



County of Ventura Planning Division

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Initial Study for Escario Residence Coastal Planned Development (PD) Permit

Section A – Project Description

1. **Project Case Number:** Major Modification to Coastal Planned Development (PD) Permit Case No. 1609 (Case No. PL17-0104).
2. **Name of Applicant:** Christian Escario (“Applicant”)
3. **Project Location and Assessor’s Parcel Numbers:** The 40-acre property is located at 10753 Yerba Buena Road in the Santa Monica Mountains of the unincorporated area of Ventura County. The Tax Assessor’s parcel number (APN) for the property that constitutes the project site is 700-0-060-010 (Attachment 1, Aerial Location Map).
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Map Designation:** Open Space
 - b. **Coastal Area Plan Land Use Map Designation:** Open Space
 - c. **Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)
5. **Description of the Environmental Setting:** The project site includes 40 acres of hillside terrain and is located in the western portion of the Santa Monica Mountains. The project site is located between 1,020 feet above mean sea level (amsl) in the southwestern portion of the site to 1,240 feet amsl in the northwestern portion and is approximately one mile north of the Pacific Ocean.

The property is bisected by a north-south ridge with steep west-facing and east-facing slopes. There are two ephemeral blue-line drainages, tributaries to Little Sycamore Canyon Creek, that traverse the central and central-eastern portion of the property. Various plant communities and disturbed areas are present on the subject property. On-site vegetation consists of California Sagebrush (*Artemisia californica*) Shrubland Alliance/California Sagebrush–Ashyleaf Buckwheat (*Eriogonum cinereum*) Shrubland Association, Bigpod Ceanothus (*Ceanothus megacarpus*) Shrubland Alliance, and Upland Mustards/Black Mustard (*Brassica Nigra*) and other Mustards Semi-Natural Herbaceous Alliance [Initial Study

Biological Assessment (ISBA), BioResource Consultants, Inc, dated August 29, 2018, Attachment 2).

On November 8, 2018, the Woolsey Fire ignited and burned 96,949 acres of land in Los Angeles and Ventura Counties. In the unincorporated area of Ventura County's coastal zone (south coast region), 19 single-family dwellings were destroyed in the Santa Monica Mountains; nine condominium units and three homes on the seaward side of U.S. Highway 1 (Pacific Coast Highway) were destroyed and approximately 27 structures were damaged. An existing single-family dwelling on the project site was destroyed by the Woolsey Fire, and the entire parcel was burned. The parcel currently exhibits features typical of post-fire conditions, consisting of a landscape with charred remains of coastal chaparral vegetation and soils.

The previous development on the property was permitted under Coastal Planned Development (PD) Permit Case No. 1609 (PD-1609), for the conversion of an existing barn to a single-family dwelling with an attached two-car carport, approved on January 26, 1995. Approximately 2.43 acres of land was cleared of vegetation without a Coastal Planned Development (PD) Permit required by *Ventura County Coastal Zoning Ordinance* (CZO) Section 8174-5.

The project site contains one existing and operating water well [State Well Number (SWN) 01S20W22D01S], located approximately 900 feet north of the previous residence. The property is accessed via Yerba Buena Road, to an existing unpaved access road (Attachment 1, Aerial Location Map).

The property is surrounded by a single-family residence to the north and undeveloped, open space land to the east, south and west. Vacant, undeveloped National Park Service-owned land is located immediately northwest of the project parcel.

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

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

West	COS-10ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Undeveloped Open Space (National Park Service land)
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6. **Project Description:** The Applicant requests a Major Modification to Coastal Planned Development (PD) Permit Case No. 1609 to construct the following: a new 25-foot high, 2,160-square foot (sq. ft.) single-story single-family dwelling, a 6,240 sq. ft. garage with a 6,240 sq. ft. garage basement (totaling 12,480 sq. ft.), and associated retaining walls. Total area for the proposed building pad is 9,989 sq. ft. A new water well is proposed to provide domestic water and an existing water well (SWN 01S20W22D01S) will be used as a back-up well. The project also includes installation of a new septic system (1,500-gallon septic tank with an alternative treatment technology) and one 10,000-gallon water tank (43.3 feet in diameter and 14.5 feet in height).

Estimated earthwork includes 2,001 cubic yards of cut for the single-family dwelling, 3,004 cubic yards of cut for the basement and 140 cubic yards of fill. The water tank pad will require an additional 25 cubic yards of fill. The proposed project will be located in areas that were previously cleared of native vegetation and in the same general footprint as the existing home that was destroyed by the Woolsey Fire.

Onsite existing dirt roads will be maintained and a small section including a 40-foot radius fire turnaround will be improved to comply with the Ventura County Fire Code and the Ventura County Fire Protection District access standards. Total area of Fire Department turnaround and access road is 14,029 sq. ft. (Attachment 3, Project Plans).

The proposed project will be constructed in phases. Phase One includes the well drilling and test. Phase Two includes the grading and construction of the proposed project. If the well test demonstrates that it can support the proposed residential use of the property, Phase Two will proceed. If the well test fails to provide water, the Coastal PD Permit will be modified to restore temporarily disturbed ESHA and to identify a new water source/location.

The proposed project will permanently remove approximately 0.414 acres of Environmentally Sensitive Habitat Areas (ESHA) related to the construction of the home and the required 100-foot fuel modification zone. An additional 2.430 acres of ESHA was cleared without a Coastal PD permit for a total of 2.85 acres. The permanent loss of 2.85 acres of sensitive plant communities that constitute ESHA will be mitigated at a 2:1 mitigation to impact ratio (5.70 acres of mitigation to offset 2.85 acres of loss of ESHA).

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

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

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

Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the project due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 4 of this initial study includes a map of pending and recently approved projects, located within five miles of the subject lot, within the Ventura County Unincorporated Area.

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

Permit No.	APN	Permit Type	Description	Status
PL15-0005	700-0-070-395 700-0-070-375	CCC	Conditional Certificate of Compliance (CC of C) (Case No. PL15-0005) in order to bring an existing 19.16-acre lot into compliance with the Subdivision Map Act and the Ventura County Subdivision Ordinance (VCSO).	Approved
PL15-0083	700-0-010-425	PD	Minor Modification to Planned Development Permit LU07-0123 which originally approved a 3,375 sq. ft. three story single family dwelling with a 560 sq. ft. two car garage located on a 10 acre property in the Coastal Open Space	Approved

			Zone District and the Open Space Coastal Plan land use designation.	
PL17-0103	700-0-010-605 700-0-010-595	PD	Planned Development Permit (PDP) for the construction of a 9,803 sq.ft. single-family dwelling with a 919 sq.ft. attached garage, outdoor patio and decks, a swimming pool, two (2) 10,000-gallon water tanks, new utilities, new septic system and associated grading.	Approved
PL16-0006	700-0-030-065 700-0-170-300	PD & LLA	Coastal PD Permit for the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment between two lots. No development is proposed.	Pending
PL17-0005	700-0-200-655	PD	Coastal PD Permit for the demolition of an existing single-family dwelling with attached garage and the construction of new single-family dwelling with attached garage and an accessory dwelling unit.	Pending
PL17-0088	701-0-030-350	PD	Coastal PD Permit for the construction of a new swimming pool, pool deck, and covered open-air non-habitable pool cabana.	Pending
PL17-0130	700-0-030-095 700-0-030-055 700-0-030-115	PD	Coastal PD Permit for the construction of 800 linear feet of private driveway to access a proposed single-family dwelling located in Los Angeles County immediately east of Ventura/Los Angeles County line.	Pending
PL18-0010	701-0-040-095 700-0-140-245	PD	Coastal PD Permit for the restoration of the unpermitted clearing of Coastal sage scrub to abate code violations, CV17-0225 and CV17-0227.	Pending
PL18-0020	700-0-140-235	PD	Coastal PD Permit for the construction of new single-family dwelling with an attached garage, detached pool house, swimming pool and spa, and open gazebo to be sited on an existing approved graded pad per Coastal PD Permit No. 1959. Restoration of 1.3-acres	Pending

			of vegetation is included to abate code violation ZV01-0088.	
PL18-0033	700-0-270-075	PD	Coastal PD for the construction of a new 2,052 sq. ft. two-story single-family dwelling with an attached 641- sq. ft. garage.	Pending
PL18-0097	700-0-080-055	PD	Coastal PD Permit for residential improvements to an existing single-family dwelling to include interior remodeling, an exterior spiral staircase and new rooftop deck with solar panels and a variance to construct new handrails above the height limit for the zone district.	Pending
PL18-0113	700-0-050-385 700-0-050-140 700-0-050-215 700-0-050-245	PD	Coastal PD Permit for the restoration of native vegetation and soil remediation to abate code violation related to unpermitted vegetation removal and grading.	Pending
PL18-0142	700-0-220-255	SPAJ	Site Plan Adjustment for the construction of non-habitable attic storage space above the permitted, existing attached garage.	Pending
PL18-0155	694-0-210-760	CUP	Minor Modification to CUP No. 3397 for the continued operation of an existing animal compound for a 10-year period.	Pending
PL19-0001	694-0-210-680	CUP	Minor Modification to CUP No. 3397 for the continued use of an existing animal compound that houses and trains exotic and domestic animals. This modification is removing a 6.54-acre parcel from the entitlement which is to the east side of the site.	Pending
PL19-0005	700-0-070-450 700-0-060-140 700-0-060-260	PD	Emergency Coastal PD Permit for debris removal and construction of check dams from the Little Sycamore Creek in relation to the Woolsey Fire.	Pending

	700-0-060-310			
PL19-0011	700-0-060-170	PD	Coastal PD for the construction of a 2,700 sq. ft. single-story single-family dwelling with an attached 994 sq. ft. 3-car garage with a 400 sq. ft. accessory dwelling unit above the garage and an attached 1,1000 sq. ft. covered patio.	Pending
PL19-0029	701-0-040-095	SPAJ	Site Plan Adjustment to abate a violation associated with Coastal PD Permit Case No. LU07-0031 (Violation PV12-0022).	Pending
PL19-0072	700-0-270-015 700-0-270-045 700-0-270-085	PD	Minor Modification to remove the permit expiration date to Planned Development Permit No. 745-1(PD 745-1) for continued operation of the Neptune's Net Restaurant.	Pending
PL19-0092	700-0-270-095	PD	Coastal PD for the construction of a new two-story single family dwelling (Lot 10 of the Marisol Tract) to be located on the pre-graded pad in the Marisol Development found in the unincorporated area of Ventura County near Malibu.	Pending
PL19-0096	701-0-030-380 701-0-030-370	SPAJ	Site Plan adjustment to CUP No. LU10-0108 for the operation and maintenance of a fitness and wellness camp with the business name The Ranch Malibu located on APN 701-0-030-37 and addressed as 12220 Cotharin Road. The Site Plan Adjustment is to construct a 3,000 sq. ft. recreational hall that is replacing a 2,150 sq. ft. fitness building that was lost in the Woolsey Fire.	Pending

CCC – Conditional Certificate of Compliance
CUP – Conditional Use Permit
PD – Planned Development
PM – Parcel Map
PMW – Parcel Map Waiver

LLA – Lot Line Adjustment
PAJ – Permit Adjustment
SPAJ – Site Plan Adjustment
SD - Subdivision

Section B – Initial Study Checklist and Discussion of Responses¹

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

Impact Discussion:

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

1b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*, specifically Section 1.2, Air Quality (Sections 1.2.1, 1.2.2 and 1.2.3). The project is consistent with the *Ventura County Air Quality Management Plan*.

Mitigation/Residual Impact(s): None.

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

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

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

Impact Discussion:

2A-1 and 2A-2. The proposed project does not overlie a defined groundwater basin and is not in hydrologic continuity with an overdrafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The proposed project includes the construction of a new single-family dwelling with a detached barn to replace the existing single-family dwelling that was destroyed by the Woolsey Fire. The old septic systems will be replaced with a new 1,500-gallon on-site wastewater treatment system (OWTS) with alternative treatment technology. Water for the project will be provided by a new private water well and an existing onsite water well (SWN 01S20W22D01S) will be the standby well. Current water usage on site is approximately 5,000 gallons per month. With no proposed increase in groundwater usage, the proposed project is not expected to exceed one-acre foot per year (AFY). Therefore, the proposed project is considered to have a less-than-significant impact to groundwater quantity.

2A-3 and 2A-4. The proposed project will not result in an increase in groundwater extraction and is expected to use less than one AFY from an undefined groundwater unit in the Santa Monica Mountains. The proposed project area is not in hydrologic continuity with an over drafted basin, and there is no evidence of overdraft in the region. The site contains an existing water well, SWN 01S20W22D01S. The proposed project is not likely to result in overdraft conditions and is considered to have a less-than-significant impact to groundwater extraction.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

2B-1 and 2B-2. The proposed project does not overlie a defined groundwater basin and is not in hydrologic continuity with an overdrafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The proposed project includes the construction of a new

single-family dwelling with a detached barn. Sewer service is not available in the area, and the proposed project will replace the existing septic system with a new OWTS with alternative treatment technology. A soil engineering report, prepared by Heathcote Geotechnical, dated June 21, 2018, proposes an OWTS consisting of one 1,500-gallon septic tank with seepage pit, a PekaSys Bubbler nitrogen reduction unit, and an Anua Salcourt Disinfection Unit for pathogen reduction. Septic systems are permitted by the Environmental Health Division (EHD) and regulated by the California State Water Resources Control Board (SWRCB). A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project will not degrade groundwater quality, and construction of a future onsite septic system is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan.

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2C-1 and 2C-2. The proposed project does not rely on or propose the use of surface water supplies in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable. Water for the proposed single-family dwelling will be provided by a new private water well and an existing on-site water well (SWN 01S20W22D01S) will be the standby well. The proposed project is considered to have no impact on surface water quantity.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

2D-2. The proposed project includes the construction of a single-family dwelling with a detached barn. To minimize impacts to the surrounding chaparral habitat, the Applicant is proposing to limit the development to a confined building envelope² of approximately 10,000 sq. ft. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other permits. The project will be required to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, "Development Construction Program" Subpart 4.F, where the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site greater than 1 acre and determined as High Risk to protect surface water quality during construction (Tables 7 and 9 in Subpart 7.F, SW-HR and SW-2 Forms).

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	

Existing Conditions: Post-Woolsey Fire

As indicated under the environmental setting (Section A.5), the Woolsey Fire of November 2018 burned the entire lot, including the existing single-family dwelling. The lot currently exhibits features typical of a post-fire condition, consisting of a landscape with charred remains of vegetation, soils and predominately denuded of vegetation. Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Habitat burned by wildfire that met the definition of ESHA before the fire shall be afforded the protections of ESHA. For the purposes of impact analysis and mitigation, the site conditions that existed prior to the fire conditions are considered baseline, which is characterized in the Initial Study Biological Assessment (ISBA) (Attachment 2).

Baseline: Pre-Fire Conditions

BioResource Consultants, Inc. conducted site visits in 2015, 2016, 2017 and 2018 to map the vegetation, inventory the flora, assess the habitat suitability for potential special-status species and wildlife movement, map any sensitive biological resources at the site, conduct special-status plant species surveys, conduct a wetland and waters delineation and determination, and record observations of plant and wildlife species (Attachment 2).

Based on the biological surveys, the vegetation community occurring on the parcel consists of California Sagebrush Shrubland Alliance, California Sagebrush–Ashy Leaf Buckwheat Shrubland Association, Bigpod Ceanothus Shrubland Alliance, and Upland Mustards/Black Mustard and other Mustards Semi-Natural Herbaceous Alliance. California Sagebrush Scrub (California Sagebrush-Ashyleaf buckwheat) covers the majority of the parcel consisted of approximately 28.604 acres and Bigpod Ceanothus Chaparral, occurs in the northwest portion of the parcel on a steep north-facing slope and in the central to southeast portion consisted of approximately 6.358 acres. Upland Mustards Semi-Natural Herbaceous Stands consisted of approximately 2.001 acres occur along roads and previously cleared areas throughout the parcel. California Sagebrush-Purple Sage Scrub consisted of approximately 0.575 acres, occurs on

steep, protected, north-facing slopes. Additional land types/cover within the parcel included previously cleared areas, associated with the existing single-family dwelling, graded areas, roads, and the water well pad.

Prior to the site surveys, BioResource Consultants, Inc. conducted a review of historical aerial photographs, to determine the timeline of disturbance that occurred on the parcel, relative to the adoption of the Coastal Act in 1977. The analysis revealed that much of the access road network that is evident today was created in 1967, prior to the Coastal Act. Subsequently, disturbances associated with roads, including two-track roads on the western boundary of the property west of Yerba Buena Road that traverse north from the existing single-family dwelling to the existing water well, were created in 1985 (post-Coastal Act) but were created under a County-approved 1985 Zoning Clearance Case No. ZC42006 to construct a barn, which was later converted into a single-family dwelling in 1995 under PD-1609. There are unpermitted, graded areas that were cleared of ESHA. These previously-disturbed areas located in the western portion of the subject property included approximately 2.43 acres of California Sagebrush Scrub, Upland Mustards Semi-Natural Herbaceous Stands, and Cleared Lands on the western boundary of the property (Attachment 2, Previously Disturbed ESHA, Page 15).

