photography



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Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
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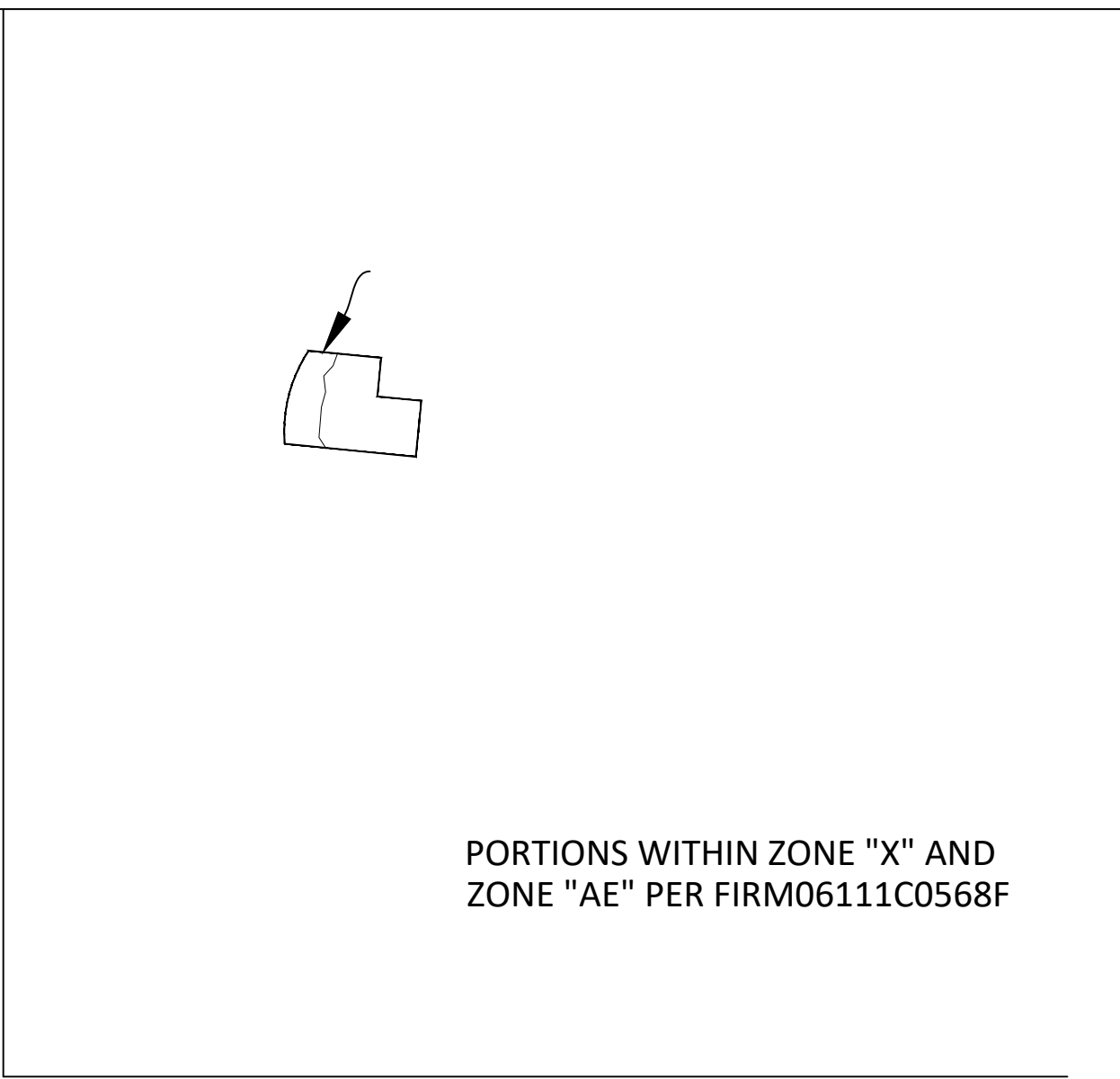
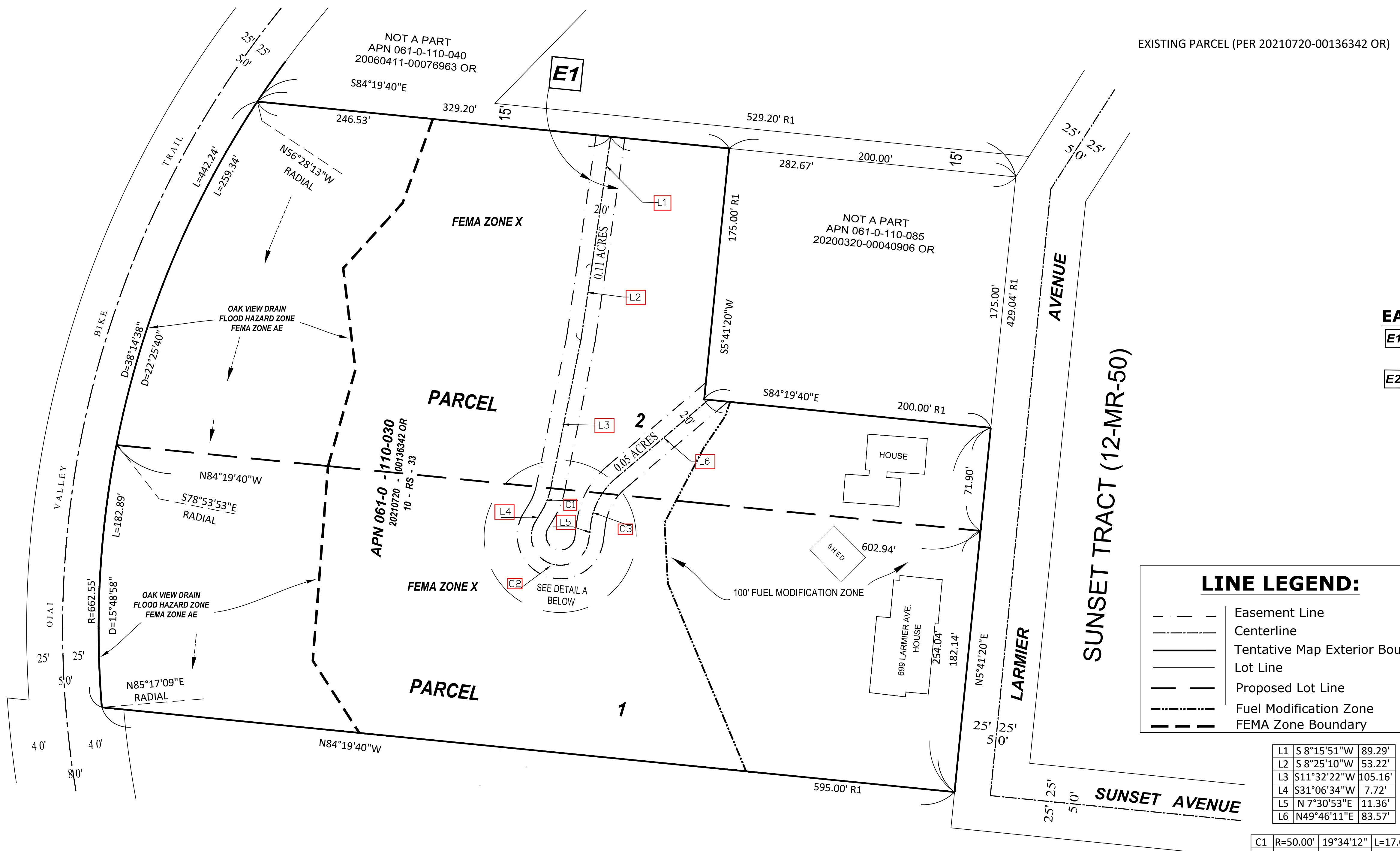
County of Ventura
 Planning Director Hearing
 699 Lamier Av.
 Oak View CA 93022
 APN: 061-0-110-030
 PL24-0124
 General Plan and Zoning Map



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RH



PORTIONS WITHIN ZONE "X" AND ZONE "AE" PER FIRM06111C0568F

EASEMENT SCHEDULE

E1 20' WIDE NON EXCLUSIVE INGRESS AND EGRESS EASEMENT IN FAVOR OF APN 061-0-110-04 PER INSTRUMENT NO.

E2

THE EXACT LOCATION IS NOT LOCATABLE BY LEGAL DESCRIPTION AND IS NOT PLOTTED HEREON

UTILITIES

- WATER SERVICE CASITAS MUNICIPAL WATER DISTRICT
- SEWER SERVICE OJAI VALLEY SANITARY DISTRICT
- GAS SERVICE SOUTHERN CALIFORNIA GAS Co.
- POWER SERVICE SOUTHERN CALIFORNIA EDISON Co.
- FIRE SERVICE VENTURA COUNTY FIRE STATION #23

FLOOD INSURANCE RATE MAP

0604130568F Revised January 29, 2021

SUBDIVIDER/OWNER

ULDINE AND FABIEN CASTEL, CO-TRUSTEES OF THE CASTEL FAMILY REVOCABLE TRUST DATED 08/27/2019
699 LARMIER AVENUE
OAK VIEW, CALIFORNIA, 93023

NO DEDICATIONS

SENSITIVE HABITAT AREA

SEE PAX ENVIRONMENTAL INC. BIOLOGICAL REPORT DATED 10-11-2024

PROPOSED SUBDIVISION

2 PARCELS (PARCEL 1 AND PARECEL 2)

PROPOSED USE

AS EXISTING - SINGLE FAMILY DWELLING

PROPOSED STREET IMPROVEMENTS

LARMIER AVE. ABUTTING THE PARCEL HAS TWO EXISTING CURB CUTS FOR ACCESS DRIVEWAYS TO EXISTING RESIDENCES

PROPOSED GRADING

PROPOSED PARCEL 1 & PARCEL 2 HAVE EXISTING IMPROVEMENTS AND NO NEW GRADING IS PROPOSED

SURVEYOR

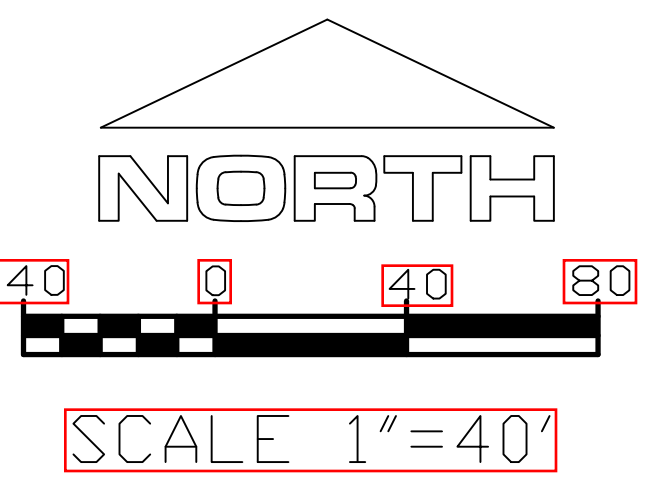
WM SURVEYS INC.
WILLIAM MEAGHER LS 5948
2747 SHERWIN AVE #12
VENTURA, CA 93003
(805) 677-4850

LINE LEGEND:

- Easement Line
- Centerline
- Tentative Map Exterior Boundary
- Lot Line
- Proposed Lot Line
- Fuel Modification Zone
- FEMA Zone Boundary

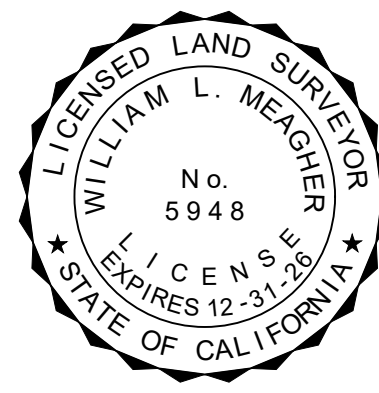
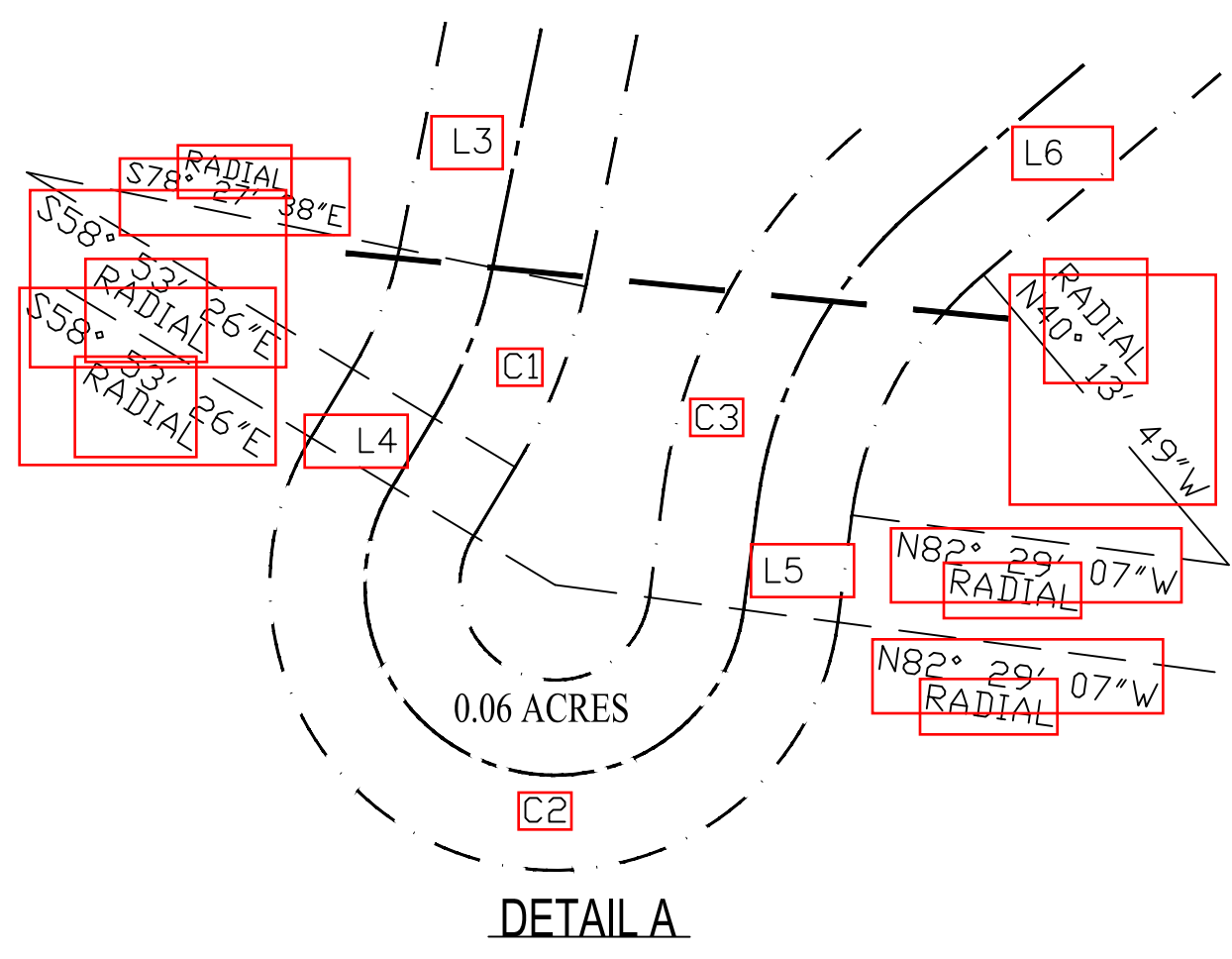
L1	S 8°15'51"W	89.29'
L2	S 8°25'10"W	53.22'
L3	S11°32'22"W	105.16'
L4	S31°06'34"W	7.72'
L5	N 7°30'53"E	11.36'
L6	N49°46'11"E	83.57'

C1	R=50.00'	19°34'12"	L=17.08'
C2	R=20.00'	203°35'41"	L=71.07'
C3	R=50.00'	42°15'17"	L=36.87'



BASIS OF BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING OF S84-19-40E SHOWN ON RECORD OF SURVEY FILED IN Bk 10, Pg 33 OF RECORD OF SURVEY. THIS MAP IS BASED ON A MARCH 2025 FIELD SURVEY

R1 = 10 RS 33



County of Ventura
Planning Director Hearing
Case No. PL24-0124
Exhibit 3 - Subdivision Map