The headwaters of two unnamed ephemeral drainages occur on the parcel. The drainage traverses through Bigpod Ceanothus Chaparral community trending northwest to southeast (Attachment 2, ISBA, Waters and Wetlands Map, Page 20). The east fork of the drainage is designated as a blue-line stream and is a tributary to Little Sycamore Canyon Creek, which ultimately drains to the Pacific Ocean.

The site surveys yielded a total of 97 plant species observed within the area surveyed, including 70 native species (72%) and 27 non-native species (28%). A total of 16 wildlife species were observed or detected within the subject property (Attachment 2). In addition, special-status species were observed or have a moderate-to-high potential to occur within the subject property. The California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS), and California Department of Fish and Wildlife's (CDFW) Biogeographic Information & Observation System (BIOS), were queried for information regarding the special-status species and their habitats. CNDDB query focused on the Triunfo Pass and surrounding U.S. Geological Survey (USGS) 7.5-minute quadrangles with a target search of a 10-mile radius around the project site.

The building envelope of the proposed project will not impact existing ESHA communities. However, the required 100-foot fuel modification zone will result in impacts to 0.161 acre of Bigpod Ceanothus Chaparral and approximately 0.253 acre of Coastal Sage Scrub and Upland Mustard on the adjacent southern property. In total, the development envelope of the project and previous unpermitted vegetation clearing is anticipated to result in permanent loss of approximately 2.85 acres of native vegetation.

Impact Discussion:

4A-1. A general botanical survey was conducted in 2015 detected Catalina mariposa lily (*Calochortus catalinae*). Focused botanical surveys were conducted on the lot on March 23, 2016, and on April 24, 2017, and these focused surveys detected populations of Catalina mariposa lily, numbering approximately over 200 individual plants, located within the Coastal Sage Scrub and Upland Mustards located to the north and outside of the development envelope. A more recent botanical survey was conducted on June 22, 2018 during the optimal blooming period for all *Calochortus* species. Only desiccated Catalina mariposa lilies were observed. No other *Calochortus* species were detected. Based on these results, there is a low potential for occurrence of Plummer's mariposa lily (*Calochortus plummerae*) and slender mariposa lily (*Calochortus clavatus* var. *gracilis*) to occur on the lot. Focused botanical surveys did not detect any other special-status plant species.

Catalina mariposa lily is recognized by the CNPS on the California Rare Plant Rank (CRPR) list³, with a ranking of 4.2, defined as plants of limited distribution, a watch list. Catalina mariposa lily is not rare or declining and does not meet the definition of rare or endangered under Section 15380 of the State CEQA Guidelines. This species is not considered a locally important species by County of Ventura. As indicated earlier, populations of this plant occur outside of the development envelope. Within the development envelope, suitable habitat for this species is not present. Due to these reasons, project implementation will not impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity. Therefore, no mitigation measures are proposed.

No federally- or state-listed endangered, threatened, or rare plant species were observed within the subject property during field surveys. While the subject property supports suitable habitat for the federally-threatened marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*, CRPR 1B.1), Ojai navarretia (*Navarretia ojaiensis*, CRPR 1B.1), Plummer's mariposa lily, slender mariposa lily, Blochman's dudleya (*Dudleya blochmaniae* ssp. *Blochmaniae*, CRPR 1B.2), and white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*, CRPR 1B.3), the development envelope lacks suitable habitat for these species (Attachment 2).

³ The California Native Plant Society's (CNPS) Rare Plant Ranking system ranges from presumed extinct species, California Rare Plant Rank (CRPR) 1A, to limited distribution species now on a watch list CRPR 4:

CRPR 1ACNPS listed as presumed to be extinct

CRPR 1BListed as rare or endangered in California and elsewhere

CRPR 2.....California Native Plant Society listed as rare or endangered in California but more common elsewhere

CRPR 3.....A review list only. California Native Plant Society listed as in need of more information.

CRPR 4.....A watch list only. California Native Plant Society listed as of limited distribution or infrequent throughout a broader area in California; vulnerability to threat appears relatively low.

Ranks at each level also include a threat rank (e.g., CRPR 4.3) and are determined as follows: 0.1 - Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat); 0.2 -

Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat);

and, 0.3 - Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

Based on several factors relative to these plants, including the low survival threats, moderate potential for occurrence at the project site, unsuitable habitat within the development envelope, and no detection of these plants during surveys, impacts to Catalina mariposa lily, marcascent dudleya, Plummer's mariposa lily, and Western dichondra are considered less than significant. Project implementation will not impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity. Therefore, no mitigation measures are proposed.

4A-2. No special-status animal species were detected during the project site surveys. Based on the CNDDDB special-status species occurrence analysis and an evaluation of on-site habitat, two special-status animal species [coastal whiptail (*Aspidoscelis tigris stejnegeri*) and Blainville's horned lizard (*Phrynosoma blainvillii*)], recognized as Species of Special Concern by CDFW, have a moderate potential to occur on the project site, as suitable habitat for these species is present (Attachment 2). As the development envelope is already cleared and periodically maintained, these species are less likely to be found in these cleared areas, and, therefore, less likely to be impacted by construction activities. If these reptiles do occur within the cleared areas or intact riparian areas, construction activities may result in direct mortality to these reptiles. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these reptile species occurring in natural areas immediately adjacent to the footprint of the building envelope. These potential indirect impacts are therefore considered significant. Due to these potential impacts, Mitigation Measures BIO-1, which requires pre-construction surveys and relocation of special-status species (if necessary) and BIO-2 (see Section 4B), which requires installation of temporary fencing around the development envelope during construction, are proposed, which are expected to reduce potentially significant impacts to a less-than-significant level.

As discussed earlier in Section 4A-1, the entire subject property is currently bare, with all of the vegetation burned by fire. Therefore, suitable nesting habitat for passerines (perching birds) no longer occurs within the development envelope due to lack of cover and maintained conditions. With some vegetation cover naturally regenerating prior to construction, there is a low potential for nesting birds to be present on the subject property. While the potential is low, avian species could incidentally occur within the areas proposed for construction and be adversely affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibration). To comply with the protection of such birds afforded by the Migratory Bird Treaty Act and California Department of Fish and Game Code, the proposed project would be subject to a condition of approval requiring the Applicant to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

Mitigation:

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

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

Requirement: Two weeks prior to the initiation of, and periodically throughout, ground disturbance activities, a County-approved qualified biologist shall conduct surveys for special-status wildlife, coastal whiptail [*Aspidoscelis tigris stejnegeri*], and Blainville's horned lizard [*Phrynosoma blainvillii*], to ensure that these species are not harmed within fenced areas (temporary fencing as required by Mitigation Measure BIO-2). Individuals of these species that are found shall be relocated to suitable undisturbed habitat, outside of the areas directly and indirectly (e.g., noise) affected by ground disturbance activities. A County-approved biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit shall conduct surveys and relocation activities according to methods approved by the CDFW.

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

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

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

Residual Impact:

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

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

Background/ESHA:

ESHA)are sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains.⁴ ESHA are primarily riparian and wetland habitats and closed-canopy oak woodlands; however, within the Coastal Zone the California Coastal Commission has also recognized coastal sage scrub, chaparral, and California's native perennial grasslands as meeting the definition of ESHA.

Impact Discussion:

4B-1 and 4B-2. Plant communities are considered special status if they are designated as sensitive by CDFW (2010) or if they are identified as Locally Important Species by the County of Ventura. Plant communities are also provided legal protection when they provide habitat for protected species, or when the community is in the coastal zone and qualifies as ESHA. All habitats within the subject property are considered ESHA, with the exception of existing building pad, Yerba Buena Road, and cleared land.

Grading and other construction activities associated with the project would occur within 100 feet of ESHA and could result in inadvertent entrance into, removal of sensitive plant communities, or degradation of the edges of these communities, creating edge effects. These direct and indirect impacts to sensitive plant communities would result in significant impacts; however, with the implementation of Mitigation Measure BIO-2 that requires construction exclusion fencing for ESHA, impacts would be less than significant. Dust impacts would be reduced by adherence to the Ventura County Air Pollution Control District (VCAPCD) construction dust reduction requirements.

⁴ Dixon, J., 2003. Designation of ESHA in the Santa Monica Mountains. California Coastal Commission.

Sensitive communities adjacent to the development footprint also have the potential to be indirectly impacted by the introduction of invasive species. The introduction and proliferation of invasive plants is a potentially significant impact; however, impacts will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-3, prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix. With the implementation of Mitigation Measures BIO-2 and BIO-3, impacts to sensitive plant communities would be mitigated to a less-than-significant level.

Mitigation:

Mitigation Measure BIO-2: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing

Purpose: To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and on locally important communities consistent with Goal 1.5.1 of the Ventura County General Plan Goal Policies and Programs, ground disturbance and vegetation removal in ESHA outside of the construction is prohibited.

Requirement: The Permittee shall install temporary protective fencing along the edge of the development envelope (including the fuel modification zone). The fencing must consist of durable materials and shall be staked or driven into the ground such that it is not easily moved and will perform its function for the duration of construction activities.

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

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

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

Mitigation Measure BIO-3: Invasive Species Seeding and Landscaping

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

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

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

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

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

Residual Impact:

With the implementation of Mitigation Measures BIO-2 and BIO-3, project specific impacts to sensitive plant communities will be less than significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact to sensitive plant communities.

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

Impact Discussion:

4C-1 - 4C-4. As indicated under Section 4A, two ephemeral drainages occur on the parcel. The drainages are more than 320 feet from development envelope. These drainages are identified to be non-wetlands Waters of the United States and Waters of the State. The project plans do not include encroachment into these ephemeral drainages or modification of areas adjacent to these drainages that would impair the functions and values of these resources. The Ventura County CZO Section 8178-2.4(d)1 requires that all development on land either in a designated wetland, or within 100 feet of such designation, shall be sited and designed to prevent impacts that would significantly degrade the viability of the wetland. Therefore, development of the proposed project is not expected to cause any hydrological modification that would result in disruptions to wetland or riparian plant communities, isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation (i.e. extinction). Project

implementation is not anticipated to adversely impact these drainages. In addition, the proposed project will be required to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, "Development Construction Program" Subpart 4.F, where the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site greater than one acre and determined as High Risk to protect surface water quality during construction. As a result, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to waters and wetlands.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

4D-1 and 4D-2. The entire project site is located within the Coastal Zone. Based on the biological surveys, the major natural vegetation community occurring on the project site consists of California Sagebrush Shrubland Alliance, California Sagebrush–Ashyleaf Buckwheat Shrubland Association, Bigpod Ceanothus Shrubland Alliance, and Upland Mustards/Black Mustard and other Mustards Semi-Natural Herbaceous Alliance. Three vegetation communities that meet the definition of ESHA include the predominant chaparral community of Bigpod ceanothus chaparral, Coastal Sagebrush Scrub, and Coastal Sagebrush Purple Sage Scrub. These vegetation communities total approximately 35.54 acres. Permanent impacts to ESHA habitat from previously disturbed ESHA, proposed development, and the required 100-foot wide fuel modification zone is a total of approximately 2.85 acres. The permanent loss of 2.85 acres of sensitive plant communities that constitute ESHA is considered a significant impact. Therefore, to compensate for the loss of ESHA, recommended Mitigation Measure BIO-4 will require the Applicant to enhance, restore, establish, and preserve

ESHA at a 2:1 mitigation-to-impact ratio (5.70 acres of mitigation to offset 2.85 acres of ESHA).

In Southern California, Coastal sage scrub and Bigpod Ceanothus Chaparral is a fire-dominated vegetation type. Fires are a natural part of these ecosystems, increasing soil formation and fertility, removing thatch and litter, returning nutrients to the soil with the ash and enabling post-fire native plants to sprout and germinate (CNPS, 2018).⁵ In general, areas that supported native vegetation communities, such as ESHA, should experience post-fire recovery of native vegetation, with the native soils contributing as a “seed bank.” However, fire can also promote the proliferation of some undesirable invasive plant species over native plant species. Due to the magnitude and intensity of the Woolsey Fire, recovery of natural vegetation on the parcel may be constrained or hindered by growth of invasive plant species. With the vegetation cover burned off, areas of the project site that are prone to erosion (due to steep slopes), may also exacerbate unsuitable conditions for natural regeneration of native vegetation. As a result, restoration entailing seeding and planting may be required to ensure success of the mitigation. Therefore, the ESHA compensatory mitigation includes a combination of restoration, enhancement, establishment, and preservation elements, outlined in Mitigation Measure BIO-4, Compensatory Mitigation for Loss of ESHA.

While the County’s preferred method for achieving compensatory mitigation for ESHA impacts is on-site mitigation, Mitigation Measure BIO-4, includes the option of achieving ESHA compensatory mitigation either on- or offsite. These options are included in the mitigation as contingencies in the event that on-site enhancement/restoration is not feasible.

Potential impacts to post-fire recovery ESHA will be mitigated through implementation of Mitigation Measure BIO-2 which requires exclusion fencing during construction (see Section 4B). With the implementation of Mitigation Measure BIO-2, direct impacts to ESHA would be mitigated to a less-than-significant level. Indirect impacts to ESHA could result from the introduction and proliferation of invasive plants. This can occur through the inadvertent transportation of seed or propagules or the intentional use of invasive plants in seed mixes or landscaping. Introduction of invasive plants degrades the quality of plant communities and wildlife habitat and would result in significant impacts to ESHA. However, with the implementation of Mitigation Measure BIO-3 (see Section 4B), impacts would be mitigated to a less-than-significant level and cumulatively considerable impacts would be less than significant.

The Applicant will be required to comply with the Ventura County Fire Protection District Fire Hazard Reduction Program (FHRP).⁶ Initial compliance with the FHRP will require vegetation be removed, thinned, and sufficiently spaced within a minimum 100-foot fuel

⁵ Fire Recovery Guide, California Native Plant Society (CNPS), 2018.

⁶ The Fire Hazard Reduction Program (FHRP), requires property owners included in the program to maintain their property free of fire hazards or nuisance vegetation year-round. Common requirements are 100-feet of vegetation clearance from structures and 10-feet for road access. See Ventura County Fire Code Appendix W for specific requirements of the FHRP program.

modification zone that is designated around combustible structures (and 10 feet from access roads). ESHA adjacent to the fuel modification zone has the potential to be indirectly impacted by the introduction of invasive species inadvertently transported into the area from anthropogenic activities. Sensitive communities adjacent to the fuel modification zone also have the potential to be indirectly impacted by the introduction and proliferation of invasive plants; however, with the implementation of Mitigation Measure BIO-5, impacts would be mitigated to a less-than-significant level and cumulatively considerable impacts would be less than significant.

Mitigation:

Mitigation Measure BIO-4 Compensatory Mitigation for Loss of ESHA

Purpose: Provide compensatory mitigation for the loss of ESHA that was caused by previous clearing and will be caused by the proposed development.

Requirement: Permittee shall restore, enhance, establish and permanently preserve onsite ESHA at a 2:1 mitigation-to-impact ratio, or preserve currently unprotected offsite ESHA in the Santa Monica Mountains at a 2:1 mitigation-to-impact ratio. One of these options, or a combination of the two, as described below, must be used to provide 2.85 acres of compensatory mitigation to offset 5.70 acres of ESHA that was degraded/cleared without a permit or carried out prior to January 1, 1977, the effective date of the Coastal Act, and not in conformity with all applicable local laws in effect at the time, and is being removed for development purposes:

Option 1: Onsite Restoration, Enhancement, and Establishment

The Permittee shall contract with a County-approved qualified biologist to prepare and implement, at permittee's expense, a Habitat Mitigation Plan (HMP) that must include restoring the plant communities referenced in the Initial Study Biological Assessment (ISBA) (BioResource Consultants, Inc., August 29, 2018). The HMP shall include a description and site plan of onsite compensatory mitigation sites to be restored. All ESHA areas located outside of the approved development footprint that were previously degraded/cleared must be restored onsite. Onsite areas that qualify for restoration are restricted to areas where suitable environmental conditions exist (e.g. hydrology, soil type, compatible adjacent land uses, functional connectivity) to support the proposed type of mitigation.

Option 2: Offsite Habitat Mitigation Plan (HMP)

The Permittee shall coordinate with a public agency or land conservation organization to prepare, fund and implement a HMP that must include restoring the plant communities referenced in the Initial Study Biological Assessment (ISBA) (BioResource Consultants, Inc., August 29, 2018) at an offsite location in the Santa Monica Mountains. Offsite areas that qualify for restoration are restricted to areas where ESHA was previously degraded/cleared, or historically present but destroyed by natural disaster, and has not recovered within the past 15 years.

In addition to funding the restoration requirements for the HMP, the Permittee shall also provide the public agency or land conservation organization an amount that is reasonably anticipated to cover the annual costs associated with the management, maintenance, monitoring, reporting, and other activities identified in the HMP for a minimum of seven years.

Option 3: Offsite Conservation Land

The Permittee shall provide for the permanent protection of currently unprotected ESHA in the Santa Monica Mountains by acquiring and/or conveying land (either in fee title or in the form of a conservation easement) containing the unprotected habitats to a public agency or conservation organization approved by the County, or by funding the acquisition and management of such land by a public agency or conservation organization approved by the County. Such land to be protected is hereinafter referred to as "Conservation Land." The selected Conservation Land must be an undeveloped, legal lot, and have equivalent or greater overall habitat value than the ESHA that was degraded/cleared or that is being removed for approved development purposes. The area selected as the Conservation Land shall be reviewed by the Planning Division and the party responsible for the long-term stewardship of the Conservation Land, for adequacy. If the selected Conservation Land has less than equivalent habitat value than the ESHA that is being mitigated, the Permittee must also provide funding for the enhancement and restoration of the Conservation Land.