TENTATIVE PARCE

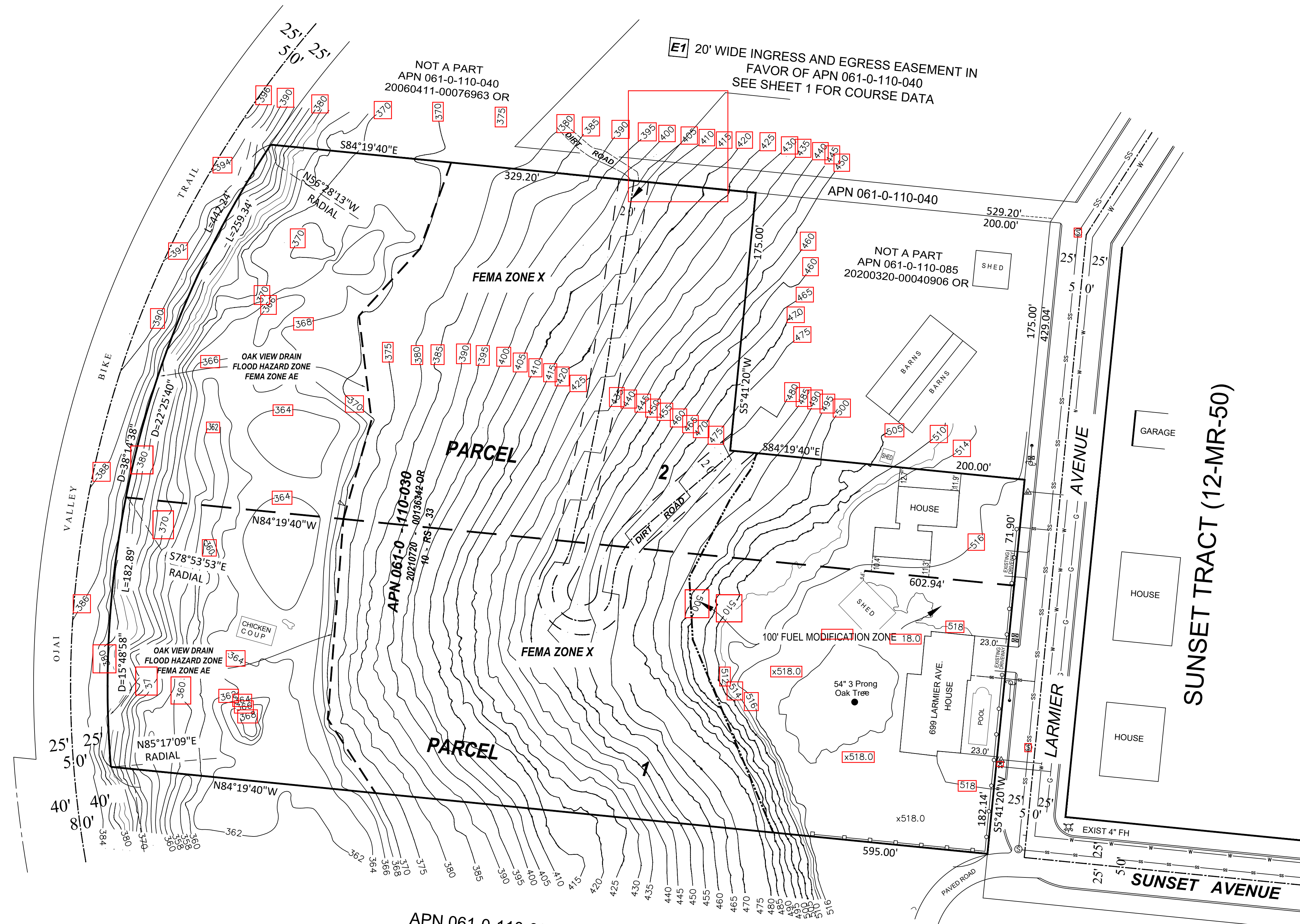
L MAP No

A part of Lot 31 of the Robinson Faucett and Dean

Subdivision of the Ranch Santa Ana

FEBRUARY 02, 2026

SHEET 1 OF 2



E1 20' WIDE INGRESS AND EGRESS EASEMENT IN FAVOR OF APN 061-0-110-040 SEE SHEET 1 FOR COURSE DATA

NOT A PART APN 061-0-110-040 20060411-00076963 OR

NOT A PART APN 061-0-110-085 20200320-00040906 OR

APN 061-0-110-030 20210720-00136342 OR 19-RS-33

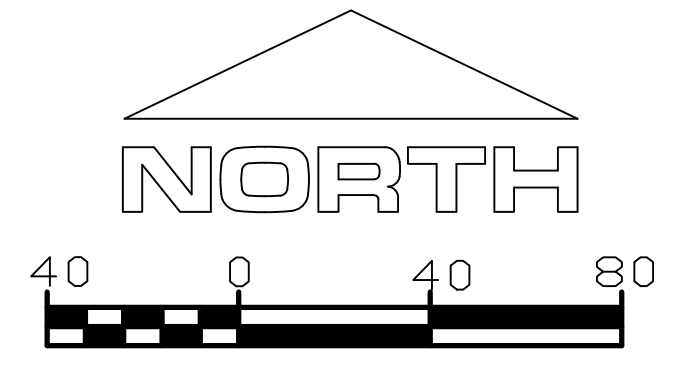
APN 061-0-110-095 20150603-00084093 OR

LEGEND:

	Fire Hydrant
	Gas Valve
	Guy Wire
	Mailbox
	Power Pole
	Sewer Manhole
	Water Meter
	Chain Link Fence
	Wooden Fence
	Sanitary Sewer
	Water Line
	Gas Line
	Curb Line
	370 Contour Elevation

LINE LEGEND:

	Easement Line
	Centerline
	Tentative Map Exterior Boundary
	Lot Line
	Proposed Lot Line
	Fuel Modification Zone
	FEMA Zone Boundary



SCALE 1"=40'
 BASIS OF BEARINGS SHOWN ON THIS MAP ARE BASED THE BEARING OF S84-19-40E SHOWN ON RECORD OF SURVEY FILED IN Bk 10, Pg 33 OF RECORD OF SURVEY.
 THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1988 (NAVD 88)
 THIS MAP IS BASED ON A MARCH 2025 FIELD SURVEY

TENTATIVE PARCE **L MAP No**
 A part of Lot 31 of the Robinson Faucett and Dean
 Subdivision of the Ranch Santa Ana

EXHIBIT 4

CONSISTENCY WITH THE GENERAL PLAN AND OJAI VALLEY AREA PLAN FOR CASTEL TENTATIVE PARCEL MAP NO. 6118, CASE NO. PL24-0124

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 8111-1.2.1.1(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 for the division of land and no development is proposed with this request.

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

1. Land Use and Site Planning Policies:

LU-4.3 Minimum Lot Area: *The County shall require subdivisions of land to meet the minimum lot area requirements established by Table 2-2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans, or by the applicable Existing Community land use diagrams contained in Appendix A, and by the parcel's zoning classification. Parcels smaller than the stated minimum may be allowed under the following circumstances:*

- *A parcel may be created for the sole purpose of transferring, by lease or sale, possession of an agricultural water well and the land around the well as may be necessary for its operation. Such parcels, and the wells they contain, shall be used for agricultural purposes only.*
- *Parcels for public purposes such as, but not limited to, fire, police, municipal water wells, flood control, and other public health and safety facilities.*
- *Affordable and elderly housing developments that are eligible for density bonuses as specified in Article 16 of the County Non-Coastal Zoning Ordinance may be granted a reduction from the minimum lot area requirements in accordance with the provisions of Article 16 or pursuant to state law.*

- *Parcels designated as Cultural Heritage Sites may be granted a reduction from the minimum lot area requirements in accordance with the Non-Coastal Zoning Ordinance.*
- *Parcels subdivided for resource conservation purposes in accordance with the conservation subdivision process established in the Ventura County Subdivision Ordinance.*
- *Parcels subdivided for the perpetual maintenance of biotic or wildlife habitat in accordance with California Government Code section 66418.2.*
- *Parcels of less than the prescribed minimum lot area may be allowed for farmworker housing complexes on land zoned Agricultural Exclusive (AE) within or adjacent to a city Sphere of Influence, provided the remaining non-farmworker housing complex parcel is a minimum of 10 acres.*

LU-7.1 Areas Appropriate for the Rural Land Use Designation: *The County shall require that lands designated as Rural are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low density rural residential or recreational development.*

LU-7.2 Minimal Parcel Size for the Rural Land Use Designation: *The County shall require that the smallest minimum lot area consistent with the Rural land use designation is two acres. The County may require larger minimum lot areas based on the parcel's Non-Coastal Zoning Ordinance zoning classification.*

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-16.8 Residential Design that Complements the Natural Environment: *The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment.*

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-16.10 Visual Access for Rural Development: *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

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.

HAZ-12.1 Access Points for New Subdivisions *The County shall require new residential subdivisions to provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed if a single proposed access road conforms to the County Road Standards, Ventura County Fire Department Access Standards, and when the County Fire Chief approves the proposed deviation.*

Ojai Valley Area Plan Policy OV-5.2 Minimum Parcel Size for Rural Residential: *The minimum parcel size consistent with the Rural Residential land use designation for residential parcels is 2 to 10 acres.*

Ojai Valley Area Plan Policy OV-17.1 Community Compatibility: *The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are compatible with their surroundings, are of high quality and good design, are consistent with the character of the Ojai Valley, and are beneficial to the community as a whole.*

Staff Analysis: The project consists of the division of an existing legal 4.98-acre lot into two parcels. The property is designated Rural by the Ventura County General Plan, and Rural Residential by the Ojai Valley Area Plan. The property is zoned RE, Rural Exclusive. The zoning for the property also has the 2 acre minimum lot size modifier. Additionally, the Rural land use designation has a prescribed density of 1 dwelling unit per 2 acres. Parcel 1 will contain 2.52 acres and Parcel 2 will contain 2.43 acres. Each of the proposed lots will contain one existing single-family dwelling. Parcel 1 will contain one existing 2,231 square foot (sq. ft.) single-family dwelling, and Parcel 2 will contain one existing 1,835 sq. ft. single-family dwelling. The continued occupancy of these buildings will be served by existing utilities and services (i.e. sewer, water, gas, waste disposal, etc). The structures themselves are located in existing flat areas, in areas with natural/passive heating and cooling opportunities, and located away from a natural top of slope towards the western middle of the lots, thereby preserving views from the Ventura River which is located to the west. The presence of single-family dwellings is in keeping with the character of the Oak View area, an unincorporated residential community. The continued occupancy of the homes will not be affected by the proposed division of land. The structures will remain, and the sites will be subject to the applicable provisions of the Ventura County Non-Coastal Zoning Ordinance should additional development occur. No additional development is proposed with this request.

In accordance with the policies and procedures of the Ventura County Resource Management Agency, the City of Ojai was notified of the project submittal on April 9, 2025 and did not elect to comment on the proposed subdivision.

As stated above, the project is served by a range of existing improvements. These existing improvements include driveways and access to the County Roadway Network. The subject property is served by two separate driveways which connect to Larmier Drive, a Minor Urban Residential Road (Ventura County Road Manual, Plate B-5 [B]). This road provides two-way traffic and connection to the regional roadway network in accordance with the access requirements for subdivisions.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-4.3, LU-4.1, LU-7.2, LU-16.1, LU-16.8, LU-16.9, LU-16.10, LU-19.1, HAZ-12.1, and Ojai Valley Area Plan Policies OV-5.2 and OV-17.1.

2. Transportation Policies

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

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

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

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

OV-22.1 Level of Service (LOS) Standards *For the area covered by this plan, the minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:*

- a. *LOS - 'D' for all County thoroughfares and State highways within the unincorporated area of the County, except as otherwise provided in Subparagraph (b);*
- b. *LOS - 'E' for Highway 33 between the end of the freeway and the City of Ojai and for Creek Road;*
- c. *LOS - 'C' for all County maintained local roads; and*
- d. *The LOS prescribed by the City of Ojai's General Plan for all city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted policies (similar to this policy, and Policies OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes and OV-2.4 to Land Use Regulations and Standards) respecting discretionary development in the city that would affect the LOS of County thoroughfares, County-maintained local roads, and State highways within the unincorporated area of the County.*

At any intersection between two roads, each of which has prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection.

OV-22.2 Evaluation of Level of Service (LOS) Impacts based on Land Use Changes

The County shall evaluate Area Plan land use designation changes, zone changes, and discretionary development for individual and cumulative impacts on existing and future roads, with special emphasis on the following:

- a. *Whether they would cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable Level of Service (LOS) to function below an acceptable LOS;*
- b. *Whether they would worsen traffic conditions on existing roads within the Regional Road Network that are currently functioning below an acceptable LOS; and*
- c. *Whether they could cause future roads planned for addition to the Regional Road Network or the Local Road Network to function below an acceptable LOS.*

Staff Analysis: The California Natural Resource Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (VMT). Based on guidance provided by the Office of Planning and Research (OPR), some projects do not require a VMT analysis because they will not have a significant impact on traffic. Projects that generate fewer than 110 new average daily vehicle trips per day are exempt from the analysis. As no new development or trips are proposed,

the Public Works Agency Roads and Transportation Division determined that a VMT analysis is not required for the subdivision.

State Route 33 was found to be operating at near the minimum acceptable level of service (LOS E) according to Table 6-12 of the Ventura County General Plan Transportation and Mobility Background Report. The proposed subdivision does not propose any additional development, therefore, no impact upon level of service will occur with this request. Additionally, future development of the subsequent parcels is impacted by the Housing Accountability Act (California Government Code Sections 66589.5, 65589.5.1, and 65589.5.2) which limits the County's ability to disapprove, condition, or reduce the density of residential development projects. Accordingly, the proposed subdivision and subsequent residential development (Accessory Dwelling Units, or other permissible site improvements) that may occur on the properties are consistent with the applicable policies related to LOS in the Ventura County General Plan and the Ojai Valley Area Plan.

The project occurs along Larmier Avenue, an existing extent of public dedicated and improved road within the County's roadway network. The road is maintained by the Ventura County Public Works Agency Transportation Department. Parcels 1 and 2 both have direct access to Larmier via separate residential driveways (Exhibit 3). This access satisfies county road access, and emergency vehicle access policies, as an improved road with existing connections to the wider county roadway network. No additional roadway improvements or dedications are required with this request.

Based on the discussion above, the proposed project is consistent with General Plan Policies CTM-1.1, CTM-1.7, CTM-2.3, CTM-2.28, PFS-11.4 and Ojai Valley Area Plan Policies OV-22.1, and OV-22.2.

3. Utilities, Public Facilities and Public Services

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-3.2 Fair Share of Improvement Costs *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.*

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

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.*

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

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

PFS-10.5 Parkland Dedication Requirement *The County shall require discretionary development to provide new trails and/or parkland dedication, or equivalent in-lieu fees, based on a standard of five acres of local parkland per thousand population in accordance with the Quimby Act (Gov. Code, 66477) and County Quimby Ordinance (contained in Ventura County Subdivision Ordinance). Any lands dedicated to meeting this requirement shall be accessible to the general public.*

PFS-10.6 Additional Lands for Recreational Use *As part of subdivision development, the County shall encourage developers to set aside unused open space for active and passive recreational uses.*

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

OV-24.1 Adequate Public Facilities and Services *The County shall require discretionary development to demonstrate that there are adequate public facilities and services available to serve the needs of the proposed development.*

OV-26.1 Sewer System Connections Requirement *The County shall require discretionary development within the service boundaries of the Ojai Valley*

Sanitation District to either connect directly to the existing sewer system or install necessary off-site pipelines to connect with the sewer system.

Staff Analysis: The project occurs in the unincorporated community of Oak View. The project location benefits from the presence of existing utilities and public services, with existing connections to sewer service, water service, gas, and electricity (Exhibit 3). Existing dedicated public roads provide access for public safety and trash pickup. The subdivision results in the creation of two new lots, each lot will contain one existing single-family dwelling. Each of these dwellings has existing connections to utilities required for occupancy. Water service is provided by Casitas Municipal Water District, an approved urban water supplier. Sewer service is provided by Ojai Valley Sanitation District. Electrical utility guy lines will remain above ground within the proposed subdivision, as the proposed project is existing, and no additional development is proposed with this request. The site contains existing building pads which appear to drain to the northwest/southwest, no additional flood control improvements are required to implement the requested subdivision. Accordingly, the project complies with the applicable policies related to public facilities, services, and infrastructure.

The proposed project is located adjacent to the Ojai Valley Trail, an existing dedicated multi-modal regional trail. No additional dedication or project related improvements to the trail are required, and no development triggering the requirement for the collection of impact fees is proposed with this request.

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-1.7, PFS-3.2, PFS-4.1, PFS-5.3, PFS-5.9, PFS-6.1, PFS-7.4, PFS-10.5, PFS-10.6, WR-1.11, and Ojai Valley Area Plan Policies OV-24.1, OV-26.1.

4. Hazard Policies

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).*

HAZ-1.5 Discouragement of Home-Building in Very High Fire Severity Zones *The County should discourage the building of homes in Very High Fire Severity Zones.*

HAZ-2.1 Principal Floodway Purpose *The County should limit land use in the regulatory floodway, as identified in the Ventura County Flood Plain Management Ordinance, limited to open space, agriculture, or passive to low intensity recreational uses, subject to the approval of the County Public Works Agency. The floodway's principal use should be maintained for safely conveying floodwater away from people and property while protecting ecological functions of the river.*

HAZ-2.3 Incompatible Land Uses in Floodplains *The County shall prohibit incompatible land uses and limit discretionary development within floodplains.*

HAZ-2.5 Recordation of a Notice of Flood Hazard *The County shall require the recordation of a Notice of Flood Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding as determined by the Federal Emergency Management Agency on the latest available Digital Flood Insurance Rate Maps (DFIRMs).*

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.*

HAZ-10.2 Air Quality Management Plan Consistency *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

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.*

OV-34.1 Compliance with Fire Protection District and Sheriff's Department Requirements *The County shall require discretionary development to comply with*

the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.

OV-35.1 Adequate Water for Firefighting: *The County shall require adequate water supplies and delivery system for firefighting purposes to serve any discretionary development in accordance with the standards of the Fire Protection District.*

OV-48.1 Adequate Water and Access for Firefighting: *The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes as determined by the Fire Protection District. The County shall require adequate access and fire flow improvements to be completed prior to combustible construction.*

OV-51.1 Flood Hazard Protection: The County shall require new development to be protected from flood hazards and to not adversely affect the flood carrying capacity of the area of Special Flood Hazard, as provided for in the Flood Plain Management Ordinance.

OV-55.1 Adverse Impacts on Regional Air Quality *The County shall find discretionary development in the Ojai Valley to have a significant adverse impact on the regional air quality if daily emissions would be greater than 5 pounds per day of Reactive Organic Compounds (ROC) and/or greater than 5 pounds per day of Nitrogen Oxides (NOx).*

Staff Analysis: The proposed subdivision is located in a High Fire Hazard Severity Zone as designated by the State of California. The project site also contains Special Flood Hazard Areas as designated by the Federal Emergency Management Agency. The project does not propose any new development with this request. No portion of the existing construction footprints are located in the Special Flood Hazard Areas. The existing structures will be required to maintain fuel management under existing County regulations. This translates to a 100-foot fuel modification buffer (Defensible Space Clear Zones) as depicted on Exhibit 3. The property owner(s) will be responsible for managing fuels within the two structural protection areas in the 100-foot fuel modification zone for each individual building. These practices include, but are not limited to, brush clearance, tree trimming, and roof maintenance. Water service is provided to both properties via Casitas Municipal Water District, an approved urban water supplier. The dwelling on Parcel 2 has building sprinklers, and a street hydrant is located just north of Parcel 1. The subdivision will be subject to Conditions No. 15 and 19, which relate to the recordation of Notices of Fire Hazard and Flood Hazard on property title (Exhibit 6). Fire protection for structural and suppression services will be provided by Ventura County Fire Department (Ventura County Fire Protection District), an entity monitored and funded by the County. The proposed subdivision is located in

the service area of Ventura County Fire Station 23, located at 15 Kunkle Street, in Oakview, approximately 0.29 miles northeast of the project site. This station already provides the full spectrum of fire protection services to the subject property. The new parcels may be accessed from Larmier Avenue, an existing paved and maintained public road, with no impact upon the delivery of structural fire protection and suppression services. No additional development is proposed with this request and the project as conditioned complies with policies applicable to fire and flood hazards (Exhibit 6).