Documentation: Depending on the Option(s) selected, the following documentation requirements will apply:

Options 1 and 2: On-Site HMP or Off-Site HMP

The Permittee shall submit to the Planning Division an HMP that must include restoring the plant communities referenced in the Initial Study Biological Assessment (ISBA) (BioResource Consultants, Inc., August 29, 2018) on the restoration site. The HMP shall include, but not be limited to, the following information:

- Identification of a specific on-site or off-site location for restoration, as applicable.
- Ecological characterization of the baseline of the area to be restored in terms of suitability for restoring ESHA, including a description and map showing the area and the distribution of existing vegetation types and sensitive species, if any are present in the area.
- Description of the goals and objectives of the restoration, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage.
- Identification of specific methods for restoration (e.g., transplanting, seeding, drill seeding).

- Performance standards for success, and the qualitative and quantitative methods for measuring success.
- Recommendations and requirements for additional restoration and enhancement activities (adaptive management actions) in order for the project to meet the criteria and performance standards.
- Sufficient technical detail on the restoration design such that techniques for site preparation, weed removal, transplanting, and planting locations and times are included.
- The identity and qualifications of the proposed public agency or land conservation organization responsible for protection, and long-term stewardship of the area(s) to be restored;
- Identification of the party(s) responsible for installing restoration components, maintaining the restoration areas, including maintenance of fences as needed, and steps to be taken to prevent degradation and encroachment of non-native plants in this area.
- A report with photographs of the restoration area and a description of the restoration work to demonstrate to the Planning Division that implementation of the Restoration Plan has commenced.

The HMP shall provide for monitoring to be conducted for seven years or until the performance criteria are met, whichever occurs sooner. The success criteria are as follows:

- The mitigation site(s) shall attain a native percent cover that reflects that of a high quality reference site, and the plant communities referenced in the Initial Study Biological Assessment (ISBA) (BioResource Consultants, Inc., August 29, 2018), as proposed by a qualified biologist and approved by the Planning Director in the HMP;
- Nonnative species shall comprise less than five percent cover and zero percent cover of species listed as “High” on the California Invasive Plant Council’s Invasive Plant Inventory Database [Updated 2017] (or its successor); and
- The native plantings shall survive at least two years without irrigation.

The Permittee shall submit to the Planning Division for review and approval, the HMP, prepared by a County-approved qualified biologist, that satisfies the applicable requirements of this condition. The Permittee shall provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for 7 years (or more, if the success criteria have not been met by Year 7).

In addition, for off-site restoration, the Permittee, in coordination with the proposed public agency or land conservation organization, shall provide estimated costs to implement the HMP to the Planning Division for review and approval. The estimated costs shall include those for materials and labor to conduct the restoration, and for

maintaining the restoration area and submitting annual monitoring reports for seven years.

Option 3: Offsite Preservation:

The Permittee shall submit to the Planning Division a conservation plan addressing the following elements with respect to the Conservation Land and the endowment ("Conservation Plan"):

- The location, acreage, and habitat types for all land proposed to be permanently protected;
- Provisions for initial and long-term stewardship of the Conservation Land and the estimated annual costs. The Permittee shall submit a cost estimate to maintain and monitor the Conservation Land, to prepare annual reports for a minimum of seven years, and a detailed description of how the cost estimate is computed, for review and approval by the Planning Division.
- If the selected Conservation Land has less than equivalent habitat value than the ESHA that is being mitigated, the Permittee must also provide a cost estimate for materials and labor for the enhancement and restoration of the Conservation Land.
- The annual reporting, as defined in the Conservation Plan, shall be conducted by the party responsible for the long-term stewardship of the Conservation Land. Annual reports regarding the condition and stewardship of the Conservation Land shall be made available to the Planning Director, upon request;
- The identity and qualifications of the proposed public agency or conservation organization responsible for acquisition, protection, and/or long-term stewardship of the Conservation Land;
- A description of, and schedule for, the acquisition and/or conveyance (in fee title or by conservation easement) of the Conservation Land to the party selected to provide for its long-term stewardship;
- The proposed legal instrument that will be utilized to permanently protect the Conservation Land in its natural state.

The Planning Division shall review the Conservation Plan, and if found to be adequate in light of applicable laws and the requirements set forth above, approve the submitted Conservation Plan for the protection of Conservation Lands. Annual reporting regarding the condition and stewardship of the Conservation Land required by the Conservation Plan shall be submitted to the Planning Division upon request for review to ensure provisions of the Conservation Plan are adequately implemented.

Permanent Protection of ESHA:

- All onsite ESHA shall be permanently protected through a conservation easement and subsequently conveyed to a County-approved public agency or conservation organization. If a County-approved public agency or conservation organization that will accept conveyance of a conservation easement cannot be identified, a conservation instrument such as a deed restriction may be used instead to restrict future development of the area.
- All off-site ESHA restored (Option No. 2) or preserved as Conservation Land (Option 3) shall be permanently protected through a County-approved conservation easement, deed restriction or other recorded legal instrument that permanently protects the ESHA in its natural state.

The aforementioned deed restriction, conservation easement and/or equivalent legal instrument permanently protecting the off-site and/or on-site land (collectively, "Conservation Instrument"), as applicable, shall each:

- a. Include a copy of this condition of approval, a site-specific ESHA map, and legal description and map(s) of the areas that are subject to the Conservation Instrument ("Protected Areas");
- b. Include provisions for the long-term preservation and maintenance of the Protected Areas by describing what maintenance activities are allowed, and by stating that the following are prohibited in the Protected Areas:
 - (1) removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
 - (2) dumping, filling, storing, disposal, burying, or stockpiling of any natural or manmade materials;
 - (3) erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;
 - (4) placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
 - (5) operation of dune buggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
 - (6) removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as

necessary for controlled burns or fuel reduction as regulated by the Ventura County Fire Protection District, or for removal of non-native species and native habitat restoration or maintenance under the direction of a qualified biologist;

- (7) application of insecticides or herbicides, poisons, or fertilizers;
 - (8) grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;
 - (9) agricultural activity of any kind including the harvesting of native materials for commercial purposes;
 - (10) planting, introduction, or dispersal of non-native plant or animal species;
 - (11) hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
 - (12) manipulating, impounding or altering any natural watercourse, body of water or water circulation and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
 - (13) artificial lighting that illuminates or is directed towards ESHA; and
 - (14) other activities that damage the existing flora, fauna or hydrologic conditions;
- c. Be recorded with the Office of County Recorder, with a copy of the recorded document provided to the Planning Division.

Timing: The Permittee shall submit an HMP (Options 1 and 2) or Conservation Plan (Option 3) along with the proposed Conservation Instrument(s) prepared in accordance with the applicable above-stated requirements, to the Planning Director for review and approval prior to the issuance of a Zoning Clearance for construction of the water well. Depending on the option(s) selected, the following additional timing requirements shall apply:

Option 1: On-Site Enhancement, Adaptive Restoration, and Preservation

Prior to issuance of a Zoning Clearance for construction of the project, the Permittee shall submit to the Planning Division (1) the final HMP, 2) verification that all financial obligations to implement the HMP have been received by a public agency or land conservation organization, (3) a copy of the final recorded Conservation Instrument, and (4) annual reports by December 31st of each year during the monitoring period.

Option 2: Off-Site Enhancement, Adaptive Restoration, and Preservation

Prior to issuance of a Zoning Clearance for construction of the project, the Permittee shall submit to the Planning Division (1) the final HMP, (2) verification that all financial obligations to implement the HMP have been received by a public agency or land conservation organization, (3) a copy of the final recorded Conservation Instrument, and (4) annual reports by December 31st of each year during the monitoring period.

Option 3: Offsite Preservation

Prior to issuance of a Zoning Clearance for construction of the project, the Permittee shall submit to the Planning Division (1) the final Conservation Plan, (2) verification that all financial obligations to establish the Conservation Land have been received by a conservation organization, and (3) a copy of the final recorded Conservation Instrument.

Monitoring and Reporting: The Planning Division maintains a copy of this mitigation measure/condition of approval, Conservation Plan, HMP, and recorded Conservation Instrument(s) in the Project file. The Planning Division shall have the authority to inspect the portions of the properties subject to the Conservation Plan and Conservation Instruments to ensure that they are being utilized and maintained as required. For the life of the project, the Planning Division may enforce all provisions of this mitigation measure/condition of approval, including but not limited to those stated in the Conservation Plan and Conservation Instrument(s), pursuant to section 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

Mitigation Measure BIO-5: Fuel Modification Plan

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

Requirement: The Permittee shall use a County-approved qualified biologist or licensed landscape architect to prepare a Fuel Modification Plan for County Planning review and approval that minimizes impacts to ESHA and meets the Ventura County Fire Protection District's requirements to modify fuels surrounding structures. The Fuel Modification Plan shall specify the methods of modifying vegetation surrounding structures that will avoid impacts to ESHA (e.g., use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding rare plants, avoiding nesting birds).

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

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

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

Residual Impacts:

With the implementation of Mitigation Measures BIO-2 through BIO-5, the proposed project is expected to reduce potential impacts to ESHA to a less-than-significant level, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to ESHA

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

Impact Discussion:

4E-1 – 4E-4. The project site is located approximately seven miles southeast of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within this designated movement corridor. There is open space between the Santa Monica - Sierra Madre Habitat Connectivity Corridor and the project site; and, therefore, there is potentially unrestricted wildlife movement between the two areas. Prior to the Woolsey fire, the area's dense chaparral likely posed a constraint for larger animals to move through; however, roads and trails on the project

site likely served as conduits for wildlife, such as deer, mountain lion, and other animals. There are no fences or other barriers to movement, with the exception of the existing residential dwelling along Yerba Buena Road.

No physical barriers to connectivity exist for the project site; however, certain types of fencing, which are typically erected for residential development, may create barriers to wildlife movement and habitat connectivity. To avoid future barriers to wildlife movement, Mitigation Measure BIO-6 is proposed, which will require fencing outside the development footprint to be permeable to wildlife.

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

No lighting is proposed as part the of the project; however, the proposed project will likely incorporate lighting that could have a significant impact on wildlife movement, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-7 is proposed, which requires the Applicant to submit a lighting plan.

Mitigation/Residual Impact(s)

Mitigation Measure BIO-6: Fencing Adjacent to Wildlife Corridors

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

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

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

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

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

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

Mitigation Measure BIO-7: Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare Condition

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

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

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

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

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

Residual Impacts:

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

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

Impact Discussion:

4F. The proposed project is consistent with the *Ventura County General Plan Goals and Policies* of the *Ventura County Initial Study Assessment Guidelines*. The project is consistent with *General Plan Biological Resources Policies* 1.5.2-1 and 1.5.2-2, which requires discretionary development, which could potentially impact biological resources to be evaluated by a qualified biologist to assess impacts, and, if necessary, develop mitigation measures to mitigate any significant impacts to biological resources to less-than-significant. A biological resources evaluation, an ISBA was prepared for the proposed project (BioResource Consultants, Inc., dated August 29, 2018, Attachment 2). With the implementation of Mitigation Measures BIO-1 through BIO-7 that protect the biological resources identified in the ISBA, the proposed project will be consistent with *General Plan Policies* 1.5.2-1 and 1.5.2-2.

General Plan Biological Resources Policy 1.5.2-4 requires discretionary development to be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on those habitats. The proposed building pad has been sited more than 320 feet away from the two ephemeral drainage areas and has been designed to avoid impacts to wetland habitats.

The project site is located within areas that are subject to the *Coastal Area Plan*. *Coastal Area Plan South Coast Santa Monica Mountains Policy* F.4(3), which requires

National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands to be consulted for discretionary entitlement applications that may adversely affect biological resources. The Planning Division notified and requested comments from the National Parks Service, Santa Monica Mountains Conservancy, California State Coastal Conservancy, California State Parks, the Trust of Public Lands and Ventura County General Services Agency Parks Division regarding the proposed project. To date, no responses have been received.

Additionally, *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires all habitat areas to be permanently maintained in open space through an easement or other appropriate means. The proposed project will be consistent with *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 with the implementation of Mitigation Measure BIO-4, which will require the Applicant to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (5.70 acres of mitigation to offset 2.85 acres of ESHA) and all on-site ESHA outside of the development envelope to be permanently protected in perpetuity through a conservation easement or deed restriction. As a result, the proposed project is consistent with *General Plan* Goals and Policies and *Coastal Area Plan* policies governing biological resources.

Residual Impact(s):

With the implementation of Mitigation Measures BIO-1 through BIO-7, residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								

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

Impact Discussion:

5B-1. The project site is not located near land in agricultural production (i.e. row crops). In addition, the site is not located closer than the 300 feet threshold distance, set forth in Section 5b.C of the *Ventura County Initial Study Assessment Guidelines*, to lands that are in agricultural production. Therefore, the proposed project will not have a project-specific impact on agricultural resources and will not make a cumulatively considerable contribution to a significant cumulative impact related to agricultural resources.

5B-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 5b of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

6a and 6b. The project site does not include any land within the Scenic Resource Protection (SRP) Overlay Zone. However, the site is located within the Santa Monica Mountains Overlay Zone. The Santa Monica Mountains consist of sensitive habitats, such as riparian corridors, native chaparral, and oak woodlands. Public Resources Code (PRC) Section 30240 requires development in areas adjacent to ESHA to be designed to prevent impacts which would significantly degrade those areas. Pursuant to Mitigation Measure BIO-5, the Applicant will be required to submit a fuel modification plan, prohibiting invasive and non-native plants within 100 feet of the building envelope. With the implementation of Mitigation Measure BIO-4, which will permanently preserve all ESHA on-site and mitigate for the loss of ESHA, the proposed project will not substantially degrade the vegetation on site. No lighting is proposed as part of the of the project; however, the proposed project will likely incorporate residential lighting that could be visible from public views, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-7 is proposed, which requires the Applicant to submit a lighting plan to the Planning Division for review and approval.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas in order to minimize the alteration of natural land forms and to be visually compatible with the character of surrounding areas. The project site is not visible from State Route 1 (Pacific Coast Highway), Yerba Buena Road, or Deer Creek Road. In addition, Planning Division staff conducted a site visit on September 19, 2017 and determined that the proposed project

site was not noticeably visible from nearby public roadways (Yerba Buena Road and Deer Creek Road). The proposed development footprint is located at a lower elevation and hidden by the natural topography. The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 1.7 miles north of the project site. The Yellow Hill Trail is located approximately 1.5 miles southeast of the project site, and the Big Sycamore Canyon Trail is approximately 2.5 miles west of the project site. At these distances and due to the steep terrain, public views of the proposed project would likely not be visible or would be minimal at best.

In order to ensure that the proposed development blends in with the natural environment of the Santa Monica Mountains, the project will be conditioned to require the Applicant to submit a materials sample/color board at the time of construction of the new single-family dwelling and to utilize natural building materials and colors (earth tones and non-reflective paints) on exterior surfaces of all structures. The proposed project would result in less-than-significant, project-specific impacts and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

7a. The proposed project is underlain by sandstone and silty sandstone assigned to the Topanga Formation and Conejo Volcanics, both of Miocene geologic age (Geologic Investigation, prepared by Terry A. Mayer, dated June 28, 2017). In accordance with the *Ventura County Initial Study Assessment Guidelines*, the Topanga and Conejo Volcanics geologic formations are not considered to have a High, or Moderate to High incidence of paleontological resources and a determination of no impact can be made. Therefore, the proposed project will not create a project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

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

Paleontological Resources Discovered During Grading

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

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

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

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

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

paleontological report to the Planning Division immediately upon completion of the report.

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

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

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

8A-1 – 8A-2. A Phase I Cultural Resources Assessment was prepared by Material Culture Consulting, Inc. , dated December 2018, to investigate the existence of historical and cultural resources on the subject property. The study included a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton, background search, and a pedestrian field survey.

CHRIS records search identified 24 cultural resources investigations which had been previously conducted within a one-mile radius around the project site. A total of 23 previously recorded cultural resources lie within a one-mile radius around the project site. However, none of these resources are located within the project site and the closest resources are more than a half-mile from the project site.

Material Culture Consulting conducted a pedestrian survey on December 4, 2018. Ground visibility was high throughout the project site due to the recent Woolsey Fire that burned the entire parcel, with the exception of the remains of the prior residence, which obscured the surface and prevented visibility. The property was significantly affected by the Woolsey Fire. No cultural resources were identified during the pedestrian survey.

Pursuant to Public Resources Code Section 21080.3.1 et seq., on September 6, 2018, a formal request [in accordance with Assembly Bill (AB 52)] was sent to Native American representatives for consultation regarding the proposed project's potential impact to tribal coastal resources. As of the date of this initial study, no comments were received.

Based on the results of the Phase I Assessment, no significant archaeological resources exist on the project site and in the areas proposed for development, and no additional cultural resource surveys would be required for the proposed development. Although the proposed project is unlikely to result in impacts to archaeological resources, future ground disturbance activities will be subject to the condition of approval (below), to ensure the protection of any subsurface resources if they are inadvertently encountered during ground disturbance activities.

With the inclusion of archaeological resources condition (below), the proposed project would not demolish or materially alter in an adverse manner the physical characteristics of an archaeological resource in a local register, pursuant to Section 5020.1(k)

requirements of Section 5024.1(g) of the Public Resources Code. Therefore, the proposed project will have a less-than-significant impact on archaeological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

Archaeological Resources Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

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

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

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

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			

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

Impact Discussion:

8B-1 – 8B-4. The subject property currently does not include any existing development other than the remains of the existing single-family dwelling, which was destroyed by the recent Woolsey Fire. Therefore, the proposed project will have no impact on historical resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to historical resources.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								

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

Impact Discussion:

9a and 9b. The project site is located approximately one mile north of the Pacific Ocean and is located between 1,020 and 1,240 feet amsl. The proposed project's distance from the coast does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to coastal beaches or sand dunes.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								

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

Impact Discussion:

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

11a. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The Ventura County Building Code (2016), adopted from the California Building Code, requires structures be designed to withstand this ground shaking. These parameters may need to be updated to the building code in effect at the time the application for a building permit is submitted. The requirements of the building code will reduce the effects of ground shaking to less than significant. The hazards from ground shaking will affect each project individually, and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

12a. The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a factor for the proposed project, and the site is not located within a State of California Seismic Hazards zone for liquefaction. Additionally, the subject property is underlain by bedrock (Topanga Formation and Conejo Volcanics); therefore, the subject site is not considered susceptible to liquefaction related hazards (Geologic Investigation, prepared by Terry A. Mayer, dated September 15, 2015). The hazards from liquefaction will affect each project individually, and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

13a. The project site is located approximately one mile north of the Pacific Ocean and is located between 1,020 and 1,240 feet amsl. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery [Resource Management Agency Geographic Information System (RMA) GIS Viewer, 2018] and is not subject to seiche hazard. Therefore, the proposed project will not have a project-specific impact related to potential seiche hazard. The hazards from seiche will affect each project individually, and no cumulative seiche hazard will occur as a result of other approved, proposed, or probable projects.

13b. The project site is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix, Figure 2.6, dated October 22, 2013. Therefore, the proposed project will not have a project-specific impact related to tsunami hazards. The hazards from tsunami will affect each project individually, and no cumulative tsunami hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

14a. The project site is located in a hillside area of Ventura County. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act (1991, Public Resources Code Sections 2690-2699.6), portions of the project site are located in a potential seismically-induced landslide zone. The Soil Engineering Investigation Report, prepared by Heathcote Geotechnical (October 7, 2015 and updated on June 21, 2018) and Geologic Report, prepared by Terry A. Mayer (September 15, 2015), evaluated the slope stability and concluded that the site has adequate factors of safety against landslides under both static and earthquake conditions. In this regard, the proposed project-specific impacts related to landside hazards will be less than significant. The hazards from landslides/mudslides will affect each project individually, and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

15a. The Expansion index test contained in the Soil Engineering Investigation, prepared by Heathcote Geotechnical (October 7, 2015), indicates the near surface soils for the project site possess medium expansion (EI = 53, page 21). The proposed project will be subject to the requirements of the Ventura County Building Code (2016) adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The hazard associated with adverse effects of expansive soils is considered to be less than significant. The hazards from expansive soils will affect each project individually, and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

16a. The subject property is not located within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix, Figure 2.8 (October 22, 2013). In addition, the proposed project does not involve the development of an oil, gas, or groundwater withdrawal facility; and, therefore, the project is considered to have no impact on the hazard of subsidence. The hazards from subsidence will affect each project individually, and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

17a-1. There is not an increase in impervious area proposed by the project as the drainage letter indicates the existing soils are impermeable and that any impervious surface would not have a measurable change to the peak flow runoff (Drainage Letter, prepared by Jensen Design & Survey, Inc., dated October 6, 2017). Therefore, the proposed development will be constructed in accordance with current codes and standards, which will require that there is no increase in flooding hazards and no increase in the potential for erosion or siltation.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

17b-5. As stated above, the project site is located outside of the 1% annual chance (100-year) floodplain as evidenced on the latest effective DFIRM and, therefore, will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 17b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

18a. The proposed project is located within the High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area. Fire Station 56, located at 11855 Pacific Coast Highway in Malibu, is 3.6 miles southeast of the project site. The proposed project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code and Ventura County Fire Code. The proposed project will be subject to conditions of approval to ensure the project is in conformance with current California State Law and the Ventura County Fire Code. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative fire hazards impact.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

19a and 19b. The project site is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula, or Naval Base Ventura County airports. The nearest airport to the project site is the Naval Base Mugu Airport, which is located approximately eight miles to the northwest of the project site. The proposed project will not involve any obstructions to navigable airspace, as all possible future development on-site will be limited to a maximum height of 35 feet. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established deferral criteria set forth in the Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

20a-1. The proposed project is a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County EHD/Certified Unified Program Agency. Therefore, the proposed project will not have a significant project-specific impact to hazardous materials/waste. The proposed project will not make a cumulatively considerable contribution to a significant cumulative hazardous materials/waste impact.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

20b-1. The proposed project is not considered an activity that generates hazardous waste. Therefore, the proposed project will not have a significant project-specific impact related to hazardous materials/waste. The proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?	X				X			
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X			X			
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			

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

Impact Discussion:

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

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

21b. Although construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, the proposed project will be subject to a construction noise condition to ensure that development of the proposed project complies with the requirements of the Ventura County General Plan *Goals, Policies and Programs* Policy 2.16.2-1(5), *Construction Noise Threshold Criteria and Control Plan* (2010a). Therefore, the proposed project will have a less-than-significant project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

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

21d. The project site has direct access to Yerba Buena Road, which is an existing dirt road. In addition, the proposed project will not involve the use of semi-trucks or buses. Therefore, the proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to the use of rubber-tire heavy vehicle uses.

21e. The temporary construction activities required to develop the project site may include blasting, pile-driving vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities that may temporarily exceed the threshold criteria defined in the Transit Noise and Vibration Impact Assessment (written by Carl Hanson, David Towers, and Lance Meister, dated May 2006, Initial Study Assessment Guidelines, page 119). The proposed project will be subject to a condition of approval for construction noise to ensure that construction of the proposed project complies with the requirements of the Ventura County General Plan *Goals, Policies and Programs* Policy 2.16.2-1(5), *Construction Noise Threshold Criteria and Control Plan* (2010a). Therefore, the proposed project will have a less-than-significant project-specific vibratory impact, and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

21f. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*. Pursuant to the requirements for the *Ventura County General Plan Goals, Policies and Programs* Policy 2.13.2-1(5), *Construction Noise Threshold Criteria and Control Plan* (2010a), this Initial Study evaluated the noise impacts of the proposed project and future development on the project site.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

22a. The project site is situated in a hillside terrain within the Santa Monica Mountains surrounded by natural topography. The proposed building envelope is sited in the same general footprint as the existing home that was destroyed by the Woolsey Fire. The project site is not noticeably visible from any road in the County Regional Road Network, and, therefore, does not have the potential to create a new source of disability glare or discomfort glare for motorists. As discussed in Sections 4E and 6 of this Initial Study (above), potential impacts from glare will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-7, which requires the Permittee to provide a lighting plan to the Planning Division for review and approval. Additionally, as discussed in Section 6 (above), the Applicant shall submit a materials sample/color board at the time of construction of the new single-family dwelling and shall utilize natural building materials and colors (earth tones and non-reflective paints) on exterior surfaces of all structures. Therefore, the project-specific glare impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant glare impacts.

22b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for item 22 (e.g., Policy 2.4.2-4) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								

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

Impact Discussion:

23a. The proposed project has the potential to impact public health due to the use of an OWTS. An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. Potential impacts can be reduced to less than significant with adherence to State and local OWTS regulations and proper maintenance of tanks and disposal fields. Septic tanks must be pumped by an EHD-permitted pumper truck and septage wastes must be disposed of in an approved manner.

Water for the project will be provided by a new private water well, and an existing on-site well (SWN 01S20W22D01S) will operate as a back-up well. Groundwater may contain contaminants harmful to human health. Well water used for domestic purposes (drinking, cooking, and sanitary purposes) must meet Federal and State drinking water standards. Compliance with Federal, State, and local laws related to water well siting and drilling, water quality testing, and on-site wastewater treatment system setbacks will reduce impacts to less than significant.

23b. The proposed project will be consistent with the *Ventura County General Plan Goals and Policies* for Item 23 of the *Ventura County Initial Study Assessment Guidelines*, provided the water well consistently provides clean, potable water, and the OWTS is properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								

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

Impact Discussion:

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

The surrounding properties have the same zoning and land use designations as the project site and consist primarily of open space and rural residential development. The property abuts single-family residences to the north and open space/vacant land to the south, east, and west. The proposed project includes the construction of a single-family dwelling with a detached barn with a basement; therefore, future development will be compatible with the existing residential development within the vicinity of the project site.

The proposed project has been evaluated for conformance with the applicable requirements of the Ventura County CZO for the construction of a new single-family dwelling, including building setbacks, height limits, and other development standards for new residences. Additionally, pending projects located in the vicinity of the proposed project are also subject to mitigation measures to preserve the natural character of the Santa Monica Mountains by avoiding ESHA or mitigating for the loss of ESHA in keeping with the development standards set forth in the Ventura County CZO (Section 8175-2 et seq.). Additionally, as discussed in Sections 6 (above) the proposed project will be conditioned to require the Applicant to submit plans and a materials sample/color board for the new single-family dwelling to the Planning Division for review and approval prior to issuance of a Zoning Clearance for the construction of the proposed project to ensure the proposed residence is compatible with the natural environment of the Santa Monica Mountains. Therefore, the project-specific impacts to community character will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant community character impacts.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								

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

Impact Discussion:

26a. The existing single-family dwelling entitled under PD-1609 was destroyed by the Woolsey Fire. The proposed project includes the construction of one single-family dwelling on the project site and will not eliminate three or more existing dwelling units that are affordable to moderate-income or lower-income households. The project, in fact, would result in the development of one new single-family dwelling unit, which will add to the County's housing stock. Therefore, the proposed project will not have a significant project-specific impact to housing. The proposed project will not make a cumulatively considerable contribution to a significant cumulative housing impact.

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

26c. The proposed single-family dwelling will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed residential project would not

facilitate the development of a new commercial, institutional, industrial, or other employment-generating use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(1)-a. The proposed project includes a reconstruction of a single-family dwelling that was destroyed in the Woolsey Fire and will not generate additional traffic on the local public roads and the Regional Road Network. Therefore, adverse traffic impacts relating to the Level of Service will be less than significant.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The proposed project includes the construction of a single-family dwelling with a detached barn. When development occurs, the low volume of traffic that may be generated by the development will not have the potential to alter the existing level of safety of the County-maintained roadways, intersections, and a State highway (State Route 1) located near the project site.

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

Notice of Substandard Access Roads (NSSAR):

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

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

or built today, and that the County does not currently and also may not in the future have funds available to improve these roads.

The NSSAR condition shall include the following:

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

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

27a(3)-a. The existing road leading to the project site, Yerba Buena Road, meets minimum VCFPD access standards. The project proposes to construct a fire department turnaround, which will be required to meet the applicable California State Law and VCFPD standards as identified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the safety and design of private access.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(4)-a. State Route 1 (Pacific Coast Highway) and Yerba Buena Road are existing roads serving the project site. No public or private roads are proposed for this project. The existing dirt access road will continue to be maintained and will provide access to the project site. The Applicant proposes to construct a Fire Department turnaround, to meet the applicable California State Law and VCFPD Standards as identified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to tactical access.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?	X				X			
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27d-1. The proposed project site is located approximately ten miles from the nearest railroad and would not interfere with an existing railroad's facilities or operations.

Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to railroad facilities or operations.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27e-1 and 27-e-2. The project site is located approximately eight miles southeast from the nearest airport, Naval Base Mugu Airport, and is not located within a sphere of influence of any County-operated airport. Furthermore, the proposed single-family dwelling will not exceed the maximum height of 35 feet allowed by the Ventura County CZO and will not involve the introduction of substantial lighting or other features that could interfere with air traffic safety. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to interference with airports.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27g-1. The project site is not located over or near any existing pipelines (RMA GIS Viewer, 2019). The nearest pipeline is located approximately 11.5 miles north of the project site. Therefore, the proposed project will not result in a project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28a-1. The proposed project will obtain potable, domestic water from a new on-site private water well (SWN 01S20W22D01S). The proposed project will be constructed in phases. Phase One includes the well drilling and test. Phase Two includes the grading and construction of the proposed project. Prior to the authorization of Phase Two, a water quality analysis shall be submitted to EHD for review and approval, in order to verify the well water quality meets primary State drinking water standards. The Applicant will be required to obtain a Certification of Water Quality from EHD prior to issuance of a building permit from the Ventura County Building & Safety Division. The use of an OWTS has the potential to contaminate groundwater supplies. Potential impacts from the OWTS can be reduced with adherence to State and local OWTS regulations and proper maintenance of tanks and disposal fields. Conformance with the Ventura County Building Code and applicable drinking water standards will reduce any project-specific and cumulative impacts to a less-than-significant level.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28b-1. The proposed project will include the use an existing water well (SWN 01S20W22D01S) and the drilling of a new water well to serve as the primary water supply source. The proposed project will be constructed in phases. Phase One includes the well drilling and test. Phase Two includes the grading and construction of the proposed project. The PWA, Watershed Protection District (WPD), Groundwater Section, has criteria and reporting requirements for a Pump and Recovery Test of water wells to demonstrate the proposed water supply well constitutes a permanent supply of water. The number of bedrooms or bedroom equivalents will determine the water requirements of all structures for the proposed project. Prior to the authorization of Phase Two, the proposed project will be subject to a condition of approval to submit a Pump and Recovery Test to PWA, WPD, Groundwater Section, for review and approval, to ensure the proposed water supply well meets all the criteria for demonstrating a long-term domestic groundwater supply. Therefore, the proposed project is considered to have a less-than-significant impact to groundwater quantity.

28b-2. The proposed construction will not introduce physical development that would adversely affect the water supply – quantity of the hydrologic unit in which the project site is located and is considered to have a less than significant impact.

28b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 28b of the *Ventura County Initial Study Assessment Guidelines* after successfully completing and passing a “Well Pump & Recovery” test per County guidelines.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28c-1. The Applicant will be required to provide on-site water supply that meet the required fire flow in accordance with the Ventura County Waterworks Manual and

Ventura County Fire Code. One 100,000-gallon water tank is proposed to provide additional water for fire suppression. Therefore, fire flow impacts would be less-than-significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

29a-1. The proposed project will utilize a new OWTS with alternative treatment technology for domestic wastewater disposal. A soil engineering report, prepared by Heathcote Geotechnical, dated June 21, 2018, proposes an OWTS consisting of one 1,500-gallon septic tank with seepage pit, a PekaSys Bubbler nitrogen reduction unit, and an Anua Salcourt Disinfection Unit for pathogen reduction. Septic feasibility has been demonstrated. A complete and detailed evaluation of the proposed OWTS shall be conducted by EHD Liquid Waste Program staff during the plan review and construction. EHD Liquid Waste Program staff shall review and verify all relevant documentation, including, but not limited to, the following: geotechnical report, system design calculations, compliance with local building codes, and historic geological data for the area. Conformance with the Ventura County Building Code, State OWTS policy, and EHD guidelines, as well as proper routine maintenance of OWTS, will reduce any project-specific and cumulative impacts to a less-than-significant level.

29a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29a of the *Ventura County Initial Study Assessment*

Guidelines, provided the septic systems are properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

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

29b-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, indicated that Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the California PRC, the proposed project will result in less-than-significant project-specific and cumulative impacts upon Ventura County's solid waste disposal capacity.

29c-2. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65% of the solid waste generated by their project. PWA Integrated Waste Management Division's (IWMD) waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65% diversion goal is met prior to issuance of a Certificate of Occupancy, consistent with the Ventura County General Plan's Waste Treatment and Disposal Facility Goals 4.4.1-1 and 4.4.1-2 and Policies 4.4.2-1, 4.4.2-2, and 4.4.2-6. Therefore, the proposed project will have less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29c of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed project does not involve a solid waste operation or facility. Therefore, the project will not have any project-specific or make a cumulatively considerable contribution to a significant cumulative impact, related to solid waste facilities.

29d-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29d of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

30a. The project site is currently served by existing electrical facilities provided by Southern California Edison. The proposed project will utilize a propane tank; and, therefore, a natural gas service line connection will not be required. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

30b. The proposed project will not increase demand on a utility, such that an expansion of an existing utility facility will be required. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to an expansion of an existing utility facility.