No new development or ground disturbance or construction is proposed as part of this subdivision; thus, the proposed subdivision complies with the General Plan with regard to air quality and noise.

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-12.4, HAZ-1.1, HAZ-1.2, HAZ-1.4, HAZ-1.5, HAZ-2.1, HAZ-2.3, HAZ-2.5, HAZ-9.1 HAZ-9.2, HAZ-10.2, PFS-12.3, and Ojai Valley Area Plan Policies OV-34.1, OV-35.1, OV-48.1, OV-51.1 and OV-55.1.

5. 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.*

OV-36.2 Biological Field Reconnaissance Report Requirement *The County shall require a biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, significant wetlands, locally important plant communities, and suitable mitigation measures to be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land where the natural vegetation still exists.*

OV-36.7 Wildlife Migration and Sensitive Biological Resource Impact Mitigation *The County shall require discretionary development within 300 feet of the Ventura River, Coyote Creek, San Antonio Creek/Reeves Creek and Lion Canyon Creek, or located within the Sensitive Biological Resources Area (as illustrated on Figure OV-3) to be reviewed to determine the potential for interference with wildlife migration opportunities and potential for impact on "Endangered", "Threatened", "Rare" or "Locally Important" species and communities. The County shall deny projects which would result in significant adverse impacts to such resources unless they can be mitigated to a less-than-*

significant level or a statement of overriding considerations is adopted by the decision-making body per CEQA requirements.

Staff Analysis: The subdivision does not propose any development with this request. The county practice of identifying and analyzing reasonably foreseeable development is preempted in this circumstance, as the proposed parcels will each contain one single family dwelling. Each dwelling has existing fuel modification buffers within 100-foot perimeter of each building, and each parcel will contain separate usable yard areas (side, front, and rear yards). Portions of this fuel modification overlap between the two existing structures (Exhibit 3).

The applicant retained a qualified biological consultant, who prepared an Initial Study Biological Assessment (Exhibit 7). The report identified sensitive plant communities, wetlands, and a special status plant species located on the subject property. The survey area also identified suitable habitat for other special-status wildlife. The identified wetland is a surface water feature located on the western extent off the property. This surface water feature contains riparian habitat and is a tributary to the Ventura River. As this subdivision does not propose development, the project results in no impact upon Species, Ecological Communities, or Habitat Connectivity. However, as part of the conditions of approval for this map (Exhibit 6, Condition No. 16), the applicant will record the development envelope with the Parcel Map (the formal implementation of the Tentative Map) as depicted on Exhibit 3.

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, and Ojai Valley Area Plan Policies OV-36.2, OV-36.7.

6. Other Resource 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.*

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-1.12 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-2.2 Water Quality Protection for Discretionary Development *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

WR-4.2 Important Groundwater Recharge Area Protection *In areas identified as important recharge areas by the County or the applicable Groundwater Sustainability Agency, the County shall condition discretionary development to limit impervious surfaces where feasible and shall require mitigation in cases where there is the potential for discharge of harmful pollutants within important groundwater recharge areas.*

Staff Analysis: The subject property contains an unnamed tributary of the Ventura River, which is a Ventura County Watershed Protection District (VCWPD) jurisdictional redline channel. No direct connection to this VCWPD channel is proposed with this request. Additionally, the property is located within the Upper Ventura River Groundwater Basin. The project does not propose any additional pervious surface, nor does the project include the development of groundwater wells which would impact ground water quantity and quality within the basin. Accordingly, no impact upon surface water and groundwater will occur with the implementation of the proposed Tentative Parcel Map.

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. Because the project does not involve ground disturbance or construction no specific measures related to these resources are included with this request.

Based on the discussion above, the proposed project is consistent with General Plan Policies COS-4.4, WR-1.2, WR-1.12, WR-2.2, and WR-4.2.

EXHIBIT 5

**CONSISTENCY WITH THE VENTURA COUNTY SUBDIVISION ORDINANCE (VCSO)
 DESIGN AND REGULATIONS ADOPTED BY THE STATE BOARD OF FORESTRY
 AND FIRE PROTECTION PURSUANT TO SECTIONS 4290 AND 4291 OF THE
 PUBLIC RESOURCES CODE ANALYSIS, CASE NO. PL24-0124**

Pursuant to the VCSO (Sections 82505-5.1 and 8205-5.2), the proposed subdivision is allowed with the granting of a TPM and is subject to the design requirements of the VCSO (Article 4). Table 1 lists the applicable design requirements and a description of whether the proposed project is compliant with the design requirements. Upon the granting of the TPM, the proposed subdivision will comply with this requirement.

The conformance of the proposed project with the applicable guidelines and standards is evaluated in the table below.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
Lot Area Sec. 8205-5.1.1	Unless otherwise excepted, all proposed lots shall conform to the minimum lot area requirements of the General Plan (Land Use Policies – Minimum Parcel Size), and zone designation in which the property is located. In determining whether a proposed lot having a gross area of less than 10 acres conforms to such minimum area requirements, only the net area of the lot shall be considered unless the General Plan or Zoning Ordinances provide otherwise.	The project complies. The proposed lots comply with the minimum lots sizes prescribed by the Zoning for the Site (RE) which prescribes a 2 acre minimum lot size, the Area Plan Land Use District Rural Residential 2-5 Ac. Minimum, and the General Plan Land Use Classification of Rural which prescribes a minimum lot size of 2 acres. Lot 1 of TPM 6118 will be 2.52 acres, and Lot 2 of TPM 6118 will be 2.46 acres.
Lot Lines Sec8205-5.1.2	Each sideline of a proposed lot shall be as close to perpendicular to the centerline of the street as is practicable at the point at which the lot sideline terminates.	The project complies. Each side lot line is as close to perpendicular as practicable.
Lot Width Sec. 8205-5.1.3	All proposed lots shall conform to the minimum lot width requirements of the zone in which the property is located. No lot, other than a flag lot, shall have	The project complies. The proposed lots will have sufficient street frontage on Larimier Avenue; Parcel 1 will

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
	less than 40 feet of frontage, unless the minimum lot width of the zone is less than 40 feet. No flag lot shall have an access strip less than 20 feet.	have 182.14 feet of frontage and Parcel 2 will have 71.90 feet of frontage.
Lot Depth Sec. 8205-5.1.4	<p>For all proposed <i>lots</i>, the average <i>lot</i> depth shall not be greater than three times the average <i>lot</i> width unless the <i>Planning Director</i>, upon information presented by the <i>applicant</i>, determines that a greater depth is justified. The <i>applicant</i> shall use the following criteria to justify the modification of this requirement:</p> <p>a. <u>Potential Amount of Grading</u> – The amount and impact of on-site grading may be less with the provision of a greater <i>lot</i> depth.</p> <p>b. <u>Usable Lot Area</u> – The steepness of the topography of proposed <i>lots</i>, the configuration of the <i>parent parcel</i>, and the location of on-site natural features, such as barrancas, may necessitate a greater depth to provide usable <i>lot</i> areas.</p> <p>c. <u>Flood Hazards</u> – On-site and off-site flood hazards, such as streams, tributaries, and inundation areas subject to 100-year flood, may create a need for a greater depth to provide usable <i>lot</i> areas and <i>buildable sites</i>.</p> <p>d. <u>Sun and Wind Orientation</u> – A greater <i>lot</i> depth may be necessary to provide for passive and active solar heating and natural cooling opportunities.</p> <p><u>Other</u> – Other criteria relevant to unique or uncommon physical features of the property may necessitate a greater depth to provide usable <i>lot</i></p>	<p>The project complies. Parcel 1 will have a depth to width ratio of 3.2 and Parcel 2 will have a depth to width ratio of 3.4. The proposed lot depth will exceed the average lot depth prescribed by CSO Section 8205-5.1.4, however, the location of the parent parcel provides the justification for a modification of this requirement. The subject property contains two single-family dwellings which will be located on separate lots, natural features of the lot include steep slope to the west and the presence of an active water feature which is a tributary to the Ventura River. Both parcels will also contain onsite flood hazards designated by the Federal Emergency Management Agency as an inundation area subject to a 100-year flood. All of these justify the lot depth given the preexistence of building pads.</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
	areas and <i>buildable sites</i> or to mitigate adverse environmental effects.	
Buildable Site Sec. 8205-5.1.5	Each proposed <i>lot</i> shall have at least one <i>buildable site</i> , except: a. Those <i>parcels</i> dedicated or offered for dedication to the County or some other public entity or reserved by recorded restrictions for flood control purposes, natural resource preservation (e.g., <i>conservation parcels</i>), common open space, or other similar purposes; and, b. Those <i>lots</i> created for such purposes as landfills, mining operations, or other similar, long-term uses which do not normally require a permanent, on-site principal structure and which <i>lots</i> are or will be subject to a discretionary permit issued by the County regulating their proposed use.	The project complies. Each parcel contains one buildable site with existing single-family dwellings.
Setbacks Sec 8205-5.1.5	Each buildable site required by Section 8205-5.1.5 on a proposed lot shall be illustrated on the tentative map demonstrating that future and existing buildings can comply with the development standards of the zone designation pursuant to the applicable zoning ordinance and in accordance with Section J109, Ventura County Building Code, Appendix J. Whenever a subdivision results in a lot for which the only means of access is by way of an easement, that easement shall be considered a public road or street for purposes of determining setbacks for all lots over which the easement passes.	The project complies. The existing development is depicted on the map and Table 2 of the Planning Director Staff Report indicates compliance with the Development Standards of the RE Zone. The proposed subdivision also complies with Ventura County Building Code Section J 109 which defines the minimum setback from the top of slopes and toe of fill slopes. The top of slope is setback more than the 10-foot setback required by J109. And the toe of the slope will be setback more than the 20-foot setback required by J109
Access	There shall be approved access to the subdivision and all lots within the	The project complies. The project is accessed by

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
Sec 8205-5.1.7	subdivision shall have ingress and egress that meets the regulations regarding road standards for vehicles and fire equipment access pursuant to Section 4290 of the Public Resources Code, the Ventura County Fire Code, and the Ventura County Road Standards. Street layout shall be designed to provide for future access to, and not impose undue hardship upon, property adjoining the subdivision.	existing dedicated public roads. Both parcels will have physical frontage on Larmier Road. This configuration complies with the requirements of Public Resources Code Section 4290, the Ventura County Fire Code, and the Ventura County Road Standards.
Agricultural Viability Sec. 8205-5.1.8	Each proposed lot which is subject, in whole or in part, to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7, commencing with Section 51200, of Division 1 of Title 5 of the Government Code) shall be capable of sustaining, independently of any other lot, a viable commercial agricultural use.	The project complies. None of the proposed lots are the subject of an agricultural contract.
Cultural Heritage Site Sec. 8205-5.1.9	The design of a subdivision shall not adversely affect the historical, architectural, or aesthetic interest or value of a potential or designated cultural heritage site as defined in the Ventura County Cultural Heritage Ordinance. When required by the Cultural Heritage Ordinance, the design must be reviewed by the Cultural Heritage Board and be granted a certificate of appropriateness or certificate of review.	The project complies. No potential or designated cultural heritage site will be impacted by the proposed subdivision.
Street Rights of Way Sec. 8205-5.2.1	The street layout of a proposed subdivision shall be consistent with all street right-of-way designations and general alignment shown on the Circulation Element of the General Plan. All streets that are to be offered for dedication and used for vehicular traffic shall be designed to conform to	The project complies. The proposed subdivision is served by an existing public road, Larmier Road. Larimer Road complies with the minimum standards for a street designated Urban Residential Road (plate B-5)

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
	<p>the Ventura County Road Standards and the Ventura County Fire Protection District Fire Apparatus Access Code, subject to any deviations authorized by those standards or guidelines and duly approved by the Public Works Director and Fire Chief. All street design elements not dictated by those standards or guidelines shall conform to good engineering practices and be approved by the Public Works Director and the Fire Chief.</p>	<p>of the Ventura County Road Standards. Accordingly, the project complies with the Ventura County Fire Protection District requirements for fire apparatus access and the general alignment of the Circulation Element of the General Plan.</p>
<p>Utility Easements Sec. 8205-5.2.2</p>	<p>Whenever overhead utilities are allowed in a proposed subdivision by this Chapter, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of two abutting lots. This requirement may be modified or recommended for modification by the advisory agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be abutting and parallel to lot lines.</p>	<p>The project complies. No additional utility easements are required as a part of this project. The parent parcel has access to electrical utility via above ground guy lines. A requirement for undergrounding the utilities has not been made a part of this TPM; the lots contain existing structures and widespread implementation of undergrounding in this neighborhood of Oak View is not likely.</p>
<p>Drainage Facilities and Rights-of-Way Sec. 8205-5.2.3</p>	<p>The design of a subdivision drainage system shall conform to the Ventura County Flood Plain Management Ordinance, the Ventura County Building Code, Appendix J Grading, and Division 6, Chapter 9 of the Ventura County Ordinance No. 4450, as may be amended, relating to stormwater quality management for unincorporated areas, and shall provide for the proper drainage of the subdivision and all lots and improvements therein based on the runoff that can be anticipated from</p>	<p>The project complies. The proposed lots will contain existing development, which comply with the requirements of the Ventura County Flood Plain Management Ordinance, the Ventura County Building Code Including Appendix J Grading, and the requirement for stormwater management. The subdivision will contain no undrained depressions. And the areas subject to the</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
	<p>ultimate development of the watershed in accordance with the General Plan. The subdivision shall contain no undrained depressions. The subdivision and all lots and improvements therein shall be protected from off-site drainage or flood damage. All public facilities such as sewer, gas, electrical, and water systems shall be located and constructed to minimize flood intrusion. Any concentrations or increases of surface water resulting from the development of the subdivision must be conveyed by means of adequate facilities to a suitable natural watercourse in the area. If any channels included in the Ventura County Watershed Protection District Comprehensive Plan for Flood Control lie within the parent parcel, the design shall depict all those channels and all rights-of-way reasonably necessary for their improvements and maintenance. Such rights-of-way shall include, in addition to the channels themselves, an access route complying with the Ventura County Watershed Protection District Design Manual alongside the entire length of open channels and directly over the entire length of underground channels.</p>	<p>special flood hazard zone are not proposed to be developed. Accordingly, no new flood protection is required, no new easements are necessary, and all public facilities are adequately protected in their existing locations along Larmier Avenue. Additionally, the request will not result in any increase or concentration of surface water. The site contains an existing natural water course which, as stated above, will not be impacted by the proposed subdivision and will not be developed.</p>
<p>State Highway Sec. 8205-5.2.4</p>	<p>If an existing or proposed state highway abuts or crosses a proposed subdivision, the subdivider shall secure all pertinent road data and specifications and shall make the design of the proposed subdivision compatible with such state highway.</p>	<p>The project complies. The project does not abut or cross a state highway.</p>
<p>Public Water Agency</p>	<p>Whenever a proposed subdivision is located within the boundaries of a public water agency willing and able to</p>	<p>The project complies. Casitas Municipal Water District has acknowledged that water is</p>

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
Sec. 8205-5.2.5	provide water service to the lots, the public water agency shall be chosen as the water purveyor for the proposed subdivision. At the time of tentative map approval, the advisory agency may waive the requirements of this section for good cause shown.	available to service the parcel. The owner will be responsible for the installation of a new meter or meters to serve the resultant parcels and provide allocation to each new parcel; with the option of splitting the existing allocation or purchasing new allocation in accordance with Casitas' Rate and Regulations for Water Service and Water Efficiency Allocation Program (WEAP), if allocation is available.
Public Sewer Agency Sec. 8205-5.2.6	Whenever a proposed subdivision is located within the boundaries of a public sewer agency willing and able to provide sewer services to the lots, the public sewer agency shall be chosen to provide sewer service to the proposed subdivision. In all cases where sewage disposal is not to be by means of a sewer operated by a public sewer agency, it shall be by means of an on-site wastewater treatment system (OWTS) located entirely on the lot generating the sewage. At the time of tentative map approval, the advisory agency may waive the requirements of the first sentence of this section for good cause shown.	The project complies. Ojai Valley Sanitary District serves the existing structures located on the project site.
Street Lighting Sec. 8205-5.2.7	Prior to recordation of the final map or parcel map, the subdivider shall cause the area within the subdivision to be included in a County Service Area or other special district providing street lighting. At the time of tentative map approval, the advisory agency may waive this requirement if it finds that inclusion within such a service area or other special district is unnecessary	The project complies. The proposed subdivision is not located within a County Service Area for street lighting. Street lighting is not required.

Table 1 – Design Requirements Consistency Analysis

Type of Requirement	Subdivision Ordinance Requirement	In conformance?
	because of the size or location of the proposed lots.	
Supplemental Facilities Sec. 8205-5.2.8	The County may require that improvements installed by the subdivider for the benefit of the subdivision contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision, and that those improvements be dedicated to the public. Supplemental length may include minimum sized off-site sewer lines necessary to reach a sewer outlet in existence at that time. Any such requirement shall be subject to the condition precedent that the County or some other appropriate entity offer to enter into a reimbursement agreement with the subdivider pursuant to Article 6 (commencing with Section 66485) of Chapter 4 of the Government Code.	The project complies. No supplemental length improvements are necessary for the proposed project. The surrounding area is built out and served by existing infrastructure. The proposed subdivision is a simple infill project.

Pursuant to VCSO Section 8205-6.6(q), new divisions of land are subject to compliance analysis for state regulations adopted by the State Board of Forestry and Fire Protection under Public Resources Code (PCR) Sections 4290 and 4291. Project consistency with these regulations is provided below:

PCR 4290 – Emergency Access and Egress

Requirements	Complies?
14 CCR §1273.01 ¹ Width	Yes, the site is served by Larmier Avenue, an existing dedicated public road with two-way traffic lanes, with a 50 foot dedicated width.
§1273.02. Road Surface	Yes, the existing road has been designed to support the minimum imposed load of fire apparatus and provides and Asphaltic Concrete surface supported by a selected

¹Source: Barclays Official California Code of Regulations, Title 14. Natural Resources, Division 1.5 Department of Forestry and Fire Protection, Chapter 7 Fire Protection, Subchapter 2. State Minimum Fire Safe Regulations, Article 2 Ingress and Egress

PCR 4290 – Emergency Access and Egress

Requirements	Complies?
	subbase and processed miscellaneous base.
§1273.03. Grades	Yes, the project complies with the maximum grade of 16 percent for all roads and driveways. Larmier Avenue is designated by the Ventura County Public Works Agency’s Road Manual as an Urban Residential Road with a maximum grade of 12.0%. No portion of Larmier in the project area exceeds this defined maximum. And the driveways and existing building pads are relatively flat.
§1273.04. Radius	Yes, the project complies with the requirements for road and road structure radius. The proposed subdivision occurs along a straight segment of road. No vertical or horizontal transition occurs along the project frontage.
§1273.05. Turnarounds	Yes, the project complies with the requirements for turnarounds. The length of driveway that serves each of the two proposed lots does not trigger the requirement for a turnaround. The length of driveway on Parcel 1 is 23 feet and Parcel 2 is 30 feet.
§1273.06. Turnouts	Yes, the project complies with the requirements for turnouts. No road turnouts are proposed with this request. The lots are served by an existing road with adequate width for two-way traffic and street parking.
§1273.07. Road and Driveway Structures	Yes, the project complies with the requirements for road and driveway structures. There are no bridges or similar road structures required for implementation of this subdivision. The lot is served by an existing public road.
§1273.08. Dead End Roads	Yes, the project complies with the maximum length of dead end roads. As discussed above, the project is served by existing public roads which connect to the county road network, no dead end roads are proposed with this request.

PCR 4290 – Emergency Access and Egress

Requirements	Complies?
§1273.09. Gate Entrances	Yes, the project complies with the prescribed standards for Gate Entrances. No vehicle gates are proposed with this request.

PCR 4290 – Signing and Building Numbering

Requirements	Complies?
14 CCR Ch. 7 §1274.01. ² Road Signs	Yes, the project is served by Larmier Avenue, an existing County maintained road that is identified by existing street signage. Per the Ventura County Roadway Manual (Plate F-4), Road Intersection signage is required to be retroreflective high intensity sheeting applied per Caltrans and CAMUTCD Specifications, with background to be green, and lettering to be white, and a lettering size of four inches for uppercase letters and a stroke width of 1/2/ inch.
§1274.02. Road Sign Installation, Location and Visibility	Yes, the project complies with this requirement. No additional road signs are required to be placed with the implementation of this subdivision.
§1274.03 Addresses for Buildings	Yes, the project complies with the address requirements for buildings. The new lots created by this subdivision will each contain one dwelling. Each of these dwellings contain buildings which have been permitted and inspected by the Ventura County Building and Safety Division and the Ventura County Fire Protection District – Fire Prevention Bureau, which implemented premises identification requirements for both buildings at the time of initial occupancy.
§1274.04. Address Installation, Location, and Visibility	Yes, the project complies with the address location and visibility requirements. As stated above, both structures are visible from an existing public road and have previously implemented required premises identification requirements.

²Source: Barclays Official California Code of Regulations, Title 14. Natural Resources, Division 1.5 Department of Forestry and Fire Protection, Chapter 7 Fire Protection, Subchapter 2. State Minimum Fire Safe Regulations, Article 3 Signing and Building Numbering

PCR 4291 – Emergency Water Standards

Requirements	Complies?
14 CCR Ch. 7 §1275.02. ³ Water Supply	Yes, the project complies. A municipal-type water supply system is available to serve the project. The applicant has provided a will-serve letter from the Casitas Municipal Water District dated October 17, 2024.
§1275.03. Hydrants and Fire Valves	Yes, the project complies. Existing fire hydrants are present on Larmier Avenue as depicted in Exhibit 3. Occupancy and maintenance of the buildings will be subject to Ventura County Fire Protection District Fire Prevention Bureau Standard 14.5.3 related to Fire Hydrants.
§1275.04 Signing of Water Sources	Yes, the project complies. The maintenance and operation of the emergency water system in the project area is subject to Ventura County Fire Protection District Fire Prevention Bureau Standard 14.5.3 related to Fire Hydrants. These standards include reflective marking requirements.

PCR 4291 – Fuel Modification Standards

Requirements	Complies?
14 CCR Ch. 7 §1276.01. ⁴ Building and Parcel Siting and Setbacks.	The project complies. The subject property is located within the County of Ventura’s Rural Exclusive Zoning which is intended to provide for rural residential areas. Due to density considerations (1 dwelling unit per 2 acres prescribed for the Rural areas), and sensitive habitat areas identified in the attached Initial Study Biological Assessment (Exhibit 7), the existing building on proposed Parcel 2 will encroach into the prescribed

³Source: Barclays Official California Code of Regulations, Title 14. Natural Resources, Division 1.5 Department of Forestry and Fire Protection, Chapter 7 Fire Protection, Subchapter 2. State Minimum Fire Safe Regulations, Article 4 Emergency Water Sources

⁴Source: Barclays Official California Code of Regulations, Title 14. Natural Resources, Division 1.5 Department of Forestry and Fire Protection, Chapter 7 Fire Protection, Subchapter 2. State Minimum Fire Safe Regulations, Article 5 Building Siting, Setbacks, and Fuel Modification

PCR 4291 – Fuel Modification Standards

Requirements	Complies?
	structure defensible space on each side (Exhibit 3). The structure on Parcel 2 was built in 2019 with all exterior systems constructed in compliance with Chapter 7A of the 2019 California Building Code and Section R3337 of the California Residential Code. The building on Parcel 2 will meet the 30-foot setback requirement.
§1276.02. Ridgelines.	The project complies. The project is not located in proximity to any strategic ridgelines.
§1276.03. Fuel Breaks.	The project complies. The request will only result in the creation of two parcels, therefore, the requirement for the Fuel Break planning is not required for this application.
§1276.04. Greenbelts.	The project complies. As discussed above, the requirement for the development of Fuel Breaks is not required for this application.
§1276.05. Disposal of Flammable Vegetation and Fuels.	The project complies. No additional development is proposed with this request.

PRC 4291 – Fire Hazard Reduction Around Buildings and Structures

Requirements	Complies?
14 CCR Ch. 7 § 1299.03 (a)(1) –(4) Zone 1 Requirements	The project complies. Fuels are presently maintained on the property so that wildfire would be unlikely to ignite the two existing structures on the lot in accordance with Zone 1 requirements.
§1299.03 (b) (1)-(2) Zone 2 Requirements	The project complies. Fuels are presently maintained on the property in accordance with Zone 2 requirements. 100-foot fuel modification zone is depicted on the map (Exhibit 3).
§1299.03 (c)(1)-(2) Requirements for both Zones 1 and 2	The project complies. Fuels are presently maintained on the property in accordance with Zone 1 and 2 requirements.

**EXHIBIT 6
DRAFT CONDITIONS OF APPROVAL FOR CASTEL TENTATIVE PARCEL MAP
6118, CASE NO. PL24-0124**

Please note the following abbreviations are used throughout this document:

Ventura County Non-Coastal Zoning Ordinance – NCZO

Ventura County Subdivision Ordinance – VCSO

Tentative Parcel Map – TPM

California Environmental Quality Act – CEQA

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division Conditions

1. Project Description

This TPM here after referred to as the “permit,” is based on and limited to compliance with the project description stated in this condition below, Exhibits 3 and 7 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:

The applicant requests authorization of Tentative Parcel Map No. 6118 to subdivide 4.98 acres into two lots. Parcel 1 will contain 2.52 acres and Parcel 2 will contain 2.46 acres. Parcel 1 will contain one (1) existing 2,231 square foot (sq. ft.) single-family dwelling and Parcel 2 will contain one (1) existing 1,835 sq. ft. single-family dwelling. Direct access to each property is provided by separate private driveways with access to Larmier Avenue, an existing improved public street.

Water service is provided by Casitas Municipal Water District. Wastewater service is provided by the Ojai Valley Sanitation District. No additional development is proposed.

The use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources 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. Conditions of Approval and Map Notations

The conditions of approval for this Tentative Parcel Map supersede all conflicting notations, specifications, dimensions, typical sections, and the like which may be shown on the Tentative Parcel Map.

3. Acceptance of Conditions

Recordation of the Parcel Map shall constitute acceptance by the Property Owner and all successors-in-interest of all conditions of approval for this Tentative Parcel Map.

4. Tentative Parcel Map Expiration

This Tentative Parcel Map shall expire on June 11, 2031. Approval of a minor or major modification to this Tentative Parcel Map shall not affect the expiration date of this Tentative Parcel Map. (See Condition No. 5, below.)

Unless the Subdivider files a Parcel Map with the County Surveyor prior to expiration of this Tentative Parcel Map, all proceedings shall terminate upon such expiration, and any subdivision of the land shall require the filing and processing of a new tentative map. The Subdivider shall identify the new tentative map as a previously approved, but now expired map. The County Surveyor may approve a Parcel Map for recordation after the expiration date of this Tentative Parcel Map, if the Subdivider files the Parcel Map with the County Surveyor and the County Surveyor deems the Parcel Map complete, prior to the Tentative Parcel Map expiration date.

5. Tentative Parcel Map Modification

Pursuant to the VCSO (Section 8205-7), the Planning Director or Planning Commission (as applicable) may change this Tentative Parcel Map, and the conditions of approval of this Tentative Parcel Map, with the approval of a map modification application. Pursuant to the VCSO (Section 8205-8.3), the Planning Director's or Planning Commission's approval of a minor or major modification (respectively) does not affect the expiration date of this Tentative Parcel Map. (See Condition No. 4, above.)

6. Tentative Parcel Processing Fees

Prior to recordation of the Parcel Map, the Subdivider must remit payment of all County processing fees billed to date. After recordation of the Parcel Map, the Subdivider must remit payment of any final processing fees within 30 days of the billing date.

7. 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.

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

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of the TPM.

Requirement: Upon the request of the Planning Director, the Subdivider 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 permit) to verify that the Subdivider 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 recordation of the Parcel Map.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Subdivider 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 Subdivider shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Recorded Notice of Land Use Entitlement

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

Requirement: The Subdivider 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 TPM.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this TPM.

Timing: The Subdivider shall record the "Notice of Land use Entitlement" form and conditions of this TPM, prior to recordation of the Parcel Map.

Monitoring and Reporting: The Subdivider shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this TPM to Planning Division staff to be included in the Project file.

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Subdivider 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 TPM monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Section 8114-3 of the NCZO related to this TPM. 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 TPM conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of TPMs. 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 Subdivider shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Subdivider to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this TPM. The Subdivider shall have the right to challenge any charge or penalty prior to payment.

11. 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 TPM, the County shall confer in writing with the Subdivider 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 Subdivider or Property Owner 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 Subdivider or Property Owner or a contractor of the Subdivider undertakes. In accordance with Condition No. 10, if the County hires a consultant to review any work undertaken by the Subdivider, or hires a consultant to review the work undertaken by a contractor of the Subdivider, the hiring of the consultant will be at the Subdivider's expense.

12. Defense and Indemnification

- a. The Subdivider shall defend, at the Subdivider'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 TPM. The County shall promptly notify the Subdivider of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The subdivider 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 Subdivider, 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 Subdivider shall also indemnify, defend (at Subdivider'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 TPM, regardless of how a court apportions any such Liabilities as between the Subdivider, the County, and/or third parties. The County shall promptly notify the Subdivider of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this TPM, nor compliance with the conditions hereof, shall relieve the Subdivider from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this TPM serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this TPM 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 TPM conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Subdivider in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Subdivider shall be required to fully comply with this TPM, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This TPM 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 TPM, 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 TPM may be revoked.

14. Relationship of TPM Conditions, Laws, and Other Entitlements

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

No condition of this TPM for uses and subdivision of property 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 TPM, nor compliance with the conditions of this TPM, shall relieve the Subdivider from any responsibility otherwise imposed by law for damage to persons or property.

15. Notice of Fire Hazard

NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APNs 061-0-110-030) 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.

16. Development Envelope for Maps

Purpose: The purpose of this condition is to limit development to designated areas, in order to avoid potentially significant impacts to plant communities such as California Sycamore – coast live oak riparian woodlands, California walnut groves, coast live oak woodland and forest, California sagebrush purple sage scrub, and wetlands, as well as Fish's milkwort (*Polygala cornuta* var *fishiae*) and other suitable habitat for other special status wildlife and plants (Exhibit 7 - Initial Study Biological Assessment [Pax Environmental Inc., October 2024]).

Requirement: Exhibit 3 of the June 11, 2026, Planning Director hearing identifies the areas in which development shall occur (“development envelopes”) on each of the lots created as part of this TPM. Development within the development envelopes shall be limited to land uses permissible under the RE - Rural Exclusive zoning category under Table 8105-4 Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones. Development outside of the development envelopes shall be limited to necessary vegetation modification, or protected tree modification when in conformance with NCZO Articles 7 and 9. Modification of this requirement is subject to the VCISO Section 8205-7 – Tentative Map Corrections and Amendments After Approval.

The development envelopes must be depicted on all site plans for future development of the lots, which are submitted to the County for review and approval.

Documentation: The Subdivider shall submit the map to the Planning Division for review and approval. The Subdivider shall record the map of the development envelopes and these conditions of approval with the Parcel Map. Applicants shall depict the development envelopes on all site plans for future development on the lots created by this TPM.

Timing: Prior to recordation of the Parcel Map, the Subdivider shall submit the map of the development envelopes to the Planning Division for review and approval. The Subdivider shall record the Planning Division-approved map of the development envelopes along with these conditions of approval, concurrently with the recordation of the Parcel Map. Applicants for development on the lots created by this TPM shall submit the site plans to the Planning Division, prior to issuance of a Zoning Clearance for future development on the lots.

Monitoring and Reporting: The Subdivider shall submit the map of the development envelopes to the Planning Division for review and approval prior to recordation of the Parcel Map. The Planning Division maintains a stamped copy of the Parcel Map in the Project file. The Planning Division reviews site plans for future development on the lots created by the Parcel Map, in order to ensure that the proposed development complies with the requirements of this condition.

**Exhibit 6: Conditions for TPM
6118 (Case No. PL24-0124)
Date of Public Hearing:** June 11,
2026
Date of Approval: TBD

Permittee: Uldine and Jean Fabian Castel
Location: 699 Larmier Avenue, Oak View

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PUBLIC WORKS AGENCY (PWA)

Transportation Department Conditions

17. Driveway Access

Purpose: Driveway access shall be in accordance with the County Road Standards, the Driveways and Curb Cuts Brochure, and the County's Access Policies.

Requirement: The applicant/Subdivider shall obtain an Encroachment Permit (EP) from VCPWA-RT Permits Section. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The EP form is available on the internet. Improvement plans and supporting documentation shall be provided to the Permits Section. The applicant/Subdivider shall provide calculations showing that there is adequate sight distance on both sides of the driveway.

The driveway for each parcel shall be constructed per County Road Standard Plate E-2 (Residential Driveway) or as modified and approved by the VCPWA-RT's Permit Engineer.

Documentation: The VCPWA-RT will review the improvement plans and supporting documentation.

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

Monitoring and Reporting: The VCPWA-RT will review the improvement plans and the VCPWA-RT Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

18. Encroachment Permit

Purpose: The current right-of-way width on Larmier is 49 feet wide along the front of this parcel. An Encroachment Permit is required for any work conducted within the County Road right-of-way, for example but not limited to, driveways, road improvements, utility installation, planter walls, and landscaping and any construction related storage in the County Road right-of-way.

Requirement: The applicant/Subdivider shall contact the Permits Division at (805) 654-2055 for requirements of the permit.

An Encroachment Permit (EP) is required for any work and construction related storage conducted within the County right-of-way. Contact the VCPWA-RT Permits Section, by phone at (805) 654-2055 or by e-mail at pwa.transpermits@ventura.org, for the requirements of the EP. The application shall be submitted to the VCPWA-RT.

**Exhibit 6: Conditions for TPM
6118 (Case No. PL24-0124)
Date of Public Hearing: June 11,
2026
Date of Approval: TBD**

**Permittee: Uldine and Jean Fabian Castel
Location: 699 Larmier Avenue, Oak View**

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Documentation: The application shall be submitted to the VCPWA-RT. When applying for the permit, the applicant/Subdivider shall provide sufficient documentation, including, but not limited to, a (1) Resource Management Agency (RMA) Project Number (for discretionary projects), (2) a copy of the Transportation Department Conditions of Approval, (3) a sketch or map showing the work to be accomplished, project, project parcel, Assessor Parcel Number (APN), address and street name. Permit applications without sufficient documentation for processing may not be accepted for processing.

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

Monitoring and Reporting: The VCPWA-RT will review the application and supporting documentation. The VCPWA-RT Inspectors will monitor construction and verify that the work is performed, and completed, in accordance with the Encroachment Permit.

Watershed Protection District (WPD) Conditions

Advanced Planning Section

19. Notice of Flood Hazard Recorded on Property Title

Purpose: To comply with the Ventura County General Plan Policy HAZ-2.5 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by the Federal Emergency Management Agency (FEMA) as being in a Special Flood Hazard Area.

Requirement: The Applicant shall, with the assistance of the Ventura County Public Works Agency Floodplain Manager, have recorded on the title of the subject property a Notice of Flood Hazard.

Documentation: A Notice of Flood Hazard deemed satisfactory to the Ventura County Public Works Agency Floodplain Manager.

Timing: The Notice of Flood Hazard shall be recorded on title of the subject property by the Applicant prior to recordation of the Parcel Map.

Monitoring and Reporting: A copy of the recorded Notice of Flood Hazard shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.”

Initial Study Biological Assessment

Original Initial Study Biological Assessment (ISBA) report date: October 14, 2024

Revision report date(s):

Case number:

Permit type:

Applicant: Uldine and Fabien Castel

Case Planner:



Total parcel(s) size: 4.85 Acres

Assessor Parcel Number(s): 061-0-110-030


Development proposal description: Lot Split

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.

Qualified Biologist (signature): 		Date: 10/14/2024
Name (printed): Andy Fredell	Title: Project Manager/Senior Biologist	Company: Pax Environmental, Inc.
Phone: 805-395-0429	email: andy@paxenviro.com	
Other Biologist (signature): 		Date: 10/11/2024
Name (printed): Scott Bond Tomkinson	Title: Senior Botanist/GIS Analyst	Company: Pax Environmental, Inc.
Phone:	email: scott@paxenviro.com	
Role: Assisted with field work, mapped data, and prepared graphics for the report.		

County of Ventura
 Planning Director Hearing
 Case No. PL24-0124
 Exhibit 7 - Initial Study Biological Assessment (Pax Environmental, Inc. October 2024)

Other Biologist (signature): <i>Patrice Ringelstein</i>		Date: 10/11/2024
Name (printed): Patrice Ringelstein	Title: Associate Biologist/Deputy Project Manager	Company: Pax Environmental, Inc.
Phone:	email: patrice.ringelstein@paxenviro.com	
Role: Assisted with field work, report writing, and review.		
Other Biologist (signature): 		Date: 10/11/2024
Name (printed): Thomas McNamara	Title: Associate Biologist	Company: Pax Environmental, Inc.
Phone:	email: thomas.mcnamara@paxenviro.com	
Role: Assisted with field work and report writing.		