30c. The proposed project will be consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The project site is situated approximately 3,200 feet west of Little Sycamore Canyon, which is a Ventura County WPD jurisdictional redline channel. No direct connections to this WPD channel are proposed. The proposed project footprint will be larger than what currently exists onsite as entitled under PD-1609. Conceptual Grading Plan, prepared by Jensen Design & Survey, Inc., dated June 13, 2018, indicated that the drainage onsite is sloping to the west, away from the drainage facility. It is understood that impacts from increased impervious area and stormwater drainage design will be conditioned by the PWA, Engineering Services Division, Development & Inspection Services, by reference to Appendix J of the Ventura County Building Code (2016), to require that runoff from the project site be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak velocity or duration. WPD staff determines that the proposed project design, with incorporation of the WPD conditions mentioned above, mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will result in less-than-significant project-specific and cumulative impacts, related to redline channels under the jurisdiction of WPD.

31a-2. The proposed project will be consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 31a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X			X			
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X			X			
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X			X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

31b-1 and 31b-4. The proposed project preserves the existing runoff and local drainage patterns. The project runoff will be similar to the present flow, and no increase in effects on Areas of Special Flood Hazard will occur when compared to the pre-project condition. This project will not create an obstruction of flow in the existing drainage, as runoff from the project site will maintain the drainage conditions that presently exist. Drainage Letter, prepared by Jensen Design & Survey, Inc., dated October 6, 2017, indicated that the site drainage system will be equal or less than the predevelopment condition to maintain runoff at or below predevelopment rates and amounts. The project will not result in an increase in runoff from the existing conditions due to the impervious surface area runoff being similar to the impermeable nature of the site soils and bedrock. There will be no adverse effects to Areas of Special Flood Hazard, regulatory channels, and natural and man-made channels. The proposed project will be completed according to current codes and standards. Therefore, the impacts of the project on drainage facilities not under the jurisdiction of WPD are less than significant.

31b-5. The proposed project will be consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 31b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

32a. The proposed project includes the construction of a single-family dwelling with a detached barn, which is included within a project category that has been determined to have the potential to increase demand for law enforcement or emergency services. The nearest Ventura County Sheriff's Station is the Camarillo Airport Sheriff's Station, located at 100 Durley Avenue in, Camarillo, which is approximately 11.5 miles northwest of the project site. The nearest Los Angeles County Sheriff's Station, Malibu/Lost Hills Sheriff's Station, located at 27050 Agoura Road in Agoura Hills, is approximately 15 miles northeast of the project site. However, the proposed project, one single-family dwelling, will not substantially increase demand for law enforcement or emergency services. Therefore, the proposed project would result in less-than-significant, project-specific impacts and would not make a cumulatively considerable contribution to a significant cumulative impact to emergency services.

32b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 32 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?		X			X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1 and 33a-2. The nearest fire station is Ventura County Fire Station No. 56, which is 3.6 miles southeast of the project site via Yerba Buena Road and State Route 1 (Pacific Coast Highway). The distance from Fire Station 56 to the project site is adequate, and the proposed project will not require a new fire station or additional personnel. Therefore, the proposed project will have a less-than-significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

33a-3. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 33A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33b-1. The proposed project, one single-family dwelling, will not result in the need for additional fire protection services personnel. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the need for fire personnel.

33b-2. As stated in this Initial Study (above), the nearest fire station to the project site is Ventura County Fire Station 56, which is located approximately 3.6 miles southeast of the project site on State Route 1 (Pacific Coast Highway). The distance from Fire Station 56 to the project site is adequate. Additionally, the Ventura County Fire Protection District will condition the proposed project, to require the Applicant to provide an on-site water supply and fire hydrants that will meet the required fire flow in accordance with the Ventura County Waterworks Manual and the Ventura County Fire Code. A new fire station or equipment will not be required to serve the proposed project. Therefore, the proposed project would not have a project-specific impact or contribute to a cumulatively considerable significant impact to fire personnel, equipment, or facilities.

33b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 33B of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing school facility?		X			X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34a-1. The proposed project will not interfere with the operations of an existing school facility or cause a significant demand on schools. Any additional demand created by the proposed project would be mitigated by payment of school fees pursuant to Section 65996 of the California Code (2014b). Therefore, the proposed project will have less-than-significant, project-specific impacts related to schools and will not make a cumulatively considerable contribution to a significant cumulative impact related to schools.

34a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 34a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 and 34b-4. The proposed project, a single-family dwelling, will not have an impact on the operations of an existing public library facility. The Planning Division staff analyzed Figure 4.9.1 (County Library Facilities map, *Ventura County General Plan* Public Facilities and Services Appendix, May 8, 2007 Edition) and determined that the project site is not located adjacent to or near any County library facilities. The nearest public library to the project site, Ray D. Prueter Library, is located approximately 21 miles northwest of the project site. Therefore, the proposed use and development of the subject property does not have the potential to create project-specific impacts which would interfere with the use of the library. Moreover, the modest incremental increase in the demand for library services that would result from the proposed project would not result in a significant drain on library resources, thereby warranting the need for the construction of new facilities that could result in adverse physical changes to the environment. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

34b-5. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 34b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X			X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population? 	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X			X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

35a and 35b. The proposed single-family dwelling may result in an increased demand for recreation, parks, and/or trails and corridors in the local area. However, the potential increase in population in the Santa Monica Mountains because of the proposed project is minimal and will not impede the future development of local parks facilities. Therefore, the proposed project will result in less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact, related to recreational facilities.

35c. Although the National Park Service-owned land is located immediately northwest adjacent to the project parcel, the proposed project development envelope is more than 1,250 feet away, where the existing home that was destroyed by the Woolsey Fire was located. The parkland is characterized by steep topography, is unimproved, and does not contain any public or private park trails, roads, or facilities (unimproved wildland). The site is not currently accessible by the public or the National Park Service; and, hence, the proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors.

The closest hiking trails to the project site are the California Department of Parks and Recreation's Point Mugu State Park Trail, which is located approximately 1.7 miles north of the proposed project site, and the Big Sycamore Canyon Trail, which is located approximately 2.5 miles west of the proposed project site. In addition, no Quimby fees will be required as the proposed project does not involve a subdivision of three lots or more. Therefore, the proposed project will result in less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

35d. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

****Key to Impact Degree of Effect:**

N – No Impact
 LS – Less than Significant Impact
 PS-M – Potentially Significant but Mitigable Impact
 PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:

1. As stated above in Section B, Items 4A, 4B, 4D, 4E, and 4F, the proposed project would potentially have significant impacts on biological resources. However, with the imposition of the mitigation measures as defined in those sections, potential impacts would be mitigated to less-than-significant on project-specific and cumulative levels. The proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
2. The proposed does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

3. As stated in Section B, and with the imposition of the recommended mitigation measures and conditions of approval, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.
4. As stated in Section B, the proposed project will have at most a less-than-significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.*
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required .



Noe Torres, Case Planner

Date 1-9-2020

Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Initial Study Biological Assessment, BioResource Consultants, Inc., dated August 29, 2018
- Attachment 3 – Project Plans
- Attachment 4 – Map of Ventura County Pending and Recently Approved Projects, September 2019
- Attachment 5 – Works Cited



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11-20-2019
Source: Pictometry: 2018



County of Ventura
Planning Director Hearing
Aerial Photography
PL17-0104

0 62.5 125 250 Feet

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Initial Study Biological Assessment

Original ISBA report date: July 7, 2017

Revision report dates: October 10, 2017; July 24, 2018, August 29, 2018

Case number: PL17-0104

Permit type: Planned Development Permit

Applicant: Christian Escario

Case Planner: Pearl Suphakarn



Total parcel(s) size: 40 acres

Assessor Parcel Number(s): 700-0-060-010

Development proposal description: Major Modification to PDP-1609: The proposed project is for the development of a 2,160-square-foot (sq. ft.), single-story single-family residence, 24.75 feet in height, with a 400-sq. ft. outdoor patio. The single-family residence has two bedrooms and two bathrooms. The proposed project also includes a 240-sq. ft. barn, 25 feet in height, with a 4,752-sq. ft. basement (totaling 10,923 sq. ft.) and a 600-sq. ft. outdoor patio.

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: 7/7/18
Name (printed): Stephen Jones	Title: Senior Botanist	Company: BioResource Consultants, Inc.
Phone: 805-646-9006 x17	email: steve@biorc.com	
Role: Conducted biological and botanical surveys and delineation of wetland and waters		
Other Biologist (signature): 		Date: 7/7/18
Name (printed): Sarah Termondt	Title: Biologist	BioResource Consultants, Inc.
Phone: 805-646-9006	email: sarah@biorc.com	
Role: Conducted botanical surveys		

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
A	Species			x				x	
B	Ecological Communities	x				x			
C	Habitat Connectivity	x				x			

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated.

PS: Potentially significant

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Summary

BioResource Consultants, Inc., (BRC) performed site visits (2015, 2016, 2017 and 2018) to map the vegetation, inventory the flora, assess the habitat suitability for potential special-status species and wildlife movement, map any sensitive biological resources at the site, conduct a special-status plant species survey, conduct a wetland and waters delineation and determination, and record observations of plant and wildlife species.

No federally- or state-listed endangered, threatened, or rare animal species were observed within the Survey Area. Plants of the genus *Calochortus* were observed during the 2015 Project surveys. At the time of the 2015 survey, the individual plants were not in flower and were unidentifiable to the species level. No other federally- or state-listed or rare plant species were observed. However, the Survey Area provides potentially suitable habitat for the federally-threatened marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*), the CNPS-listed 1B.1 Ojai navarretia (*Navarretia ojaiensis*), 1B.2 Plummer's mariposa-lily (*Calochortus plummerae*) and Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*), and 1B.3 white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*). However, the Construction Footprint lacks suitable habitat for these species. The Survey Area, including the Construction Footprint, provides potentially suitable habitat for coastal whiptail (*Aspidoscelis tigris stejnegeri*) and Blainville's horned lizard (*Phrynosoma blainvillii*), both California Department of Fish and Wildlife (CDFW) species of special concern. The Survey Area also provides potential roosting and nesting sites for birds protected by the CDFW and the MBTA.

Botanical surveys were conducted on March 23, 2016, and April 24, 2017, during the appropriate blooming period for potential *Calochortus* species. The surveys were conducted to determine the species of mariposa-lily observed in 2015, to determine the absence or presence of other potentially occurring species, and to determine if special status plant species will be impacted by Project implementation. Populations of Catalina mariposa-lily (*Calochortus catalinae*; CNPS 4.2) were observed within the Survey Area during both surveys. Catalina mariposa-lily occurs in Coastal Sage Scrub (PC1) and Upland Mustard (PC3) to the north and outside of the Construction Footprint. This species was not observed during project surveys within the Construction Footprint and is not expected due to the marginal habitat conditions created by disturbance. Within the PC1 and PC3 habitats outside the Construction Footprint, natural growth of native species have occurred providing more suitable habitat conditions for this species. The observed mariposa-lilies are mapped and designated as SS01, refer to the Species Map. Project implementation and construction will not impact suitable habitat for the observed individuals and populations.

On June 22, 2018 another botanical survey was conducted. This survey was conducted in the appropriate blooming period for mariposa lilies. The purpose of the survey was to determine the presence of mariposa lilies, *Calochortus* species. At the time of the survey desiccated Catalina mariposa lilies were observed in reduced numbers at previously recorded locations outside the Construction Footprint. No other *Calochortus* species were observed and Plummer's and slender mariposa lilies are not expected due to lack of suitable habitat in the Construction Footprint.

Project implementation will not impact marcescent dudleya, Blochman's dudleya, Ojai navarretia, Catalina mariposalily, Plummer's mariposa-lily, or slender mariposa-lily due

to the lack of habitat and no observation of these species within the Construction Footprint in any of the botanical surveys (2016, 2017 and 2018).

Project implementation and construction could impact suitable habitat, individuals, or populations of coastal whiptails and Blainville's horned lizards. Impacts to coastal whiptails, Blainville's horned lizards, and protected nesting birds would be considered 'potentially significant but mitigable' to 'less than significant'.

Within the Survey Area, three vegetation communities that meet the definition of an "environmentally sensitive habitat area" (ESHA; CCC 2003; see Section 3), including the predominant chaparral community of Big Pod Ceanothus Chaparral, Coastal Sagebrush Scrub, and Coastal Sagebrush–Purple Sage Scrub (34.381 acres).

Ventura County has identified previous unpermitted clearing that occurred in ESHA communities on the property and is requesting restoration of these areas. The previously-disturbed ESHA (2.430 acres) is within existing California Sagebrush Scrub, Upland Mustards Semi-Natural Herbaceous Stands and Cleared Lands on the western boundary of the property west of Yerba Buena Road and the existing single family dwelling extending north to the existing water well pad. There is an additional impacted area north of the water well pad, along the northern property boundary. Some of the areas previously disturbed have seen natural regeneration of native plant assemblages and were not included in the total acreage.

Disturbance occurred in ESHA communities (3.651 acres) prior to 1977 and associated with the County approved 1985 Zoning Clearance Application. These areas consisted of roads, two tracks on the western boundary of the property west of Yerba Buena Road north from the existing single family dwelling to the existing water well pad and include the house pad and water well pad. These disturbances are considered permitted and not included in the previously unpermitted ESHA disturbance acreage.

Project development will not impact existing ESHA communities. However, the required 100-foot fuel modification zone will result in minimal impacts to existing ESHA communities (0.161 acre of Big Pod Ceanothus Chaparral) and approximately 0.253 acre of Coastal Sage Scrub and Upland Mustard on the adjacent southern property. Impacts to existing ESHA would be considered potentially significant but mitigable to less than significant.

Section 1: Construction Footprint Description

Construction Footprint Definition (per the Ventura County Planning Division): The Construction Footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching, and other grading areas. The Construction Footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.

Development Proposal Description:

The Permittee, Christian Escario, is applying for a modification to the existing Planned Development Permit (PDP-1609) for the construction of a 2,160-sq. ft., single-story single-family residence, 24.75 feet in height with a 400-sq. ft. outdoor patio. The single-family residence has two bedrooms and two bathrooms. The proposed project also includes a 6,260-sq. ft. barn, 25 feet in height, with a 4,752-sq. ft. basement (totaling 10,923 sq. ft.) and a 600-sq. ft. outdoor patio. Existing dirt roads will be maintained but not altered and will include Yerba Buena Road, the southern entrance, and the eastern entrance. Additionally, the existing single-family dwelling will be demolished. A 100-foot offset from the new buildings will be required for fire clearance.

Construction Footprint Size

3.699 acres

Survey Area Size

40 acres

Coastal Zone/Overlay Zones

Santa Monica Mountains (M).

Zoning

Coastal Open Space 10 acre lots

Elevation

800 feet to 1,320 feet above mean sea level

Other

Not applicable

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, including their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment.

This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the Construction Footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The Construction Footprint plus a 300-foot buffer—beyond the required fire hazard brush clearance boundary—(or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the minimum 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

Location

The Survey Area is the entire 40-acre parcel (APN 700-0-060-010) located at 10753 Yerba Buena Road in unincorporated Ventura County at UTM 318059E, 3771867N (NAD 83), Township 1S, Range 20W, Section 22-NW1/4, on the *Triunfo Pass* U.S. Geological Survey 7.5-minute quadrangle.

Survey Area Environmental Setting

The Survey Area is approximately 40 acres. Elevation at the Survey Area ranges from approximately 800 feet to 1,329 feet above mean sea level (amsl). The Survey Area is bisected by a north-south ridge with steep west- and east-facing slopes. An ephemeral blue-line drainage, a tributary to Little Sycamore Canyon Creek, begins in the central-eastern portion of the Survey Area. A second ephemeral blue-line drainage, a tributary to the other Survey Area drainage, begins in the central portion of the Survey Area. Vegetation communities within the Survey Area include California Sagebrush (*Artemisia californica*) Shrubland Alliance/California Sagebrush–Ashy Buckwheat (*Eriogonum cinereum*) Shrubland Association, Big Pod Ceanothus (*Ceanothus megacarpus*) Shrubland Alliance, and Upland Mustards/Black Mustard (*Brassica Nigra*) and Other Mustards Semi-Natural Herbaceous Alliance.

Surrounding Area Environmental Setting

The surrounding area is open space within the Santa Monica Mountains with dominance of native plant communities. Scattered throughout the area are rural residential and ranch holdings.