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	X				X			
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 to develop mitigation measures that reduce the level of impact to less than significant.

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Summary

Pax Environmental, Inc., (Pax) conducted a biological resource survey of the subject property to:

- map vegetation communities;
- inventory flora and fauna;
- assess habitat suitability for potential special-status species;
- map any sensitive biological resources on the site;
- determine if waters or wetlands exist on the property; and,
- record plant and wildlife species observed.

One (1) federally- or state-listed endangered, threatened, or rare animal species was observed within the Survey Area (refer to Section 2.2 for a full description of the Survey Area). The Fish's milkwort (*Polygala cornuta var. fishiae*) (CRPR: 4.3) was identified within the California sagebrush (purple sage) scrub (*Artemisia californica* - (*Salvia leucophylla*) Shrubland Alliance) community in the southeastern portion of the Survey Area. Impacts to this special-status shrub will not occur as no development is proposed. Suitable habitat is also present for white-veined monardella (*Monardella hypoleuca ssp. hypoleuca*), a special-status plant species with moderate potential to occur. No impacts to sensitive species are anticipated.

There is suitable habitat for special-status wildlife, including Crotch's bumblebee (*Bombus crotchii*), California red-legged frog (*Rana draytonii*), southern California legless lizard (*Anniella stebbinsi*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), western pond turtle (*Emys marmorata*), coast patch-nosed snake (*Salvadora hexalepis virgulata*), two-striped gartersnake (*Thamnophis hammondi*), and yellow warbler (*Setophaga petechia*).

One surface water feature is located within the Survey Area in the western portion of the parcel. This stream, a tributary of the Ventura River, and the surrounding riparian habitat, provides a corridor for wildlife to access the Ventura River from upland habitats. No project-level impacts to streams or connectivity features will occur as no construction will occur.

Section 1: Construction Footprint Description

Lot Split Proposal Description

Uldine and Fabien Castel (the ‘Applicant’) are the current owner’s of Assessor’s Parcel Number (APN) 061-0-110-030 (the “Property”) (Figure 1).

An initial study biological assessment (ISBA) is required by Ventura County to proceed with the proposed lot split of the 4.99-acre Property. The request includes a 2,231 square foot (ft²) single-family dwelling and an 1,835 square foot (ft²) accessory dwelling unit (ADU) (Figure 2).

The existing parcel intersects to the west with a freshwater forested/shrub wetland, with an active water feature; a tributary of the Ventura River. The applicant is seeking an ISBA to meet the requirements of the Ventura County Resource Management Agency, Public Works, Planning Division for the proposed lot split. No development of the property has been proposed.

Footprint Size

The proposed lot split will divide the 4.99-acre parcel into two almost equally sized parcels. The proposed parcel to the south includes the 2,231 square foot (ft²) single-family dwelling, while the proposed parcel to the north includes the 1,835 square foot (ft²) accessory dwelling unit. The single-family dwelling and ADU constitute 0.09-acres of the 4.99-acre parcel (Figures 1 and 2). The remainder of the parcel is unsuitable for development in its current state. The proposed lot split Survey Area (Survey Area) is comprised of these buildings, and the additional undeveloped area within the limits of the parcel.

Project Design for Impact Avoidance or Minimization

There is currently no need for project designs for impact avoidance or minimization at this time as no construction is being proposed. The proposed project entails a lot split that would separate the single existing parcel into two separate parcels.

Coastal Zone/Overlay Zones

The property is not located within Ventura County’s coastal zone, but it is located within the HCWC overlay zone.

Zoning

The parcel is completely within the rural exclusive zone. The purpose of rural exclusive zone is to provide for and maintain rural residential areas in conjunction with horticultural activities, and to provide for a limited range of service and institutional uses which are compatible with and complementary to rural residential communities. (Ventura County Non-Coastal Zoning Ordinance Sec. 8104-2.2–8/24/2023).

Elevation

The elevation on the property extends from approximately 320 to 580 ft. above mean sea level (AMSL).

Other

None

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, ISBAs 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-ft. buffer—beyond the required fire hazard brush clearance boundary (or 20 ft. from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the size of a Survey Area. Required off-site improvements, such as roads or fire hazard brush clearance, are included in the Survey Area. Survey Areas can extend off the project's

parcel(s) because indirect impacts may cross property lines. The extent of the Survey Area shall be determined by the biologist in consultation with the lead agency.

Survey Area 1 (SA1)

Location

The property is in Ventura County in the city of Oak View, between Larmier Avenue to the east, and Sunset Avenue to the south. The property is east of the Ojai Valley Trail (Figure 1). It is mapped on the San Bernardino US Geological Survey’s 7.5-minute topographic quadrangle, Township 3 North, Range 23 West.

The Survey Area is comprised of the entirety of the parcel, including the single-family dwelling and ADU (Figure 2). The Survey Area was not flagged.

Survey Area Environmental Setting

The Survey Area includes the area within the parcel that extends from Larmier Avenue in the east down to the Ojai Valley Trail in the western extent of the Survey Area. The 0.09 acres of relatively flat land closest to Larimer Avenue is developed, containing the single-family dwelling and the ADU, while the remainder of the property is an undeveloped hillside with a west facing sloped topography that extends to the Ojai Valley Trail. From west to east the elevation of the Survey Area ranges from approximately 320 to 580 ft. AMSL. The parcel is partially developed, with a largely undisturbed hillside containing a dirt access road which connects the lower riparian area in the west to the single-family dwelling and ADU in the east. The parcel is sectioned off by a fence only where it meets Larmier Avenue to the east, and the neighboring residences to the north and south. The remainder of the parcel is unfenced.

A stream flows within a freshwater forested/shrub emergent wetland habitat classified in the National Wetlands Inventory (NWI) as a palustrine forested and temporary flooded (PFOA), which extends through the western edge of the parcel. The stream flows north to south where it joins the Ventura River less than a mile south of the Survey Area near West Old Creek Road. The water feature is part of the Ventura River watershed.

A review of the National Resource Conservation Service (NRCS) Web Soil Survey (USDA NRCS 2024) indicates that the soils listed in Table 1 occur on the property parcel.

Table 1. Soils

Soil Symbol	Map Unit Name	Acres	Percent of Survey Area
HaG	Ojai stony fine sandy loam , 2 to 15 percent slopes, eroded	0.36	7.74%
SxA	Sandy alluvial land	0.61	12.55%
	Terrace escarpments	3.87	79.71%

Land Use Cover

The eastern portion of the subject parcel adjacent to Larmier Avenue is partially developed and surrounded by ruderal vegetation. The remainder of the parcel is undeveloped and largely undisturbed. From east to west, a coast live oak woodland and forest (*Quercus agrifolia* Forest and Woodland Alliance) and California sagebrush – Purple sage scrub (*Artemesia californica - Salvia leucophylla*) occupy a majority of the hillside which extends towards the surface water feature on the western edge of the parcel. Vegetation along the stream is composed of California sycamore and coast live oak riparian woodlands (*Platanus racemosa - Quercus agrifolia* riparian woodlands). In the southwestern portion of the parcel California walnut groves (*Juglans californica* Forest & Woodland Alliance) are present. Native and non-native vegetation is present throughout both the developed and undeveloped portions of the parcel. No development or disturbance is proposed. Land cover percentages for the Project area are presented in Table 2 and depicted in Figure 3.

Table 2. Cover by Category

Land Cover Category	Acres	Percent of Survey Area
Native vegetation	3.927	82.06%
Non-native vegetation	0.093	1.95%
Bare ground	0.071	1.48%
Buildings etc.	0.347	7.26%
Other (ornamental)	0.347	7.26%

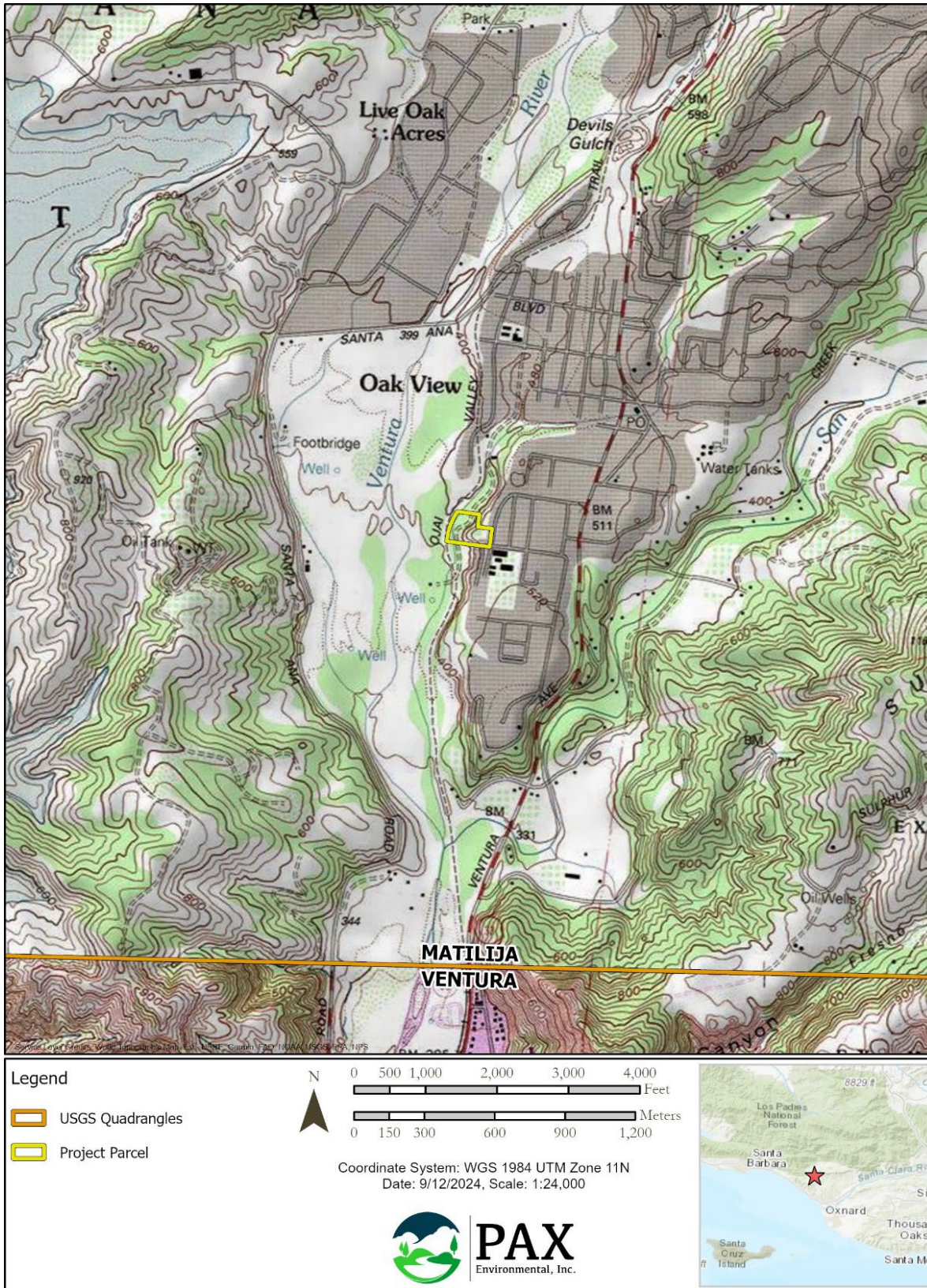


Figure 1. Project location map.



Figure 2. Site, proposed lot split, and survey map

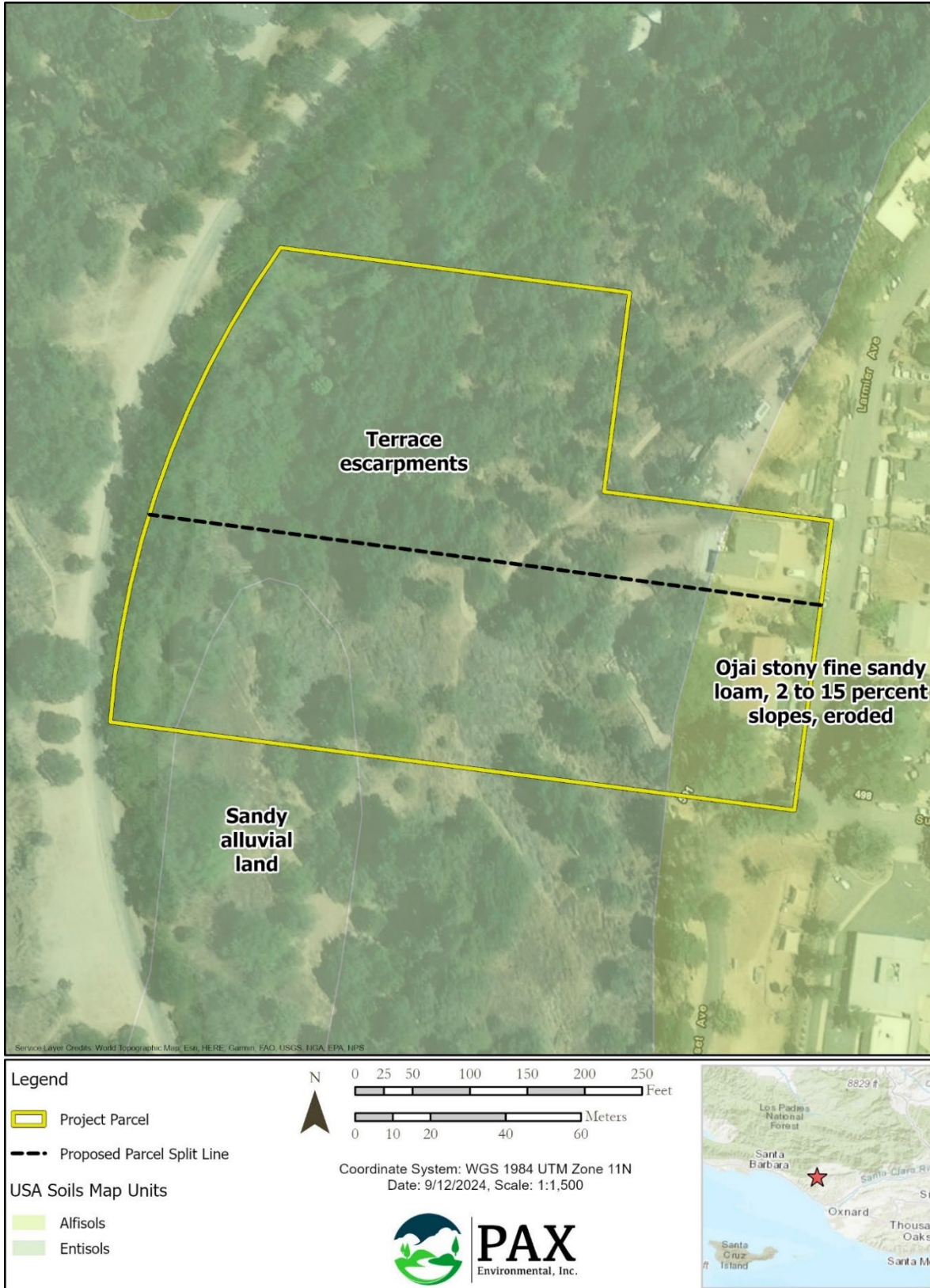


Figure 3. USDA Soils Map

2.3 Methodology

Desktop Review

Prior to assessing the Survey Area, Pax reviewed the following resources to determine the potential presence of biological resources including special-status species and sensitive habitats that could be affected by the proposed project:

California Department of Fish and Wildlife (CDFW). 2024. California Natural Diversity Database (CNDDDB). Available at: <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx> [accessed September 2024].

California Department of Fish and Wildlife. 2023. California Sensitive Natural Communities. Dated: June 1, 2023. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153609&inline> [accessed September 2024].

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> [September 2024].

CNPS. 2023. A Manual of California Vegetation, Online Edition. <http://www.cnps.org/cnps/vegetation/> [accessed May and July 2023]. California Native Plant Society, Sacramento, CA.

Chesser, R. T., S. M. Billerman, K. J. Burns, C. Cicero, J. L. Dunn, B. E. Hernández-Baños, R. A. Jiménez, A. W. Kratter, N. A. Mason, P. C. Rasmussen, J. V. Remsen, Jr., and K. Winker. 2024. Check-list of North American Birds (online). American Ornithological Society. Available at: <https://checklist.americanornithology.org/taxa/> [accessed September 2024].

Consortium of California Herbaria (CCH) [web application]. 2024. Berkeley, California: The Calflora Database [a non-profit organization]. Available: <http://www.calflora.org/> [accessed September 2024].

eBird. 2024. eBird: An online database of bird distribution and abundance [web application]. eBird, Cornell Lab of Ornithology, Ithaca, New York. Available: <http://www.ebird.org> [accessed September 2024].

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Field Surveys

Pax biologists Scott Bond Tomkinson, Thomas McNamara, and Patrice Ringelstein performed a focused botanical and wildlife survey of the project site on August 22, 2024. The surveyors mapped the existing vegetation communities and assessed the habitat suitability for potential special-status species. In addition, important features on site for wildlife movement were assessed, sensitive biological resources on-site were documented, and observations of plants and wildlife were recorded to species level. The entire Survey Area was surveyed using meandering transects as summarized in Table 4.

Table 3. Survey Dates and Details

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	8/22/2024	SA	ISBA	11:00 AM to 1:30 PM	The biologists conducted the survey by walking meandering transects within the Survey Area. This survey covered plants, animals, and surface water features.	Juniper Geode Sub-meter accuracy with ESRI Field Map Application	Scott Bond Tomkinson, Thomas McNamara, and Patrice Ringelstein
ISBA Initial Study Biological Assessment Botanical Botanical Survey							

Section 3: Biological Inventory

See Appendix One for an overview of the types of biological resources that are protected in Ventura County.

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Pax biologists examined rare and locally important plant community maps prior to conducting the field survey. Maps from the USFWS and CDFW, including a CNDDDB search for sensitive species, cover a 10-mile radius from the Survey Area.

Plant Communities

Locally important or rare plant communities were found within the Survey Area(s).

Major Plant Communities Summary

Six plant communities occur within the Survey Area and are summarized below and in Table 4 and depicted in Figure 4.

PC1 – California sagebrush – Purple sage scrub (*Artemesia californica* - *Salvia leucophylla*)

These areas encompass the southern portion of the hillside extending from the main residence down towards the surface water feature. The area does provide habitat for rare plants and wildlife, including the Fish's milkwort (*Polygala cornuta* var. *fishiae*), which was identified during the survey. No impacts are expected as no development has been proposed.

PC2 - California sycamore – coast live oak riparian woodlands (*Platanus racemosa* - *Quercus agrifolia* riparian woodlands)

This community dominates the northwestern portion of the Survey Area. While California sycamore and coast live oak occupy a large portion of the canopy that extends along the surface water feature, the California laurel (*Umbellularia californica*) and non-native tree of heaven (*Ailanthus altissima*) are also present in high abundances. Dominant understory plant species observed include cape ivy (*Delairea odorata*), vinca (*Vinca major*), California blackberry (*Rubus ursinus*), and Himalayan blackberry (*Rubus armeniacus*). A population of purple sage scrub is also present along the surface water feature towards the southwestern edge of the parcel.

PC3 – California walnut groves (*Juglans californica* Forest & Woodland Alliance)

This alliance is present in the southwestern extent of the parcel. California walnut is the dominant tree species in the canopy, with other species include tree of heaven (*Ailanthus altissima*), California blackberry (*Rubus ursinus*), Himalayan blackberry (*Rubus armeniacus*), and vinca (*Vinca major*). Native species that were observed at a lower percentage include elderberry (*Sambucus Mexicana*), purple sage (*Salvia leucophylla*), and poison oak (*Toxicodendron diversilobum*)

PC4 – Coast live oak woodland and forest (*Quercus agrifolia* Forest and Woodland Alliance)

This alliance dominates the hillside in the central portion of the Survey Area. Areas outside of the subject parcel were not surveyed due to access restrictions. The coast live oak (*Quercus agrifolia*) understory is dominated by yellow starthistle (*Centaurea solstitialis*) and black mustard (*Brassica nigra*). A small number of individual elderberries (*Sambucus mexicana*) and toyons (*Heteromeles arbutifolia*) are scattered throughout the hillside along the dirt access road.

PC5 – Developed

Developed areas account for a small portion of the subject parcel's current land use. Developed areas include the main residence and the ADU. Disturbed areas include the access road leading from the residences down to the surface water feature. This access road has been graded and predominantly supports non-native vegetation. A large coast live oak is present behind the single-family dwelling as well as a small grove of deodar cedar (*Cedrus deodara*) near the southeastern edge of the parcel. A variety of cacti and succulents surround the exterior of the main residence, ADU, and the pool. Fruit trees, including a pomegranate tree and a small number of citrus varieties are present near the front entrance and outside of the main residence.

PC6 – Ruderal

Ruderal (or disturbed) habitats are typically associated with human-centric land uses, such as roads and development. Areas used by humans can be subjected to altered hydrology due to runoff from impervious or compacted substrates and increased introduction of non-native species due to introductions from vehicles and livestock. Human practices, such as weed whipping and tilling, can also contribute to disturbance and proliferation of non-native species when not implemented appropriately.

Table 4. Plant Communities Located Within the Survey Area.

Plant Communities								
Map Key (1)	MCV Alliance	MCV Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted	Comments (5)
PC1	California sagebrush – Purple sage scrub	Artemesia californica - Salvia leucophylla		N/A	Intact	0.60	0	No disturbance proposed
PC2	California sycamore – coast live oak riparian woodlands	<i>Platanus racemosa</i> - <i>Quercus agrifolia</i> riparian woodlands		Cal OWA, LIC, G3, S3	Intact	1.26	0	No disturbance proposed
PC3	California walnut groves	<i>Juglans californica</i> Forest & Woodland Alliance	Developed disturbed	CDFW S, LIC, G3, S3	Intact	0.42	0	No disturbance proposed
PC4	Coast live oak woodland and forest	<i>Quercus agrifolia</i> Forest and Woodland Alliance		Cal OWA, LIC, G3, S3	Intact	1.65	0	No disturbance proposed
PC5	N/A	N/A	Developed	N/A	N/A	0.83	0	Structures footprints and disturbance already existing, no additional disturbance proposed
PC6	N/A	N/A	Ruderal	N/A	N/A	0.09	0	Structures footprints and disturbance already existing, no additional disturbance proposed
Totals						4.85	0	
LIC Locally Important Plant Community ESHA Environmentally Sensitive Habitat Areas (Coastal Zone) CDFW Sensitive: CDFW S 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 OWAProtected by the California Oak Woodlands Act								

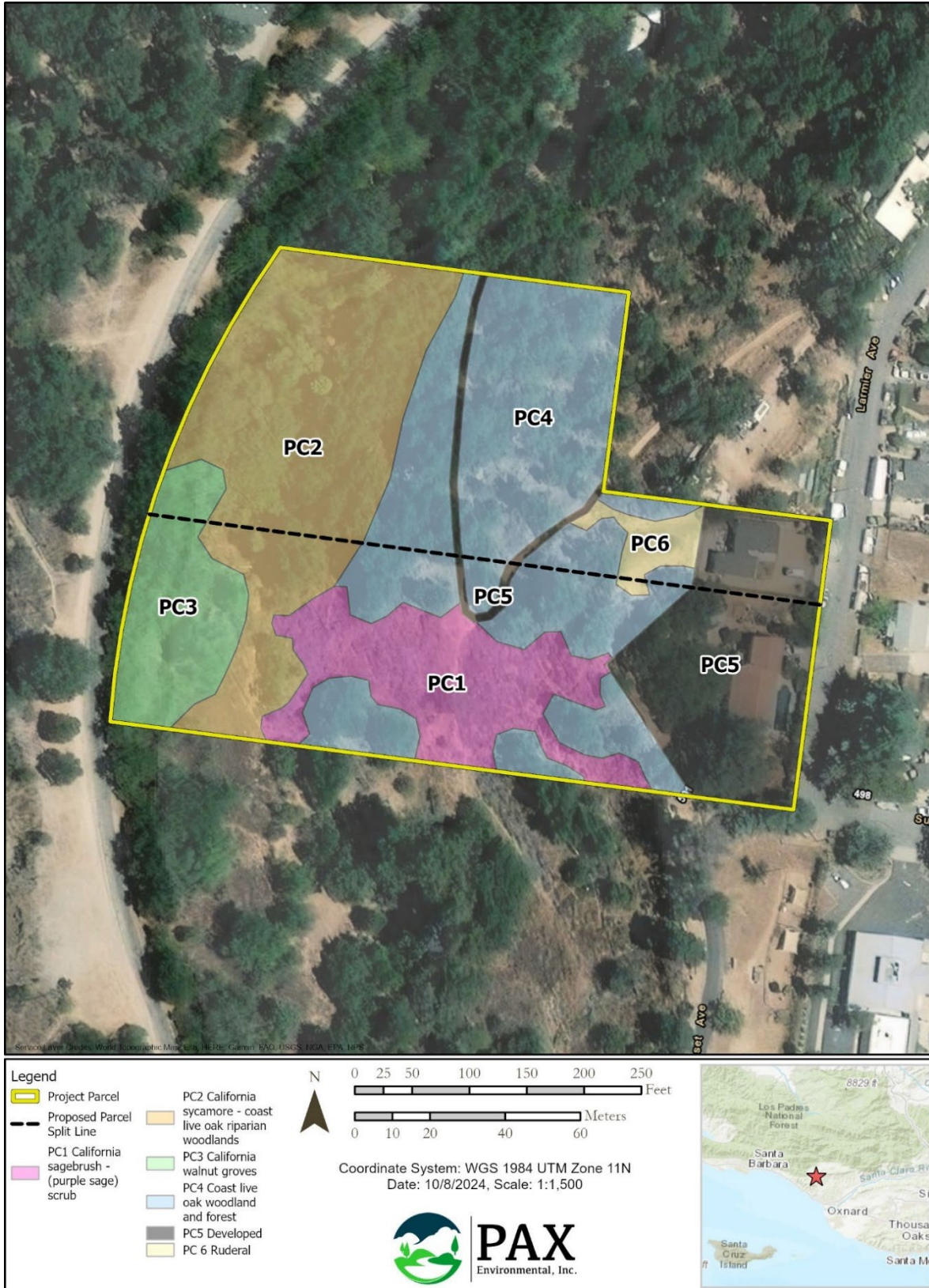


Figure 4. Vegetation communities in the Survey Area.

Waters and Wetlands

See Appendix One for an overview of the local, state, and federal regulations protecting waters, wetlands, and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions, and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA, with regard to waters and wetlands, is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to waters and wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.

Waters and/or wetlands were found within the Survey Area(s).

Waters and Wetlands Summary

An unnamed blue line stream is present within the Survey Area near the western boundary of the parcel (W1; Figure 5). The creek contains riparian vegetation including California walnut groves and California sycamore – coast live oak riparian woodlands. The creek (W1) was flowing during the August 2024 survey. The National Wetland Inventory (NWI) defines this feature as a palustrine forested and temporary flooded (PFOA; USFWS 2024). Table 5 summarizes the characteristics of this water features.

A formal delineation of W1 was not completed for this report however W1 would likely be considered jurisdiction of the State (CDFW) and Ventura County because it displays bed and bank morphology and riparian vegetation present. No impacts to this water feature are anticipated as no development has been proposed.

Table 5. Waters and wetlands

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland/Water Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W1	Blue Line Stream	Unnamed	Unknown	3.26 acres	Flowing	Runoff
Waters and Wetlands (continued)						
Map Key	County Wetland Significance (7)	Wetland Distance from Project (8)	Comments (9)			
W1	Unknown	N/A	Stream flows into the Ventura River. Contains healthy, relatively undisturbed riparian habitat with a moderate level of invasive species.			

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland/Water Size (4)	Hydrologic Status (5)	Primary Water Source (6)
USACE	U.S. Army Corps of Engineers regulated					
CDFW	California Department of Fish & Wildlife regulated					
County	General Plan protected wetland					
WPD	Co. Watershed Protection District (red-line stream)					

Table 6. Water/wetland buffers

Water/Wetland Buffers		
Map Key (1)	Recommended Buffer (2)	Comments
W1	N/A	No impacts are anticipated from the project as no development has been proposed.



Figure 5. Wetland and surface water within the Survey Area.

3.2 Species

Observed Species

A total of 56 plant species were observed within the Survey Area, including 29 native species (51%) and 27 non-native species (49%). A total of 31 wildlife species were observed or detected within the Survey Area. Refer to Appendix 2 for a list of observed plant and wildlife species.

Protected Trees

Protected trees are not addressed in this report and there are not impacts associated with the project. All developments on the parcel are already existing and no construction is being proposed.

Special-Status Species and Nests

See Appendix One for definitions of the types of special-status species that have federal, state, or local protection and for more information on the regulations that protect birds' nests.

Special-status species were observed or have a moderate to high potential to occur within the Survey Area(s).

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

Special-Status Species Summary

1 (one) special-status species was observed on the property, the Fish's milkwort (*Polygala cornuta var. fishiae*) (CRPR: 4.3) within the California sagebrush (purple sage) scrub community in the southeastern portion of the Survey Area. Impacts to this special-status shrub are not expected, as no development is proposed. Suitable habitat for species with a moderate to high potential to occur is depicted in Figure 6.

Potential Species

The table below lists all special-status species that could potentially occur at the Project site and that are recorded in the CNDDDB within 10 miles of the Survey Area.

Definitions of Low, Moderate and High Potential to Occur

When reviewing proposed projects for impacts to special-status species, habitat suitability, species' preferred habitats, known range of the species, and quality of habitat on the project site are reviewed, as well as past recorded occurrences of the species on or near the project site. If the species was not observed on the project site, the potential for the species to occur on the site must be described. The potential can be low, moderate, or high. These degrees of potential for species occurrence are generally defined below.

High potential for occurrence: (1) The habitat on the project site is the species’ preferred habitat and is in good condition (has not been degraded by human disturbance); and/or (2) there is record of the species occurring on or adjacent to the project site.

Moderate potential for occurrence: (1) The habitat on the project site is the species’ preferred habitat, but it has been disturbed or disturbance encompasses the project site, reducing the quality of the habitat to below a high likelihood that the species would inhabit it; or (2) the habitat on the project site is not the species’ preferred habitat, but it contains a similar structure to the preferred habitat and the species has been observed in this habitat type; or (3) the habitat on the project site is not the species’ preferred habitat, but there is record of the species occurring in the immediate vicinity of the project site, and there is potential for the species to forage within the habitat on-site.

Low potential for occurrence: The habitat on the project site is not the species’ preferred habitat, the habitat is highly disturbed, and/or there are no records of the species occurring on or near the project site.

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)
SSP1	CNDDDB	<i>Aphanisma blitoides</i>	aphanisma	G3G4, S2, 1B.2	No	Aphanisma occur near coastal bluff and coastal scrub or dunes with sandy or clay soils between 10 - 1,000 ft. elevation. Bloom period: Mar. - Jul. No suitable habitat present.
SSP2	CNDDDB	<i>Astragalus didymocarpus var. milesianus</i>	Miles' milk-vetch	G5T2, S2, 1B.2, USFS:S	No	Miles’ milk-vetch occur in grassy areas in clay soils near the coast less than 1,313 ft. elevation. Bloom period: Mar. - May. No suitable habitat present.
SSP3	CNDDDB	<i>Astragalus pycnostachyus var. lanosissimus</i>	Ventura marsh milk-vetch	FE, SE, G2T1, S1, 1B.1	No	Ventura marsh milk-vetch occur in marshes, swamps, and coastal scrub or dune habitats less than 200 ft. elevation. Bloom period: May - Oct. No suitable habitat present.
SSP4	CNDDDB	<i>Atriplex coulteri</i>	Coulter’s saltbush	G3, S1S2, 1B.2	No	Coulter’s saltbush occur in coastal bluff and coastal scrub or dune habitats with alkaline or clay soils between 5 - 1,510 ft. elevation. Bloom period: Mar. - Oct. No suitable habitat present.
SSP5	CNDDDB	<i>Atriplex pacifica</i>	south coast saltscale	G4, S2, 1B.2	No	South coast saltscale occur in coastal bluff and coastal scrub or dune habitats with alkaline soils between 0 - 1,315 ft. elevation. Bloom period: Jun. - Oct. No suitable habitat present.

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)
SSP6	CNDDDB	<i>Calochortus plummerae</i>	Plummer's mariposa-lily	G4/S4, 4.2	No	Plummer's mariposa-lily occur in dry, rocky chaparral and yellow pine forests less than 5,577 ft. elevation. Bloom period: May - Jul. No suitable habitat present.
SSP7	CNDDDB	<i>Centromadia parryi ssp. australis</i>	southern tarplant	G3T2, S2, 1B.1	No	Southern tarplant occur in salt marshes, grassland, vernal pools, and coastal scrub less than 1,015 ft. elevation. Bloom period: May - Nov. No suitable habitat present.
SSP8	CNDDDB	<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	G5T1, S1, 1B.1	No	Orcutt's pincushion occur near coastal dunes and sandy bluff scrub at less than 329 ft. Bloom period: Apr. - Jul. No suitable habitat present.
SSP9	CNDDDB	<i>Delphinium umbraculorum</i>	umbrella larkspur	G3, S3, 1B.3, BLM:S, USFS:S	Low	Umbrella larkspur occurs in mesic sites in cismontane woodland and chaparral between 705 - 6,810 ft. elevation. Bloom period: Apr. - Jun. Suitable habitat is present within the riparian region of the parcel in the west. The species was last recorded in 1964 over 9 miles from the project site in Murietta Canyon. The elevation of the project area is also below the species' typical range making it unlikely to occur.
SSP10	CNDDDB	<i>Fritillaria ojaiensis</i>	Ojai fritillary	G3, S3, 1B.2, USFS:S	Low	Ojai fritillary occurs in rocky soils among broad-leafed upland forest (mesic), chaparral, lower montane coniferous forest, and cismontane woodland between 310 - 3,740 ft. elevation. Bloom period: Feb. - May. Suitable habitat is present along the west sloping native scrub and seminatural grassland communities.

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)
SSP11	CNDDDB	<i>Horkelia cuneata var. puberula</i>	mesa horkelia	G4T1, S1, 1B.1, USFS:S	Low	Mesa horkelia occurs in closed-cone coniferous forest, coastal scrub, coastal dunes, chaparral between 15 - 1,410 ft. elevation. Bloom period: Feb. - Jul. Suitable habitat is present along the hillside in the California sagebrush – purple sage scrub to the south. There is only one recorded observation of the species in 2016 in Matilija Canyon, over 8 miles from the project site.
SSP12	CNDDDB	<i>Imperata brevifolia</i>	California satintail	G3, S3, 2B.1, USFS:S	Low	California satintail occurs in mesic sites in coastal scrub, chaparral, riparian scrub, Mojavean desert scrub, and meadows/seeps between 10 - 4,905 ft. elevation. Bloom period: Mar. - May. Suitable habitat is present within the riparian region of the parcel in the west. The last observation of the species was in 2005 over 8 miles from the project site in Matilija Canyon.
SSP13	CNDDDB	<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	G4T2, S2, 1B.1, BLM:S	No	Coulter's goldfiends occur in coastal salt marshes, playas, vernal pools between 0 - 4,515 ft. elevation. Bloom period: Feb. - Jul. No suitable habitat present.
SSP14	CNDDDB	<i>Layia heterotricha</i>	pale-yellow layia	G2, S2, 1B.1, BLM:S, USFS:S	Low	Pale-yellow layia occurs in cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley/foothill grassland between 295 - 5,905 ft. elevation. Bloom period: Mar. - Jun. Suitable habitat is present along the hillside in the California sagebrush – purple sage scrub to the south. The last observation of the species was in 2001 over 5 miles from the project site.