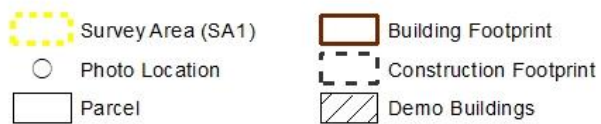
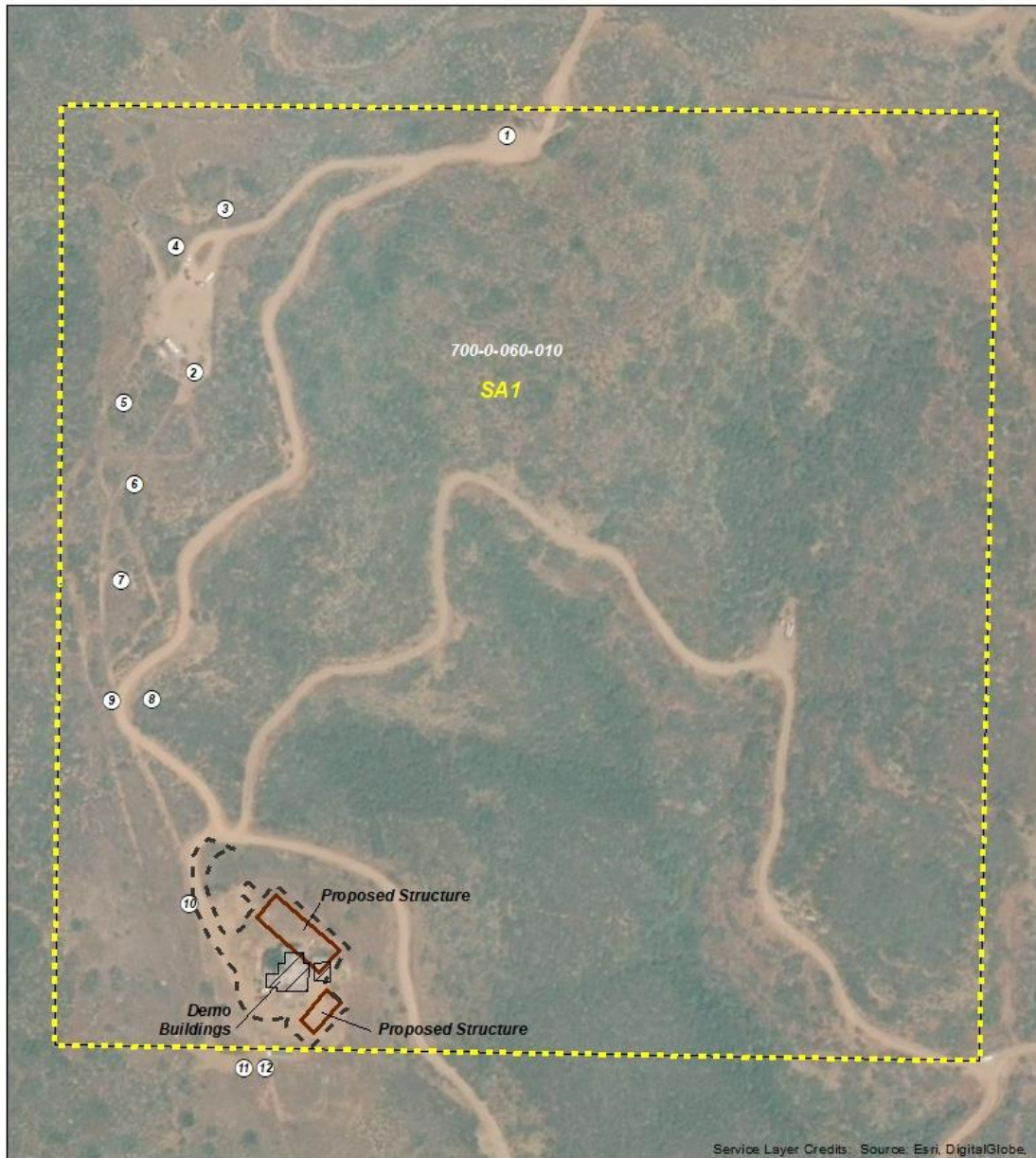
Cover

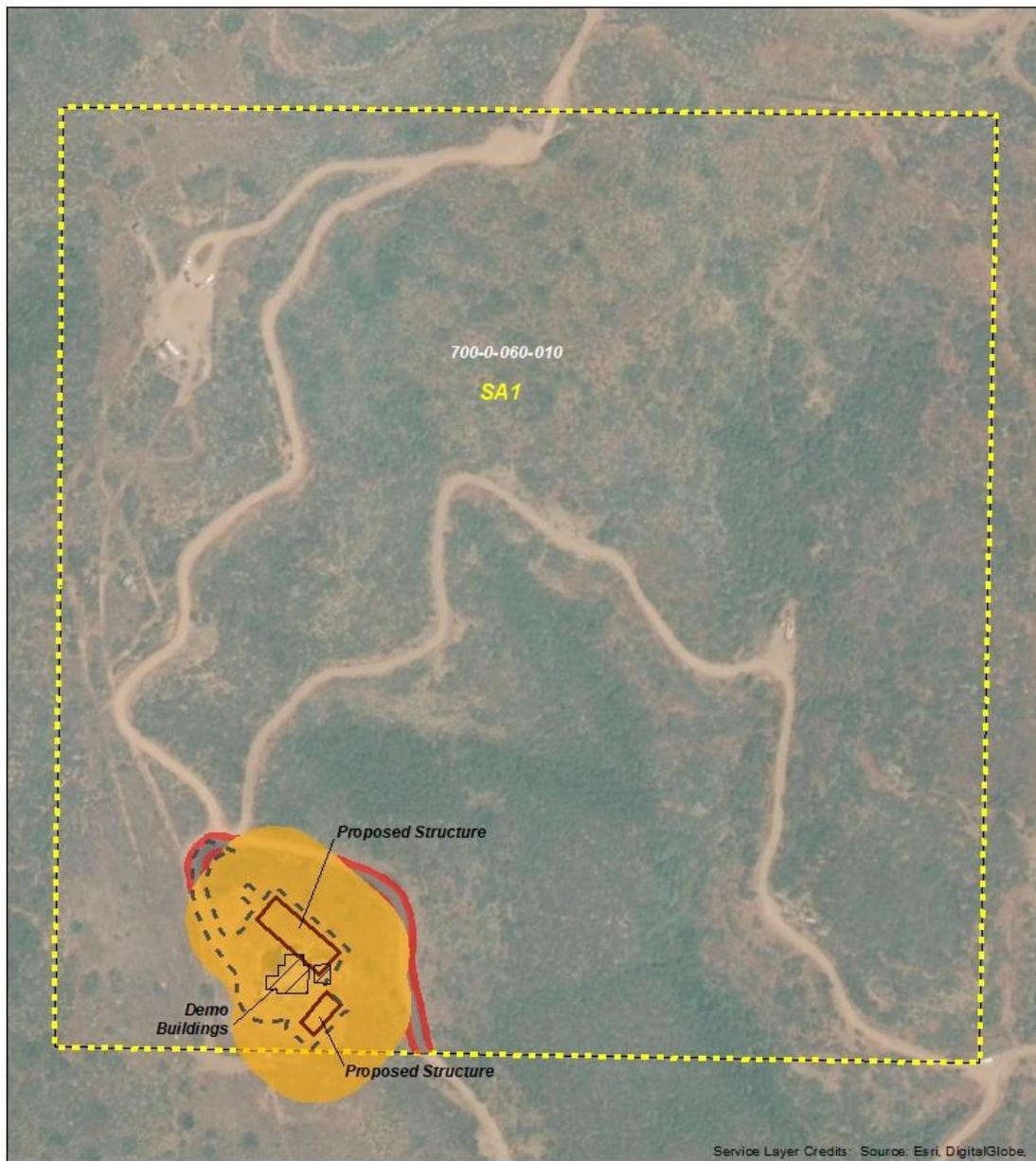
75% native vegetation

20% non-native vegetation

5% bare ground/graded roads

Site and Survey Map





- Survey Area (SA1)
- Parcel
- 10 Foot Road Clearance
- 15 Foot Access Road
- Proposed Fuel Modification (100 Feet)
- Building Footprint
- Demo Buildings
- Grading Limit



BRC
BioResource Consultants Inc.



0 100 200 400 Feet

2.3 Methodology

References

Prior to assessing the Survey Area, BRC 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:

American Ornithologists' Union. 2011. *Checklist of North American Birds*, 7th ed. Washington, DC.

Baldwin, B.G. et.al. [eds]. 2012. *The Jepson Manual: Vascular Plants of California: Second Edition*. University of California Press. Berkeley and Los Angeles, CA.

California Department of Fish and Wildlife, Natural Diversity Data Base, 2015. RareFind 5. The Resources Agency, Sacramento, CA. Accessed June 2015 and April 2017

California Native Plant Society (CNPS). 2011. *Inventory of Rare and Endangered Plants* (online edition, v8-02). CNPS. Sacramento, CA. Accessed June 2015 and April 2017. <http://www.cnps.org/inventory>.

Eder, T. 2005. *Mammals of California*. Auburn, WA. Lone Pine Publishing.

Sawyer, J.O., T. Keeler-Wolf, and J. Evens. 2009. *A Manual of California Vegetation*, 2nd edition. California Native Plant Society, Sacramento, CA.

Sibley, D.A. 2003. *The Sibley Field Guide to Birds of Western North America*. New York. Alfred A. Knopf.

Stebbins, R.C. 2003. *A Field Guide to Western Reptiles and Amphibians*. New York. Houghton Mifflin Company.

Ventura County Planning Division (VCPD). 2014. *Ventura County Locally Important Species*. Ventura, California.

Ventura County Planning Division (VCPD). January 2010. *Federal and State Listed Species with CNDDB Recorded Occurrences in and Near Ventura County* website (http://www.ventura.org/rma/planning/pdf/bio/VC_FE)

Prior to site surveys BRC reviewed historical aerials of the property from 1928 to 2017 to determine previously disturbed areas including ESHA prior to 1977 and the Coastal Act and disturbance associated with property approved zoning applications and other applicable County permits.

BRC performed a Project site visit to map the vegetation, assess the habitat suitability for potential special-status species and wildlife movement, map any sensitive biological resources on-site, and record observations of plant and wildlife species.

BRC conducted special-status plant species surveys within the entire 40-acre property/Survey Area. However, BRC did not conduct full-coverage special-status plant surveys outside of the Construction Footprint or in previously-disturbed areas because the plant communities there are large, intact, and will not be impacted by the Project; these areas will be designated as a Development Restriction Area. In addition, after the initial 2015 special-status plant surveys it was determined that suitable habitat is not

present within the Construction Footprint. During 2016 and 2017, surveys were conducted earlier outside some potential species bloom periods, including Plummer's mariposa-lily. The 2016 and 2017 surveys were conducted during the height of the bloom period in the area which was earlier than some potential species bloom period including Plummer's mariposa-lily. Later surveys were not conducted due to the continued hot and dry conditions resulting in a short bloom period for that year and extreme desiccation of plants in the area. In addition during all the botanical surveys non-flowering mariposa lilies individual were located in similar habitat and had similar identifying characters as Catalina mariposa-lily. On June 22, 2018 another botanical survey was conducted during the blooming period for all *Calochortus* species. At the time of the survey only desiccated Catalina mariposa lilies were observed. Therefore, it was determined the likely hood of Plummer's mariposa-lily and slender mariposa lily was reduced to low.

After the initial 2017 surveys, BRC determined that suitable habitat for bryophytes or lichens was not present within the Construction Footprint; therefore, BRC did not conduct focused surveys for bryophytes and lichens.

Survey Date & Details							
Survey Key	Survey Date	Survey Area Map Key(s)	Survey Type	Time Period	Methods/Constraints	GPS	Surveyors
SD1	6/24/15	SA1	ISBA BS OS HS WD	11:00am – 3:00pm	Walked the entire Survey Area. The entire site was accessible.	Trimble GEO Explorer XH	Steve Jones
SD2	3/23/16	SA1	BS	11:00am – 1:00pm	Walked the entire Survey Area. The entire site was accessible.	Trimble GEO Explorer XH	Sarah Termondt
SD3	4/24/17	SA1	BS OS HS	11:30AM – 1:00 PM	Walked the entire Survey Area. The entire site was accessible.	Trimble GEO Explorer XH	Steve Jones
SD4	6/22/18	SA1	BS	10:00AM-1:00PM	Walked the Construction Footprint and north between Yerba Buena Road and the western boundary of property to the northern boundary.	Trimble GEO Explorer XH	Steve Jones
ISBA..... Initial Study Biological Assessment WD.....Wetland Delineation BS Botanical Survey OS Ornithological Survey HS Herpetological Survey							

Section 3: The Biological Inventory

See Appendix 1 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 *(Initial Study Checklist A, B, C & E)*

Plant Communities

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

No locally-important plants or communities were found within the Survey Area. However, a large population of Catalina mariposa-lily (*Calochortus catalinae*) was present within the Survey Area but outside the Construction Footprint. The population included over 200 individuals and was within an area extending from the existing water tank northward to the northern well pad and bounded by the property to the west and Yerba Buena Road to the east. The population occurs within Coastal Sagebrush Scrub, Upland Mustard Semi-Natural Herbaceous Stand, and California Sagebrush–Purple Sagebrush Scrub.

Major Plant Communities Summary

PC1 – California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance) is dominated or co-dominated in the shrub canopy by California sagebrush (*Artemisia californica*). This alliance usually occurs on steep slopes, especially protected, north-facing slopes. Other species that occur are chamise (*Adenostoma fasciculatum* var. *fasciculatum*), coyote brush (*Baccharis pilularis*), and California buckwheat (*Eriogonum fasciculatum* var. *fasciculatum*). The on-site California Sagebrush Scrub can be further characterized as an *Artemisia californica*–*Eriogonum cinereum* Shrubland Association. Ashleaf buckwheat is the co-dominant species at the Project site. This Alliance and Association occurs throughout the Survey Area.

PC2 – Big Pod Ceanothus Chaparral (*Ceanothus megacarpus* Shrubland Alliance) is dominated by big pod ceanothus in the shrub layer, with chamise, greenbark ceanothus (*Ceanothus spinosus*), birchleaf mountain mahogany (*Cercocarpus betuloides*), and ashleaf buckwheat also present. Big pod ceanothus is endemic to the western Transverse Ranges and Channel Islands; the center of its distribution is in the Santa Monica Mountains. It commonly occurs as dense stands from low to moderate elevations on variable aspects throughout the region. The on-site Big Pod Ceanothus Chaparral occurs in the northwest portion of the Survey Area on a steep north-facing slope and in the central to southeast portion of the Survey Area on a steep east-facing slope.

PC3 – Upland Mustards (*Brassica nigra* and Other Mustards) Semi-Natural Herbaceous Stand is dominated by black mustard and other mustards, including summer mustard (*Hirschfeldia incana*). Emergent shrubs and trees may be present at low cover. Upland Mustards occur along roads and previously cleared areas throughout the Survey Area.

PC4 – Cleared Lands are sparsely vegetated to non-vegetated disturbed lands associated with graded areas, roads, and house pads.

PC5 – California Sagebrush–Purple Sage Scrub (*Artemisia californica*–*Salvia leucophylla* Shrubland Alliance) is dominated or co-dominated in the shrub canopy by California sagebrush or purple sage. This alliance usually occurs on steep, protected, north-facing slopes. Other species that occur are chamise, coyote brush, and California buckwheat.

Plant Communities								
Map Key	SVC Alliance	SVC Association	Misc.	Status	Condition	Acres Total	Construction Footprint Acres Impacted	Fuel Modification Acres Impacted
PC1	California Sagebrush Scrub	California Sagebrush – Ashyleaf buckwheat		CDFW (G5S5)	Intact	28.604	0.025	0.289
PC2	Big Pod Ceanothus Chaparral			CDFW (G4S4)	Intact	6.358	0	0.161
PC3	Upland Mustards Semi-Natural Herbaceous Stands				Intact	2.001 (2.000)*	0.001	0.016
PC4			Cleared Lands			3.221 (2.141)*	1.005	1.551
PC5	California Sagebrush–Purple Sage Scrub				Intact	0.575	0	0
Totals						40.759	1.031	2.017
LIC.....Locally Important Plant Community ESHA.....Environmentally Sensitive Habitat Areas (Coastal Zone) CDFW Rare: G1 or S1Critically Imperiled Globally or Sub-nationally (state) G2 or S2Imperiled Globally or Sub-nationally (state) G3 or S3Vulnerable to extirpation or extinction Globally or Sub-nationally (state) Cal OWAProtected by the California Oak Woodlands Act *Acres outside permitted development and fuel modification area								

Physical Features		
Map Key	Physical Feature	Comments
N/A	N/A	N/A

Environmentally Sensitive Habitat Areas (ESHA)

An ESHA is “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments” (Public Resources Code § 30107.5). ESHA includes coastal dunes, beaches, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan).

Habitats that meet the definition of an ESHA in the Santa Monica Mountains were found within the Survey Area.

Pursuant to a memorandum issued by the California Coastal Commission, the Commission found that the Mediterranean ecosystem in the Santa Monica Mountains is rare and especially valuable because of its relatively pristine character, physical complexity, and resultant biological diversity (CCC 2003). Therefore, areas of

undeveloped native habitat in the Santa Monica Mountains that are large and relatively unfragmented are considered for designation as ESHA by virtue of their valuable roles in that ecosystem, regardless of their relative rarity throughout the state. The Santa Monica Mountains constitute the only place in the coastal zone where the Commission has recognized chaparral as meeting the definition of an ESHA. The scientific background utilized for ESHA analysis in the Santa Monica Mountains was adapted from the Revised Findings for the Malibu Local Coastal Program (LCP) that the Commission adopted on February 6, 2003. For habitats in the Santa Monica Mountains, particularly coastal sage scrub and chaparral, three factors are considered when determining whether an area is ESHA. These factors include the proper identification through a biological assessment, the existing level of disturbance/development that occurs within an area, and whether the area is part of a larger, contiguous block of relatively pristine native vegetation (CCC 2003).