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)
SSP15	CNDDDB	<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	G5T3, S3, 4.3	Low	Robinson's pepper-grass occurs in dry, disturbed areas, bottomland, riverbanks, meadows, fields pastures, cliffs, scrub less than 9,186 ft. elevation. Bloom period: Jan. - Jul. Suitable habitat present throughout much of the parcel along the hillside in the central and southern portion of the parcel into the riparian zone in the west.
SSP16	CNDDDB	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	G4T3, S3, 1B.3	Moderate	White-veined monardella occurs on dry slopes in chaparral, cismontane woodland less than 5,000 ft. elevation. Bloom period: May - Oct. Suitable habitat is present along the hillside in the California sagebrush – purple sage scrub to the south.
SSP17	CNDDDB	<i>Muhlenbergia utilis</i>	aparejo grass	G4, S2S3, 2B.2	No	Aperejo grass prefer wet sites along streams, ponds between 820 and 3,280 ft. elevation. Bloom period: Oct. - Mar. While suitable habitat is present along the stream in the western portion of the parcel, the elevation of the Project Site is below this species' typical range.
SSP18	CNDDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	G2, S2, 1B.1, USFS:S	No	Clay soils in chaparral, cismontane woodland, and coastal scrub between 900 – 3,280 ft. elevation. Bloom period: Jan. - Apr. The Survey Area lacks suitable habitat and soils.
SSP19	CNDDDB	<i>Navarretia peninsularis</i>	Baja navarretia	G3, S2, 1B.2, USFS:S	No	Baja navarretia occurs in wet areas in lower montane coniferous forest, chaparral, pinyon and juniper woodland and meadows/seeps between 3,770 - 7,760 ft. elevation. Bloom period: Jun. - Aug. The elevation of the Project Site is well below the species' typical range.

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)
SSP20	CNDDDB	<i>Nolina cismontana</i>	chaparral nolina	G3, S3, 1B.2, USFS:S	Low	Chaparral nolina occurs in chaparral and coastal scrub primarily in gabbro soils between 460 - 3,610 ft. elevation. Bloom period: May - Jul. Marginal suitable habitat is present along the hillside in the California sagebrush – purple sage scrub to the south.
SSP21	CNDDDB	<i>Polygala cornuta var. fishiae</i>	Fish's milkwort	G5T4, S4, 4.3	Present	Fish's milkwort prefers chaparral and oak woodlands to about 4000 ft. in the Transverse and Peninsular Ranges, reaching its northern limit in the Santa Monica Mountains. Bloom period: Jun. – Aug. Observed during August 22, 2024, survey within suitable habitat along west sloping native scrub and seminatural grassland communities.
SSP22	CNDDDB	<i>Quercus dumosa</i>	Nuttall's scrub oak	G3, S3, 1B.1, BLM:S, USFS:S	Low	Nuttall's scrub oak occurs in closed-cone conifer forest, chaparral, and coastal scrub in sandy/clay loam soils between 50 - 1,310 ft. elevation. Bloom period: Feb. - Apr. No recent records are known in the vicinity, this species is documented further north in Ventura County.
SSP23	CNDDDB	<i>Sagittaria sanfordii</i>	Sanford's arrowhead	G3, S3, 1B.2, BLM:S	No	Sanford's arrowhead occurs in marshes and swamps between 0 - 1,985 ft. elevation. Bloom period: May - Jun. The species is presumed extirpated from the region.
SSP24	CNDDDB	<i>Sidalcea neomexicana</i>	salt spring checkerbloom	G4, S2, 2B.2, USFS:S	Low	Salt spring checkerbloom occurs in alkali springs and marshes in chaparral, coastal scrub, lower montane coniferous forest, and Mojavean Desert scrub between 10 - 7,810 ft. elevation. Bloom period: Apr. - Jun. Marginal suitable habitat is present in the riparian region of the parcel to the west. This species was last documented near the Project Site in the Ventura River near the San Antonio Creek bridge in Oak View in 1964. Recent records are in northern Ventura County.

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)
SSP25	CNDDDB	<i>Streptanthus campestris</i>	southern jewelflower	G3, S3, 1B.3, BLM:S, USFS:S	No	Southern jewelflower occurs in open areas in chaparral or coniferous forest between 3,000 - 7,500 ft. elevation. Bloom period: Apr. - Jun. While suitable habitat is present, the elevation of the Project Site is well below the species' typical range.
INVERTEBRATES						
SSP26	CNDDDB	<i>Bombus crotchii</i>	Crotch's Bumblebee	SCE, G2, S2	Moderate	The Crotch's bumblebee is restricted to coastal California east towards the Sierra-Cascade Crest and, less commonly, in western Nevada. It prefers open grasslands and scrub and nests underground. This species' food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> , some of which were present in the Survey Area. Suitable nesting and foraging habitat is present within the native scrub and semi natural grassland communities of the Survey Area.
SSP27	CNDDDB	<i>Bombus pensylvanicus</i>	American bumble bee	G3G4, S2	Low	The American bumble bee is widespread in the desert west and adjacent areas of California and Oregon. It nests mostly on the surface of the ground, among long grass, but occasionally underground. Adults are generalized nectar and pollen gathers. Food plants include <i>Astragalus</i> , <i>Cirsium</i> , <i>Cornus</i> , <i>Dalea</i> , <i>Helianthus</i> , <i>Kallstroemia</i> , <i>Liatris</i> , <i>Mentzelia</i> , <i>Silphium</i> , <i>Solanum</i> , <i>Trifolium</i> , and <i>Vicia</i> , some of which were present in the Survey Area.
SSP28	CNDDDB	<i>Coelus globosus</i>	globose dune beetle	G1G2, S1S2	No	The globose dune beetle prefers fore dunes, sand hummocks, sometimes back dunes along immediate coast. Ranges from central California into Baja. No suitable habitat present.

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)
SSP29	CNDDDB	<i>Danaus plexippus plexippus pop. 1</i>	monarch - California overwintering population	G4T1T2Q, S2, FCE, USFS:S	Low	This species prefers fields, roadside areas, open areas, wet areas or urban gardens where milkweed and flowering plants occur. Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby. Suitable foraging habitat is present throughout the project site. Adults have been observed in the Ventura River south and Ventura River north within proximity to the Project site.
FISHES						
SSP30	CNDDDB	<i>Eucyclogobius newberryi</i>	tidewater goby	G3, S3, FE	No	Tidewater goby prefer brackish water habitats along the California coast from Agua Hedionda Lagoon in San Diego County north to the mouth of the Smith River. No suitable habitat present.
SSP31	CNDDDB	<i>Oncorhynchus mykiss irideus pop. 10</i>	steelhead	FE, SCE, G5T1Q, S1	Low	Depending on what phase of their life history strategy they are in, steelhead live in freshwater rivers and streams, estuaries, and marine environments. Steelhead occupy freshwater streams or lakes during spawning and then migrate back through brackish water to the open ocean to live during their adult non-spawning phase of their life cycle. Steelhead spend most of the year in estuaries or open ocean and only return to fresh water to spawn. There is marginal to poor quality habitat in the stream in the western portion of the parcel.
AMPHIBIANS						
SSP32	CNDDDB	<i>Rana boylei pop. 6</i>	foothill yellow-legged frog – south coast DPS	FE, SE, G3T1, S1, BLM:S, USFS:S	No	Partly shaded, shallow streams and riffles with a rocky substrate. This species is documented as extirpated from Ventura County.

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)
SSP33	CNDDB	<i>Rana draytonii</i>	California red-legged frog	G2G3, S2S3, FT, CDFW:SSC	Moderate	Lowlands and foothills in or near deep permanent water sources with dense, shrubby or emergent riparian vegetation. There is suitable habitat in the riparian area in the western portion of the Survey Area. The stream on the western edge of the parcel connects to the Ventura River less than half a mile from the project site. <i>Rana draytonii</i> are known to occur throughout the Ventura River except Ventura River south near the estuary and deeper aquatic habitats. A portion of nearby San Antonio Creek less than 1 mile from the Project site is USFWS designated critical habitat for California red-legged frog as well.
SSP34	CNDDB	<i>Taricha torosa</i>	coast range newt	G4, S4, CDFW:SSC	No	Found in oak woodlands, chaparral, and grasslands. The species ranges throughout the coast and coast range mountains from Mendocino County to San Diego County. While suitable habitat is present, this species has not been documented within the Ventura River watershed.
REPTILES						
SSP35	CNDDB	<i>Anniella spp.</i>	California legless lizard	SSC, G3G4, S3S4	Moderate	Legless lizards live mostly underground, burrowing in loose sandy soil. They forage in loose soil, sand, and leaf litter during the day. Suitable habitat exists within the native scrub and woodland communities of the Survey Area.

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)
SSP36	CNDDB	<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	SSC, G5T5 S3	Moderate	The coastal western whiptail is a lizard that occurs in coastal Southern California, west of the Peninsular Ranges from Ventura County south into Baja California, Mexico. It occurs in a variety of plant communities and habitats including chaparral, woodland, and riparian woodlands (Stebbins 2003). Their diet consists of small invertebrates, including spiders, scorpions, centipedes, termites, and small lizards. Suitable habitat exists within the native scrub and woodland communities of the Survey Area and is a locally common species.
SSP37	CNDDB	<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	G5T2T3, S2?	Low	The ring-necked snake prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, and woodlands. Suitable habitat exists within the native scrub and woodland communities of the Survey Area.
SSP38	CNDDB	<i>Actinemys pallida</i>	southwestern pond turtle	G3G4, S3, FP, BLM:S, USFS:S	Moderate	They are found in rivers, lakes, streams, ponds, wetlands, vernal pools, ephemeral creeks, reservoirs, agricultural ditches, estuaries, and brackish waters. Western pond turtles prefer areas that provide cover from predators, such as vegetation and algae, as well as basking sites for thermoregulation. There is suitable habitat for the species in the riparian zone in the western portion of the Survey Area.
SSP39	CNDDB	<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC, G4, S4	Low	The coast horned lizard frequents a wide variety of habitats but is most common in lowlands along sandy washes with scattered low bushes. This species requires open areas for sunning, bushes for cover, patches of loose soil, and an abundant supply of ants and other insects. Suitable habitat is present within the native scrub on the hillside within the Survey Area.

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)
SSP40	CNDDDB	<i>Salvadora hexalepis virgultea</i>	coast patch-nosed snake	G5T4, S3, CDFW:SSC	Moderate	Brushy or shrubby vegetation west of the south coast, peninsular and transverse mountain range peaks. Suitable habitat exists within the native scrub and woodland communities of the Survey Area although the species is more likely to occur in the upper Ventura Watershed near Matilija Creek.
SSP41	CNDDDB	<i>Thamnophis hammondi</i>	two-striped gartersnake	SSC, S3	Moderate	The two-striped garter snake occurs in coastal California from vicinity of Salinas to northwest Baja California. It can be found from sea level to about 7,000 feet. This highly aquatic species is found in or near permanent fresh water and often along streams with rocky beds and riparian growth. There is suitable habitat for the species in the riparian zone in the western portion of the Survey Area.
BIRDS						
SSP42	CNDDDB	<i>Agelaius tricolor</i>	tricolored blackbird	ST, SSC, G1G2, S2	Foraging: Low Nesting: No	Tricolored blackbirds occur in large freshwater marshes with cattail, bulrush, or tule. They forage in open habitats such as farm fields, pastures, cattle pens, large lawns. Largely endemic to California, they require open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony. This species typically nests in marshy or streamside areas with dense vegetation. There is low quality habitat in the Survey Area for foraging and nesting.
SSP43	CNDDDB	<i>Athene cunicularia</i>	burrowing owl	SSC, G4, S2	Foraging: No Nesting: No	Burrowing owls occur in open, treeless areas with low, sparse vegetation, and gently sloping terrain. Habitats include grasslands, prairies, deserts, and steppe environments, on pastures, agricultural fields, road embankments, urban vacant lots, airfields, golf courses. Associated with high densities of burrowing mammals. The absence of sufficiently sized burrows and openings, and the overall topography of the site make this species' presence unlikely.

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)
SSP44	CNDDDB	<i>Charadrius nivosus nivosus</i>	western snowy plover	G3T3, S3, FT, CDFW:SSC	Foraging: No Nesting: No	Sandy beaches, salt pond levees and shores of large alkali lakes with sandy or gravelly soils for nesting. No suitable habitat is present.
SSP45	CNDDDB	<i>Falco peregrinus anatum</i>	American peregrine falcon	G4T4, S3S4, FD, SD	Foraging: Low Nesting: No	Broad array of habitats, including urban. Suitable foraging habitat is present throughout the project site.
SSP46	CNDDDB	<i>Gymnogyps californianus</i>	California condor	G1, S2, FE, SE, CDFW:FP	Foraging: No Nesting: No	Vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude for foraging; and deep canyons with clefts in vertical walls for nesting. / Cliffs and ledges on exposed rock formations for breeding. Open country, coastal chaparral, forested mountaintops for roosting (seasonally), possibly redwoods. This species would not be expected within the Project site during activities but has potential to fly over the work area as a transient.
SSP47	CNDDDB	<i>Polioptila californica</i>	coastal California gnatcatcher	FT, SSC, S2	Foraging: Low Nesting: No	Coastal California gnatcatchers occur in coastal sage scrub dominated by California sagebrush. Other habitats include desert scrub, and coastal dune scrub. There is marginal habitat in the scrub community to support foraging activities for the species.
SSP48	CNDDDB	<i>Setophaga petechia</i>	yellow warbler	G5, S3, CDFW:SSC	Foraging: high Nesting: high	The yellow warbler occurs in riparian vegetation among cottonwood, sycamore, ash, or alder in close proximity to water or montane scrub of Cascade and Sierra Nevada ranges. Suitable habitat exists for the species in the riparian zone in the western portion of the Survey Area. This species is regularly identified throughout the Ventura River watershed during breeding season.

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)
SSP49	CNDDDB	<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE, S, S2	Foraging: Low Nesting: Low	Least Bell's vireo occurs in obligate riparian habitat during breeding season. They prefer early successional riparian habitat where flowing water is present. Suitable habitat exists for the species in the riparian zone in the western portion of the parcel. This species has been documented throughout the southern portion of the Ventura River watershed.
MAMMALS						
SSP50	CNDDDB	<i>Antrozous pallidus</i>	Pallid Bat	SSC, G4, S3	No	The pallid bat inhabits deserts, grasslands, shrublands, woodlands, and forests. It is most common in open, dry habitats with rocky areas that it uses for roosting. Roosts must protect bats from elevated temperatures. No suitable roosting sites occur in the Survey Area, but this species may still use the airspace above it as foraging habitat; it is not expected to occur there, except incidentally.
SSP51	CNDDDB	<i>Choeronycteris mexicana</i>	Mexican long-tongued bat	G3G4, S1, CDFW:SSC	No	The Mexican long-tongued bat roosts in relatively well-lit caves and in and around buildings in habitats with blooming succulents. No suitable habitat present.
SSP52	CNDDDB	<i>Eumops perotis californicus</i>	western mastiff bat	SSC, G4G5T4, S3S4	No	The western mastiff bat roosts in cliff face crevices, high buildings, trees and tunnels among open semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral. While marginally suitable habitat is present, the species has not been documented in Ventura County since the early 1900s.
SSP53	CNDDDB	<i>Lasiurus cinereus</i>	hoary bat	G3G4, S4	No	The hoary bat prefers dense deciduous and coniferous forests and woodlands for roosting and foraging. No suitable roosting sites occur in the Survey Area, but this species may still use the airspace above it as foraging habitat; it is not expected to occur there, except incidentally.

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)
SSP54	CNDDDB	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	SSC, G5T3T4, S3S4	Low	The San Diego desert woodrat occurs in a variety of shrub and desert habitats, showing a preference to large cactus patches and rock outcroppings. Limited habitat is present within the Survey Area and no signs of the species were found during the surveys.
SSP55	CNDDDB	<i>Taxidea taxus</i>	American Badger	SSC	Low	Badgers prefer relatively flat or gently sloping areas with friable soils, and relatively open, uncultivated ground. Grasslands, savannas, and mountain meadows near timberline are also used. Burrows with tell-tale scratch-marks on the burrow entrance sides indicate the likely presence of this species. Limited habitat is present within the Survey Area and no signs of the species were found during the surveys.
FE	Federal Endangered					
FT	Federal Threatened					
FC	Federal Candidate Species					
FSC	Federal Species of Concern					
SFP	California Fully Protected Species					
SE	California Endangered					
ST	California 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/CDFG listed as presumed to be extinct.						
RPR 1B - California Native Plant Society/CDFG listed as rare or endangered in California and elsewhere.						
RPR 2 - California Native Plant Society/CDFG listed as rare or endangered in California but more common elsewhere.						
RPR 3 - California Native Plant Society/CDFG listed as in need of more information.						
RPR 4 - California Native Plant Society/CDFG listed as of limited distribution or infrequent throughout a broader area in California.						
LIS	Locally Important Species					

Special-Status Species (continued)				
Map Key	Adequate Habitat (growing conditions Onsite)	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP16	Yes	Yes		Suitable habitat is present along the hillside in the California sagebrush – purple sage scrub to the south.
SSP21	Yes	Yes		Observed during August 22, 2024, survey within suitable habitat along west sloping native scrub and seminatural grassland communities of the Survey Area.
SSP33	Yes	Yes		There is suitable habitat in the riparian area in the western portion of the Survey Area.
SSP35	Yes	Yes		Suitable habitat exists within the native scrub and woodland communities of the Survey Area.
SSP36	Yes	Yes		Suitable habitat exists within the native scrub and woodland communities of the Survey Area.
SSP38	Yes	Yes		There is suitable habitat for the species in the riparian zone in the western portion of the Survey Area.
SSP40	Yes	Yes	X	Suitable habitat exists within the native scrub and woodland communities of the Survey Area.
SSP41	Yes	Yes	X	There is suitable habitat for the species in the riparian zone in the western portion of the Survey Area.
SSP48	Yes	Yes	X	Suitable habitat exists for the species in the riparian zone in the western portion of the Survey Area.

Nesting Bird Summary

The existing trees and shrubs associated with vegetation in the Survey Area provide suitable nesting, roosting, and perching habitat for migratory birds, including raptors. A nest was observed during the survey in a telephone pole on Larmier Avenue outside of the main residence. No impacts are expected. Nesting birds, protected by the MBTA and California Fish and Game (CFG) Codes, nest within the Survey Area.



Figure 6. Sensitive species with high or moderate occurrence probabilities map.

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

Background Research

Before conducting the field visit, Pax biologists examined available information, analyzing potential habitat and connectivity features. Following review of available information including the wildlife corridors map, waterbodies of Ventura County, and other documents, Pax completed the analysis shown in Figure 5 and 7.

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

The parcel and Survey Area are located within the Sierra Madre–Castaic Regional Wildlife Corridor (Figure 7). Creeks and canyons are often used by wildlife to move between foraging areas, as natal dispersal routes, and natural migration corridors as “paths of least resistance.” The surface water feature on the west portion of the Survey Area likely provides dispersal and migratory corridors for wildlife to access the Ventura River from the upland portions of the Ventura River watershed (Figure 4). The survey did not document obvious tracks and other signs of being routinely used by medium to large mammals on a routine basis. Table 7 below summarizes the characteristics of the one surface water connectivity feature and the map key pertains to Figure 5.

Table 7. Connectivity features within the Survey Area.

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
W1	corridor	watercourse	none	none	Mammals, birds, reptiles	Los Padres National Forest to Ventura River Watershed	

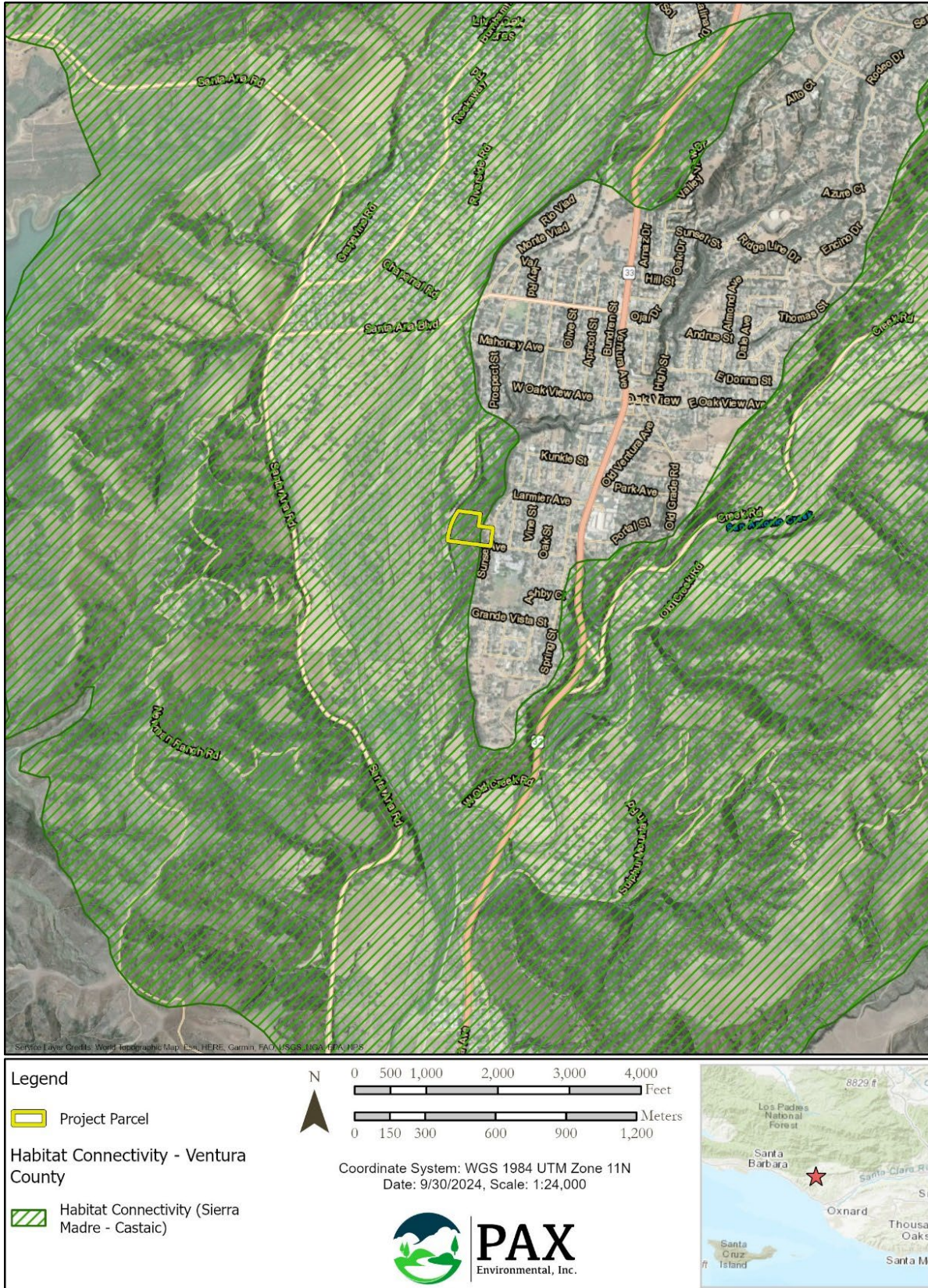


Figure 7. Wildlife movement and connectivity.

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

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

The site surveys have provided sufficient resource data to complete the biological section of the initial study.

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

Impacts

A. Species

Project: NS; Cumulative: NS

No project or cumulative impacts are anticipated to any species. The proposed project is a lot split, and the request does not include any construction. All structures within the parcel are preexisting and within the disturbed and developed portion of the Survey Area.

Impacts to nesting birds are also not anticipated as no construction has been proposed.

B. Ecological Communities

Project: NS; Cumulative: NS

Sensitive Plant Communities

No project or cumulative impacts are anticipated to any species.

Waters and Wetlands



No project or cumulative impacts are anticipated to any waters or wetlands.



C. Habitat Connectivity (migration corridors)



Project: NS; Cumulative: NS



No significant project and cumulative level impacts to habitat connectivity will occur because there is no development associated with the project. The parcel is within the Sierra Madre Castaic regional corridor; however, implementation of the lot split will not affect regional level wildlife movement. Locally, the known surface water feature will continue to allow wildlife to move through the property.

Section 5: Photos

Photos									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Location</td></tr> <tr><td style="padding: 2px;">APN 037-0-080-115</td></tr> <tr><td style="padding: 2px;">Map Key</td></tr> <tr><td style="padding: 2px;">P1</td></tr> <tr><td style="padding: 2px;">View Direction</td></tr> <tr><td style="padding: 2px;">Northwest</td></tr> <tr><td style="padding: 2px;">Description</td></tr> <tr><td style="padding: 5px;">Overview of property of the undeveloped portion of the property with the Ventura River in the background,</td></tr> </table>	Location	APN 037-0-080-115	Map Key	P1	View Direction	Northwest	Description	Overview of property of the undeveloped portion of the property with the Ventura River in the background,	
Location									
APN 037-0-080-115									
Map Key									
P1									
View Direction									
Northwest									
Description									
Overview of property of the undeveloped portion of the property with the Ventura River in the background,									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Location</td></tr> <tr><td style="padding: 2px;">APN 037-0-080-115</td></tr> <tr><td style="padding: 2px;">Map Key</td></tr> <tr><td style="padding: 2px;">P2</td></tr> <tr><td style="padding: 2px;">View Direction</td></tr> <tr><td style="padding: 2px;">East</td></tr> <tr><td style="padding: 2px;">Description</td></tr> <tr><td style="padding: 5px;">Large live oak in backyard of existing residential property</td></tr> </table>	Location	APN 037-0-080-115	Map Key	P2	View Direction	East	Description	Large live oak in backyard of existing residential property	
Location									
APN 037-0-080-115									
Map Key									
P2									
View Direction									
East									
Description									
Large live oak in backyard of existing residential property									

Photos	
<p>Location</p> <p>APN 037-0-080-115</p> <p>Map Key</p> <p>P3</p> <p>View Direction</p> <p>East</p> <p>Description</p> <p>Large live oak in backyard of existing residential property</p>	
<p>Location</p> <p>APN 037-0-080-115</p> <p>Map Key</p> <p>P4</p> <p>View Direction</p> <p>East</p> <p>Description</p> <p>California sagebrush scrub community on the southern portion of the property.</p>	

Photos	
Location	
APN 037-0-080-115	
Map Key	
P5	
View Direction	
North	
Description	
View of the stream that meanders through the undeveloped part of the property to the north.	
Location	
APN 037-0-080-115	
Map Key	
P6	
View Direction	
Southeast	
Description	
California walnut grove with moderately with tree of heaven present in the tree layer and cape ivy occupying a majority of the groundcover	

Photos	
Location	
APN 037-0-080-115	
Map Key	
P7	
View Direction	
East northeast	
Description	
Private dirt access road leading from existing property down to undeveloped riparian corridor.	
Location	
APN 037-0-080-115	
Map Key	
P8	
View Direction	
East	
Description	
View of the back side of the single-family dwelling.	

Appendix One

Summary of Biological Resource Regulations

The Ventura County Planning Division (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 currently. 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) [now, the California Department of Fish and Wildlife, or CDFW] regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The 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 in List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

- G1 or S1 - Critically Imperiled
- G2 or S2 – Imperiled
- G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture, or kill; attempt to take, capture or kill; possess, offer to, or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried, or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800)

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which further protect nesting birds and their parts, including passerine birds, raptors, and state “fully protected” birds.

NOTE: These regulations protect almost all native nesting birds, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

- G1 or S1 - Critically Imperiled
- G2 or S2 - Imperiled
- G3 or S3 - Vulnerable to extirpation or extinction

CDFW Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFW considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Environmentally Sensitive Habitat Areas

The Coastal Act specifically calls for protection of “environmentally sensitive habitat areas” or ESHA, which it defines as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at:

http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

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 using 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	SRP1
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 ³ (any species)	(any size)	X	X
Heritage Tree ⁴ (any species)	90.0 in.	X	X

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

1. SRP - Scenic Resource Protection Overlay Zone
2. SHP - Scenic Highway Protection Overlay Zone
3. Any tree or group of trees identified by the County or a city as a landmark or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance or identified as contributing to a site or structure of historical or cultural significance.
4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

Waters and Wetlands Regulations

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

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (California Regional Water Quality Control Board)

- • Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County’s “Wetland Project Permitting Guide” at http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Game)

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream, or lake. The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream, or lake.

Permit Triggers: A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream, or lake

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- 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 Wildlife.

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and polices of California's 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of “environmentally sensitive habitat areas” or ESHA, which it defines as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Section 30107.5).

Section 30240 of the Coastal Act states:

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

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

The County’s Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone.

Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: <http://www.ventura.org/rma/planning/Programs/local.html>.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region’s significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-

scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important Animal Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/cega/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.

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The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Appendix Two

Species Observed

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
PLANTS			
<i>Acmispon glaber</i> var. <i>glaber</i>	<i>Deerweed</i>	native	FABACEAE
<i>Agrostis stolonifera</i>	<i>Redtop</i>	invasive non-native	POACEAE
<i>Ailanthus altissima</i>	<i>Tree of heaven</i>	invasive non-native	SIMAROUBACEAE
<i>Amaranthus albus</i>	<i>Tumbleweed</i>	non-native	AMARANTHACEAE
<i>Anthriscus caucalis</i>	<i>Bur chervil</i>	non-native	APIACEAE
<i>Artemisia californica</i>	<i>Coastal sage brush</i>	native	ASTERACEAE
<i>Artemisia douglasiana</i>	<i>California mugwort</i>	native	ASTERACEAE
<i>Baccharis pilularis</i> ssp. <i>pilularis</i>	<i>Coyote brush</i>	native	ASTERACEAE
<i>Baccharis salicifolia</i> ssp. <i>salicifolia</i>	<i>Mule fat</i>	native	ASTERACEAE
<i>Brassica nigra</i>	<i>Black mustard</i>	invasive non-native	BRASSICACEAE
<i>Bromus diandrus</i>	<i>Ripgut brome</i>	invasive non-native	POACEAE
<i>Calystegia macrostegia</i> ssp. <i>cyclostegia</i>	<i>Coast morning glory</i>	native	CONVOLVULACEAE
<i>Carduus pycnocephalus</i> ssp. <i>pycnocephalus</i>	<i>Italian thistle</i>	non-native	ASTERACEAE
<i>Clarkia unguiculata</i>	<i>Woodland clarkia</i>	native	ONAGRACEAE
<i>Clematis lasiantha</i>	<i>Pipestem</i>	native	RANUNCULACEAE
<i>Conium maculatum</i>	<i>Poison hemlock</i>	invasive non-native	APIACEAE
<i>Diplacus longiflorus</i>	<i>southern bush monkeyflower</i>	native	PHRYMACEAE
<i>Echium candicans</i>	<i>Pride of madeira</i>	invasive non-native	BORAGINACEAE
<i>Elymus condensatus</i>	<i>Giant wild rye</i>	native	POACEAE
<i>Erigeron canadensis</i>	<i>Canada horseweed</i>	native	ASTERACEAE
<i>Foeniculum vulgare</i>	<i>Fennel</i>	invasive non-native	APIACEAE
<i>Galium aparine</i>	<i>Cleavers</i>	native	RUBIACEAE
<i>Helminthotheca echioides</i>	<i>Bristly ox-tongue</i>	invasive non-native	ASTERACEAE
<i>Heteromeles arbutifolia</i>	<i>Toyon</i>	native	ROSACEAE
<i>Hordeum brachyantherum</i> ssp. <i>brachyantherum</i>	<i>Meadow barley</i>	native	POACEAE
<i>Juglans californica</i>	<i>Southern california black walnut</i>	rare native	JUGLANDACEAE
<i>Lactuca serriola</i>	<i>Prickly lettuce</i>	non-native	ASTERACEAE
<i>Lysimachia arvensis</i>	<i>Scarlet pimpernel</i>	non-native	MYRSINACEAE
<i>Malva parviflora</i>	<i>Cheeseweed</i>	non-native	MALVACEAE
<i>Marah macrocarpa</i>	<i>Chilicothe</i>	native	CUCURBITACEAE
<i>Marrubium vulgare</i>	<i>White horehound</i>	invasive non-native	LAMIACEAE
<i>Melica imperfecta</i>	<i>Coast range melic</i>	native	POACEAE

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
Mirabilis jalapa	<i>Wishbone bush</i>	non-native	NYCTAGINACEAE
Olea europaea	<i>Olive</i>	invasive non-native	OLEACEAE
Opuntia ficus-indica	<i>Tuna</i>	non-native	CACTACEAE
Pholistoma auritum var. auritum	<i>Blue fiesta flower</i>	native	HYDROPHYLLACEAE
Phytolacca americana var. americana	<i>American pokeweed</i>	non-native	PHYTOLACCACEAE
Polygala cornuta var. fishiae	<i>Fish's milkwort</i>	rare native	POLYGALACEAE
Prunus ilicifolia ssp. ilicifolia	<i>Holly leaf cherry</i>	native	ROSACEAE
Pseudognaphalium californicum	<i>Ladies' tobacco</i>	native	ASTERACEAE
Pseudognaphalium luteoalbum	<i>Jersey cudweed</i>	non-native	ASTERACEAE
Quercus agrifolia var. agrifolia	<i>Coast live oak</i>	native	FAGACEAE
Rhamnus ilicifolia	<i>Evergreen buckthorn</i>	native	RHAMNACEAE
Rubus armeniacus	<i>Himalayan blackberry</i>	invasive non-native	ROSACEAE
Rubus ursinus	<i>California blackberry</i>	native	ROSACEAE
Rumex crispus	<i>Curly dock</i>	invasive non-native	POLYGONACEAE
Salvia leucophylla	<i>Purple sage</i>	native	LAMIACEAE
Sambucus mexicana	<i>Elderberry</i>	native	VIBURNACEAE
Silybum marianum	<i>Milk thistle</i>	invasive non-native	ASTERACEAE
Stellaria media	<i>Chickweed</i>	non-native	CARYOPHYLLACEAE
Stipa miliacea var. miliacea	<i>Smilo grass</i>	invasive non-native	POACEAE
Toxicodendron diversilobum	<i>Poison oak</i>	native	ANACARDIACEAE
Urtica dioica ssp. holosericea	<i>Stinging nettle</i>	native	URTICACEAE
Verbena lasiostachys var. lasiostachys	<i>Vervain</i>	native	VERBENACEAE
Vinca major	<i>Vinca</i>	invasive non-native	APOCYNACEAE
Washingtonia robusta	<i>Mexican fan palm</i>	invasive non-native	ARECACEAE
ANIMALS			
Reptiles			
Sceloporus occidentalis	western fence lizard	native	PHRYNOSOMATIDAE
Uta stansburiana	side-blotched lizard	native	PHRYNOSOMATIDAE
Birds			
Anna calypte	Anna's hummingbird	native	TROCHILIDAE
Aphelocoma californica	California scrub-jay	native	CORVIDAE
Baeolophus inornatus	oak titmouse	native	PARIDAE
Buteo jamaicensis	red-tailed hawk	native	ACCIPITRIDAE
Callipepla californica	California quail	native	ODONTOPHORIDAE
Calypte costae	Costa's hummingbird	native	TROCHILIDAE
Cathartes aura	turkey vulture	native	CATHARTIDAE

Species Observed			
Scientific Name	Common Name	Native (1)	Family/Notes (2)
<i>Geothlypis trichas</i>	common yellowthroat	native	PARULIDAE
<i>Haemorhous mexicanus</i>	house finch	native	FRINGILLIDAE
<i>Melanerpes formicivorus</i>	acorn woodpecker	native	PICIDAE
<i>Melospiza crissalis</i>	California towhee	native	EMBERIZIDAE
<i>Mimus polyglottos</i>	northern mockingbird	native	MIMIDAE
<i>Passerina caerulea</i>	blue grosbeak	native	CARDINALIDAE
<i>Patagioenas fasciata</i>	band-tailed pigeon	native	COLUMBIDAE
<i>Phainopepla nitens</i>	phainopepla	native	PTILIOGONATIDAE
<i>Pheucticus melanocephalus</i>	black-headed grosbeak	native	CARDINALIDAE
<i>Picoides nuttallii</i>	Nuttall's woodpecker	native	PICIDAE
<i>Pipilo maculatus</i>	spotted towhee	native	EMBERIZIDAE
<i>Psaltriparus minimus</i>	bushtit	native	AEGITHALIDAE
<i>Sayornis nigricans</i>	black phoebe	native	TYRANNIDAE
<i>Setophaga petechia</i>	yellow warbler	native	PARULIDAE
<i>Sitta carolinensis</i>	white-breasted nuthatch	native	SITTIDAE
<i>Spinus psaltria</i>	lesser goldfinch	native	FRINGILLIDAE
<i>Streptopelia decaocto</i>	Eurasian collared-dove	non-native	COLUMBIDAE
<i>Thryomanes bewickii</i>	Bewick's wren	native	TROGLODYTIDAE
<i>Troglodytes aedon</i>	house wren	native	TROGLODYTIDAE
<i>Turdus migratorius</i>	American robin	native	TURDIDAE
<i>Zenaidura macroura</i>	mourning dove	native	COLUMBIDAE
Mammals			
<i>Otospermophilus beecheyi</i>	California ground squirrel	native	SCIURIDAE