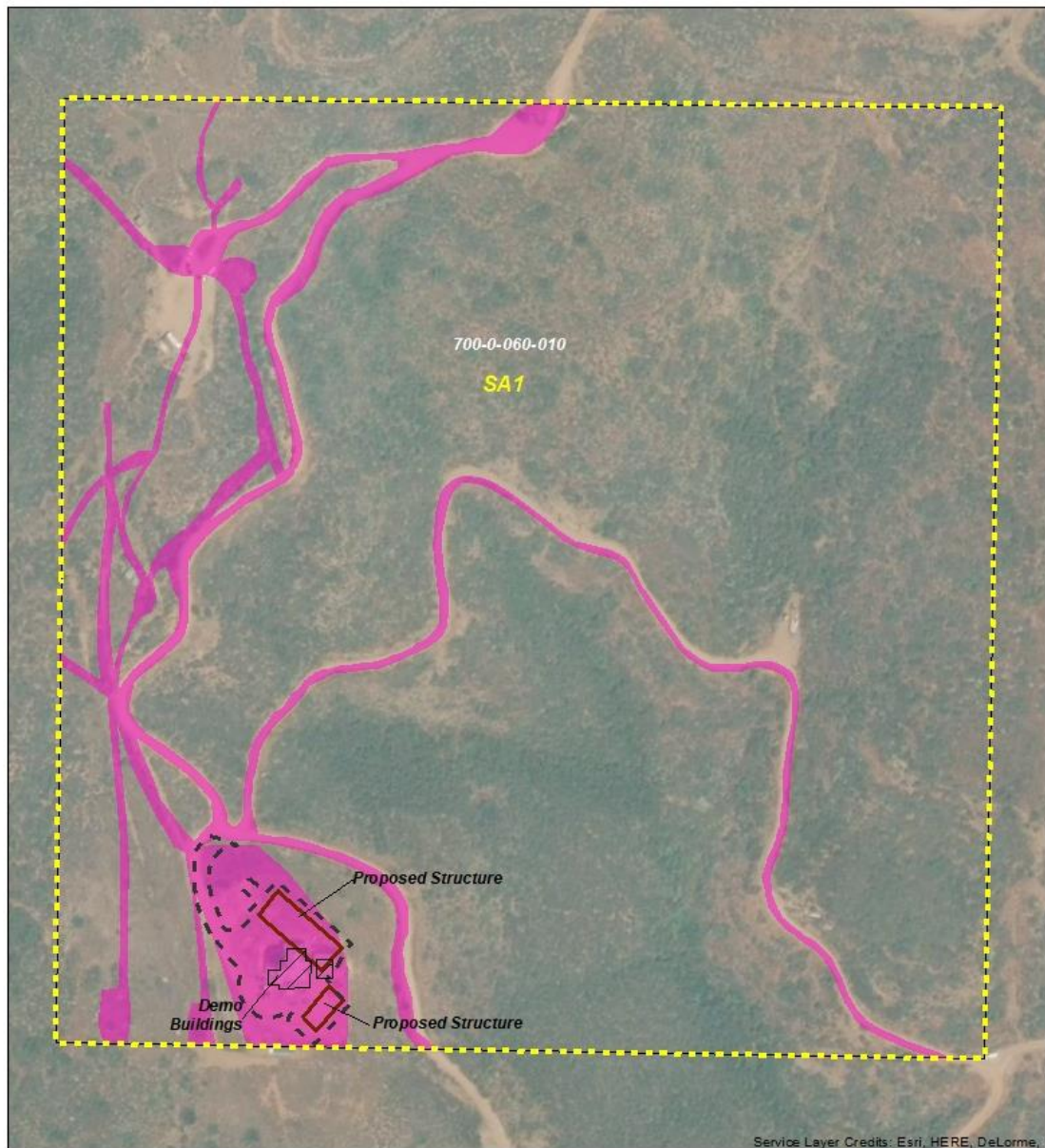
Within the Survey Area, the site assessment identified three unique vegetation communities that meet the definition of ESHA, including the predominant chaparral community of Big Pod Ceanothus Chaparral Shrubland, Coastal Sagebrush Scrub Shrubland and Coastal Sagebrush–Purple Sage Scrub Shrubland (34.381 acres). These habitats are all largely undeveloped with the presence of dirt access roads. The habitat is part of a larger, continuous block of what was determined to be pristine native vegetation.

The Survey Area falls within the M Overlay Zone (the Coastal Zone portion of the Santa Monica Mountains) and therefore these habitats are potentially considered ESHAs.

Ventura County has identified previous unpermitted clearing that occurred in ESHA communities on the property and is requesting restoration of these areas. The previously-disturbed ESHA (2.430 acres) is within existing California Sagebrush Scrub, Upland Mustards Semi-Natural Herbaceous Stands and Cleared Lands on the western boundary of the property west of Yerba Buena Road and the existing single family dwelling extending north to the existing water well pad. There is an additional impacted area north of the water well pad, along the northern property boundary. Some of the areas previously disturbed have seen natural regeneration of native plant assemblages and were not included in the total acreage.

Disturbance occurred in ESHA communities (3.651 acres) prior to 1977; this disturbance is associated with a County-approved 1985 Zoning Clearance Application. The disturbed areas consisted of roads, including two-tracks on the western boundary of the property west of Yerba Buena Road that run north from the existing single family dwelling to the existing water well pad as well as the house pad and the water well pad. These disturbances are considered permitted and not included in the previously unpermitted ESHA disturbance acreage.

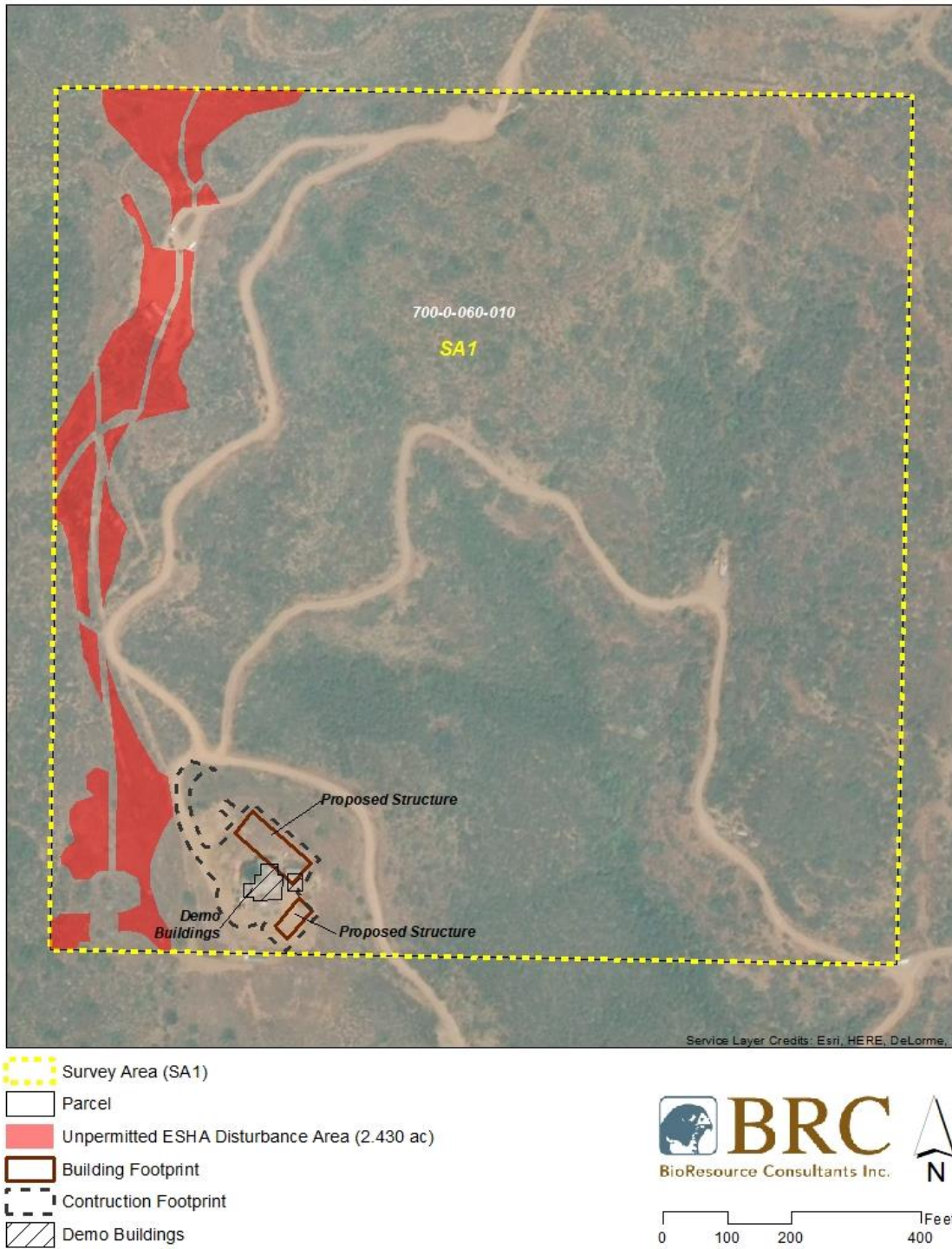
ESHA Disturbance Prior to 1977 and Permitted Under 1985 Zoning Clearance Application



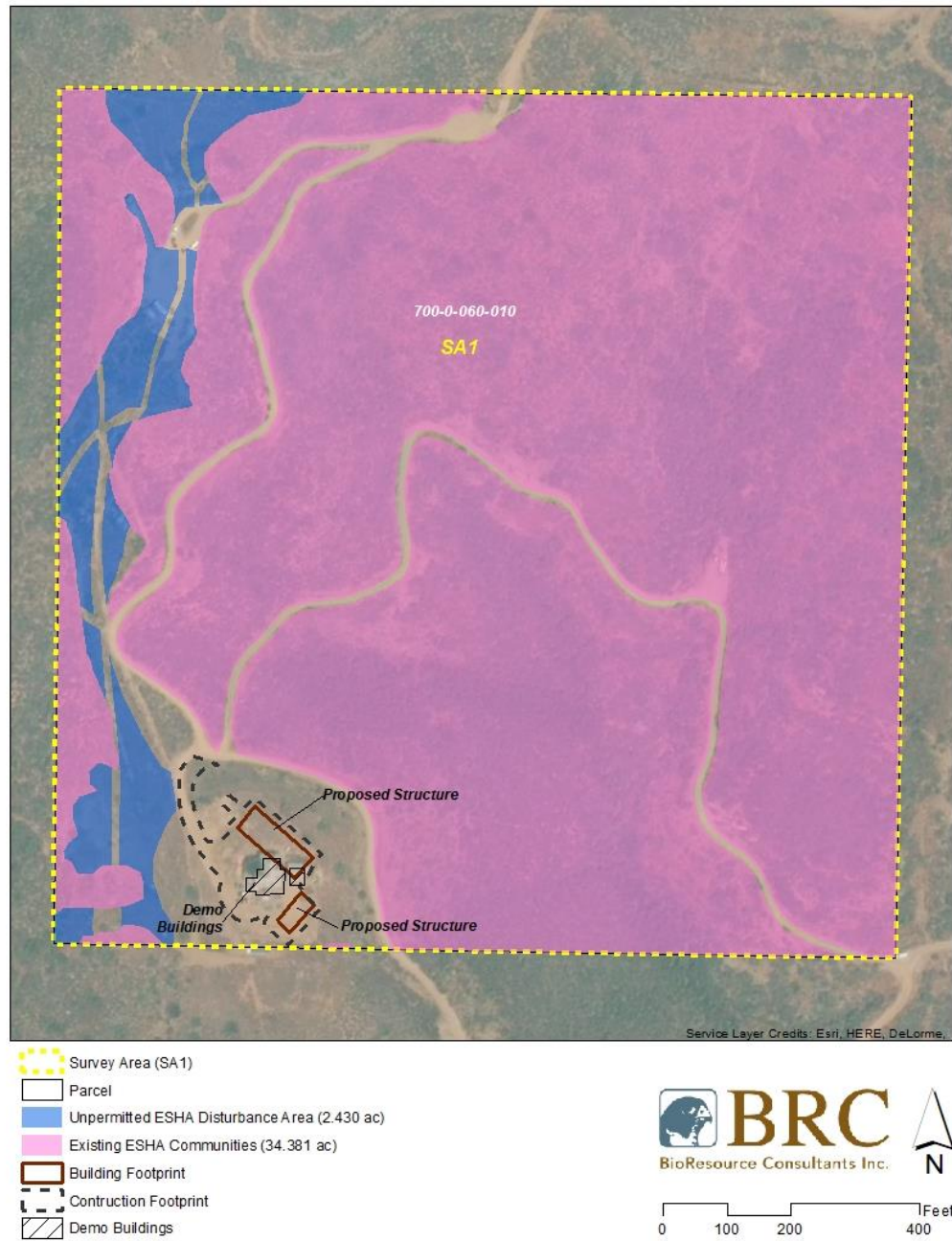
- Survey Area (SA1)
- Parcel
- Permitted ESHA Disturbance Prior to 1977 and Permitted in 1985 (3.651 ac)
- Building Footprint
- Construction Footprint
- Demo Buildings



Previously Disturbed ESHA



Previously Disturbed ESHA and Existing ESHA



Waters and Wetlands

See Appendix 1 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.

Waters and Wetland Summary

No areas meeting the three mandatory criteria (hydrology, hydric soils, and hydrophytic vegetation) for wetlands occur within the Survey Area or the Construction Footprint.

The upper limits of two unnamed ephemeral drainages are within the Survey Area but are outside the Construction Footprint. These drainages are ephemeral and were dry at the time of the survey. The drainages pass through Big Pod Ceanothus Chaparral and lack riparian species.

Waters and Wetlands						
Map Key (1)	Wetland Type	Wetland Name (if any)	Wetland Status (if known)	Wetland Size	Hydrologic Status	Primary Water Source
W1	Ephemeral Drainage	Unnamed	USACE, CDFW	0.231 acre	Dry	Precipitation, natural runoff
W2	Ephemeral Drainage	Unnamed	USACE, CDFW	0.0653 acre	Dry	Precipitation, natural runoff
USACE.....U.S. Army Corps of Engineers regulated CDFWCalifornia Department of Fish & Wildlife regulated CountyCounty General Plan protected wetland WPDCo. Watershed Protection District (red-line stream)						

Waters and Wetlands (continued)			
Map Key	County Wetland Significance	Wetland Distance from Project	Comments
W1	Not Significant	Outside Construction Footprint	None
W2	Not Significant	Outside Construction Footprint	None
Waters/Wetland Buffers			
Map Key	Recommended Buffer	Comments	
W2	N/A	N/A	

Other Areas/Observations

Other Observations		
Map Key (1)	Describe Features (Violations, other observations, etc.)	Comments
N/A	N/A	N/A

Plant Communities Map



Plant Communities (PC)

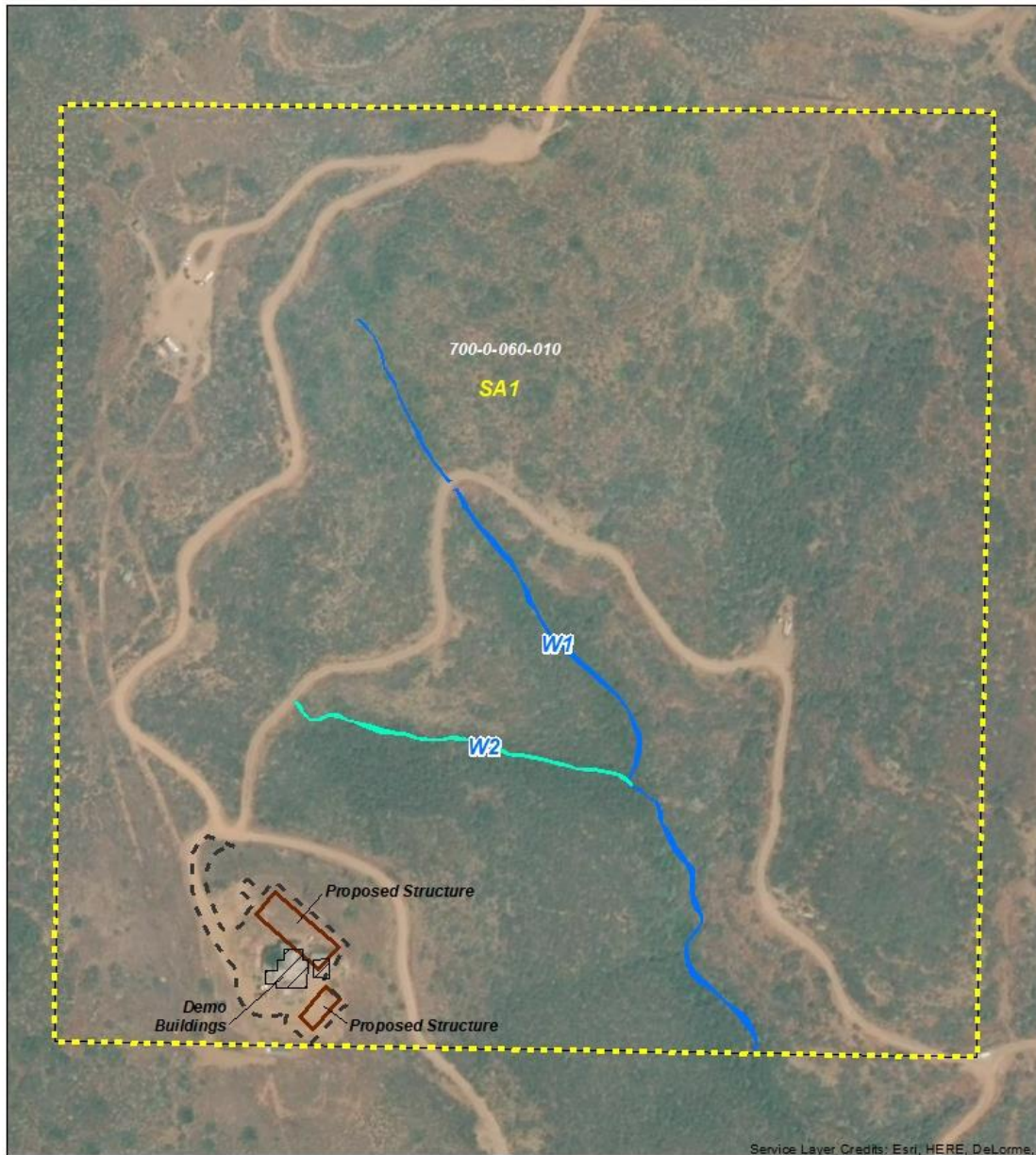
- PC1
- PC2
- PC3
- PC4
- PC5

- Survey Area (SA1)
- Building Footprint
- Construction Footprint
- Demo Buildings
- Parcel



0 100 200 400 Feet

Waters and Wetlands Map



- Survey Area (SA1)
- Parcel
- Building Footprint
- Construction Footprint
- Demo Buildings

- Wetlands/Waters**
- W1: USACE/CDFW
 - W2: USACE/CDFW



Feet

0 100 200 400

3.2 Species

Observed Species

A total of 97 plant species were observed within the Survey Area, including 70 native species (72%) and 27 non-native species (28%). The dominant plant community within the Survey Area is characterized as California Sagebrush Scrub.

A total of 16 wildlife species were observed or detected within the Survey Area.

Refer to Appendix 2 for a full list of observed plant and wildlife species.

Protected Trees

No protected trees occur within the Survey Area or Project Construction Footprint.

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 bird nests.

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

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

Special-Status Species Summary

BRC obtained information on special-status species and habitats from the California Natural Diversity Database RareFind Version 3.1.0 (CNDDDB; CDFW 2003) for the *Triunfo Pass* and surrounding 7.5-minute topographic quadrangles and CDFW BIOS5, with a target search within a 10-mile radius of the Survey Area. The special-status species that were tracked are presented below in the Special-Status Species Table. BRC conducted a general biological assessment survey and botanical survey in 2015. During the survey, BRC observed plants of the genus *Calochortus*. At the time of the survey, the individual plants were not in flower and were therefore unidentifiable to the species level. Botanical surveys were conducted again on March 23, 2016, and April 24, 2017, during the appropriate blooming period for potential *Calochortus* species. The surveys were conducted to determine the species of mariposa-lily observed in 2015, to determine the absence or presence of other potentially occurring species, and to determine if special status plant species will be impacted by Project implementation. Populations of Catalina mariposa-lily (*Calochortus catalinae*; CNPS 4.2) were observed within the Survey Area during both surveys. This species occurs in Coastal Sage Scrub (PC1) and Upland Mustards (PC3) located to the north and outside of the Construction

Footprint. This species was not observed during project surveys within the Construction Footprint and is not expected due to the marginal habitat conditions created by disturbance. Within the PC1 and PC3 habitats outside the Construction Footprint natural growth of native species have occurred providing more suitable habitat conditions for this species.

On June 22, 2018 another botanical survey was conducted. This survey was conducted in the appropriate blooming period for mariposa lilies. The purpose of the survey was to determine the presence of mariposa lilies, *Calochortus* species. At the time of the survey desiccated Catalina mariposa lilies were observed in reduced numbers at previously recorded locations outside the Construction Footprint. No other *Calochortus* species were observed and Plummer's and slender mariposa lilies are not expected due to lack of suitable habitat in the Construction Footprint..

Potential Species

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

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 were 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 is described. The potential is low, moderate, or high. These degrees of potential for species occurrence are 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.

None potential for occurrence: The habitat does not exist on the project site and the species requires this habitat for survival.

Special-Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSO1	SD1	<i>Calochortus catalinae</i>	Catalina mariposa-lily	4.2	Observed	Occurs in chaparral, coastal scrub and Valley foothill grassland. Populations were observed at the Project during 2016 2017, 2018.
SSP1	CNDDB	<i>Astragalus brauntonii</i>	Braunton's milk-vetch	1B.1	Low	Occurs in recent burn areas or disturbed areas, usually sandstone with carbonate layers within chaparral, coastal scrub and valley foothill grassland.
SSP2	SD1, CNDDB	<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa-lily	1B.2	Low	Occurs in chaparral, coastal scrub and valley foothill grassland. Not observed during 2016, 2017 and 2018.
SSP3	CNDDB	<i>Calochortus plummerae</i>	Plummer's mariposa-lily	1B.2	Low	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually granitic or alluvial material. Not observed during 2016, 2017 and 2018.
SSP4	CNDDB	<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	1B.1	None	Coastal bluff scrub, coastal dunes. Sandy sites.
SSP5	CNDDB	<i>Cicindela senilis frosti</i>	senile tiger beetle		None	Occurs within marine shoreline habitats.
SSP6	CNDDB	<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	FE, SE, 1B.2	None	Coastal salt marsh, coastal dunes. Limited to the higher zones of the salt marsh habitat.
SSP7	CNDDB	<i>Deinandra minthornii</i>	Santa Susana tarplant	1B.2	Low	Occurs in chaparral and coastal scrub.
SSP8	CNDDB	<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	dune larkspur	1B.2	None	Occurs in maritime chaparral and coastal dunes.
SSP9	CNDDB	<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	1B.1	Moderate	Coastal scrub, coastal bluff scrub, valley and foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil.
SSP10	CNDDB	<i>Dudleya cymosa</i> ssp. <i>agourensis</i>	Agoura Hills dudleya	FT, 1B.2	Low	Occurs in rocky volcanic soils within chaparral and cismontane woodland.
SSP11	CNDDB	<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	marcescent dudleya	FT, 1B.1	Moderate	Occurs in rocky soils within chaparral.
SSP12	CNDDB	<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	Santa Monica dudleya	Ft, 1B.1	Low	Volcanic and sedimentary rocky soils within chaparral and coastal scrub.

Special-Status Species						
SSP13	CNDDDB	<i>Dudleya verity</i>	Verity's dudleya	Ft, 1B.1	Low	Occurs on volcanic, rocky soils within chaparral, cismontane woodland and coastal scrub.
SSP14	CNDDDB	<i>Eriogonum crocatum</i>	Conejo buckwheat	1B.2	Low	Occurs on Conejo volcanic outcrops in chaparral coastal scrub and valley foothill grassland.
SSP15	CNDDDB	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	1B.1	None	Occurs within marshes, swamps, playas and vernal pools.
SSP16	CNDDDB	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	1B.3	Moderate	Occurs within chaparral and cismontane woodland.
SSP17	CNDDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	1B.1	Moderate	Chaparral, coastal scrub, valley and foothill grassland. Openings in shrublands or grasslands.
SSP18	CNDDDB	<i>Orcuttia californica</i>	California Orcutt grass	FE, 1B.1	None	Occurs within vernal pools.
SSP19	CNDDDB	<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	FE, 1B.1	Low	Occurs on rocky, clay soils within openings of chaparral, coastal scrub and valley foothill grassland.
SSP20	CNDDDB	<i>Senecio aphanactis</i>	chaparral ragwort	2B.2	Low	Occurs within chaparral, cismontane woodland.
SSP21	CNDDDB	<i>Suaeda esteroa</i>	estuary seablite	1B.2	None	Occurs within marshes and swamps.
SSP22	CNDDDB	<i>Thelypteris puberula</i> var. <i>sonorensis</i>	Sonoran maiden fern	2B.2	None	Occurs within meadows and seeps.
SSP23	CNDDDB	<i>Tortula californica</i>	California screw moss	1B.2	None	Sandy soils within chenopod scrub and valley foothill grassland.
SSP24	CNDDDB	<i>Coelus globosus</i>	globuse dune beetle	IUCN_VU-Vulnerable	None	Occurs in coastal dunes.
SSP25	CNDDDB	<i>Danaus plexippus</i> pop. 1	monarch butterfly – California over-wintering population	SSC	None	Overwinters in eucalyptus stands.
SSP26	CNDDDB	<i>Trimerotropis occidentiloides</i>	Santa Monica grasshopper	IUCN_EN-Endangered	Low	
SSP28	CNDDDB	<i>Accipiter cooperi</i>	Cooper's hawk	SSC	None	Occurs within woodlands, nests in riparian and oak woodlands.
SSP29	CNDDDB	<i>Aquila chrysaetos</i>	golden eagle	SSC	Low	Occurs within rolling foothills, mountain areas, sage juniper flats and desert.
SSP30	CNDDDB	<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	SSC	Moderate	Occurs in coastal sage scrub.

Special-Status Species						
SSP31	CNDDB	<i>Athene cunicularia</i>	burrowing owl	SSC	None	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.
SSP32	CNDDB	<i>Buteo regalis</i>	ferruginous hawk	SSC	None	Occurs within open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys and fringes of pinyon juniper habitats,
SSP33	CNDDB	<i>Charadrius alexandrinus nivosus</i>	western snowy plover	FT, SSC	None	Occurs within sandy marine and estuarine shores.
SSP34	CNDDB	<i>Cicindela hirticollis grvida</i>	sandy beach tiger beetle		None	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco to northern Mexico. Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.
SSP35	CNDDB	<i>Emys marmorata</i>	western pond turtle	SSC	None	Occurs in riparian and aquatic sites,
SSP36	CNDDB	<i>Eucyclogobius newberryi</i>	tidewater goby	FE	None	Associated with permanent or nearly permanent riverine systems.
SSP37	CNDDB	<i>Gila orcuttii</i>	arroyo chub	SSC	None	Associated with permanent or nearly permanent riverine systems.
SSP38	CNDDB	<i>Micotus californicus stephensi</i>	south coast marsh vole	SSC	None	Occurs in tidal marshes.
SSP39	CNDDB	<i>Oncorhynchus mykiss irideus</i>	steelhead trout – southern California DPS	FE,SSC	None	Associated with permanent or nearly permanent riverine systems.
SSP40	CNDDB	<i>Passerculus sandwichensis beldings</i>	Belding's savannah sparrow	SE	None	Associated with permanent or nearly permanent water in a wide variety of habitat types.
SSP41	CNDDB	<i>Pelecanus occidentalis californicus</i>	California brown pelican	FE, SE	None	Occurs in saline emergent wetlands to moist grasslands and scattered southern coastal wetlands.
SSP42	CNDDB	<i>Phrynosoma blainvillii</i>	Blainville's horned lizard	SSC	Moderate	Occurs open country, with sandy friable soils in a wide variety of habitats.

Special-Status Species						
SSP43	CNDDDB	<i>Poliophtila californica californica</i>	coastal California gnatcatcher	FT, SSC	Low	Obligate, permanent resident of coastal sage scrub below 2,500 feet in southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.
SSP44	CNDDDB	<i>Rallus longirostris levipes</i>	light-footed clapper rail	FE, SE	None	Occurs in coastal saline emergent wetlands.
SSP45	CNDDDB	<i>Riparia riparia</i>	bank swallow	ST	None	Occurs in riparian and other lowland habitats. In the summer it is restricted to riparian, lacustrine and coastal areas with vertical banks, bluffs and cliffs.
SSP46	CNDDDB	<i>Sorex ornatus salicornicus</i>	southern California saltmarsh shrew	SSC	None	Occurs within tidal marshes.
SSP47	CNDDDB	<i>Taxidea taxus</i>	American badger	SSC	Low	Occurs within most drier open stages of shrub, forest and herbaceous habitats with friable soils.
SSP48	CNDDDB	<i>Thamnophis hammondi</i>	two-striped garter snake	SSC	None	Associated with permanent or semi-permanent water bodies in a variety of habitats from sea level to 2,400 meters amsl.
SSP49	CNDDDB	<i>Tyronia imitator</i>	California brackish water snail	IUCN: Data Deficient	None	Occurs in marshes and estuaries.
SSP50	CNDDDB	<i>Vireo bellii pusilus</i>	least Bell's vireo	FE, SE	None	Summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 feet amsl. Nests are placed along margins of bushes or on twigs projecting into pathways, usually in willow, baccharis, or mesquite.
Special-Status Species (continued)						
Map Key	Adequate Habitat On-site	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)		
SSO1	Yes	Yes		Catalina mariposa-lily was observed within the Survey Area in 2016, 2017 and 2018. The Survey Area supports suitable habitat.		
SSP1	No	No	0			
SSP2	Yes	Yes	0	Suitable habitat is present within the Survey Area and CNDDDB records are within 2 miles. Due to the minimal suitable habitat within the Construction Footprint and the lack of observance during the 2016, 2017 and 2018 botanical surveys this species is not expected and is not expected to be impacted.		

Special-Status Species				
SSP3	Yes	Yes		Suitable habitat is present within the Survey Area and CNDDDB records are within 2 miles. Due to the minimal suitable habitat within the Construction Footprint and the lack of observance during the 2016, 2017 and 2018 botanical surveys this species is not expected and is not expected to be impacted.
SSP4	No	No	0	
SSP5	No	No	0	
SSP6	No	No	0	
SSP7	No	No	0	
SSP8	No	No	0	
SSP9	Yes	Yes		Marginal habitat is within the Survey Area, CNDDDB records within 2 miles. The species was not observed during the 2015 or 2016 surveys. Suitable habitat is not within the Construction Footprint. In addition, the species was not observed during botanical surveys in 2016, 2017 and 2018. Therefore, this species is not expected to be impacted.
SSP10				
SSP11	Yes	Yes		Marginal habitat is within the Survey Area, CNDDDB records within 2 miles. The species was not observed during the 2015 and 2016 surveys. Suitable habitat is not within the Construction Footprint. In addition, the species was not observed during botanical surveys in 2016, 2017 and 2018. Therefore, this species is not expected to be impacted.
SSP12	No	No	0	
SSP13	No	No	0	
SSP14	No	No	0	
SSP15	No	No	0	
SSP16	Yes	Yes		Marginal habitat is within the Survey Area, CNDDDB records within 2 miles. The species was not observed during the 2015 and 2016 surveys. Marginal habitat is within the Construction Footprint. In addition, the species was not observed during botanical surveys in 2016, 2017 and 2018. Therefore, this species is not expected to be impacted.
SSP17	Yes	Yes		Suitable habitat within the Survey Area and CNDDDB records are within 2 miles. The species was not observed during the 2015 and 2016 surveys. Marginal habitat is within the Construction Footprint. In addition, the species was not observed during botanical surveys in 2016, 2017 and 2018. Therefore, this species is not expected to be impacted.
SSP18	No	No	0	
SSP19	No	No	0	
SSP20	No	No	0	
SSP21	No	No	0	
SSP22	No	No	0	
SSP23	No	No	0	
SSP24	No	No	0	
SSP25	No	No	0	
SSP26	No	No	0	
SSP27	No	No	0	

Special-Status Species				
SSP28	No	No	0	
SSP29	No	No	0	
SSP30	Yes	Yes	1.152	Suitable habitat within the Survey Area and CNDDDB records are within 2 miles. The species was not observed during the 2015 and 2017 surveys.
SSP31	No	No	0	
SSP32	No	No	0	
SSP33	No	No	0	
SSP34	No	No	0	
SSP35	No	No	0	
SSP36	No	No	0	
SSP37	No	No	0	
SSP38	No	No	0	
SSP39	No	No	0	
SSP40	No	No	0	
SSP41	No	No	0	
SSP42	Yes	Yes	0.259	Suitable habitat within the Survey Area and CNDDDB records are within 2 miles. The species was not observed during the 2015 and 2017 surveys.
SSP43	No	No	0	
SSP44	No	No	0	
SSP45	No	No	0	
SSP46	No	No	0	
SSP47	No	No	0	
SSP48	No	No	0	
SSP49	No	No	0	
SSP50	No	No	0	

Special-Status Species	
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
Tracked	Tracked by CNDDDB
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)
CNPS 1A	California Native Plant Society listed as presumed to be extinct
CNPS 1B	California Native Plant Society listed as rare or endangered in California and elsewhere
CNPS 2	California Native Plant Society listed as rare or endangered in California but more common elsewhere
CNPS 3	A review list only. California Native Plant Society listed as in need of more information.
CNPS 4	A watch list only. California Native Plant Society listed as of limited distribution or infrequent throughout a broader area in California; vulnerability to threat appears relatively low.
LIS	Locally Important Species
IUCN	International Union for Conservation of Nature

Nesting Bird Summary

The trees and shrubs within the Survey Area provide suitable nesting, roosting, and perching habitat for migratory birds, including raptors. No nesting birds were observed during Project-related surveys, which BRC conducted during the general bird nesting season.

It is anticipated that nesting birds protected by the MBTA and CDFW Codes (See Appendix One for Summary of Biological Resource Regulations) could nest within the Survey Area.

Species Map



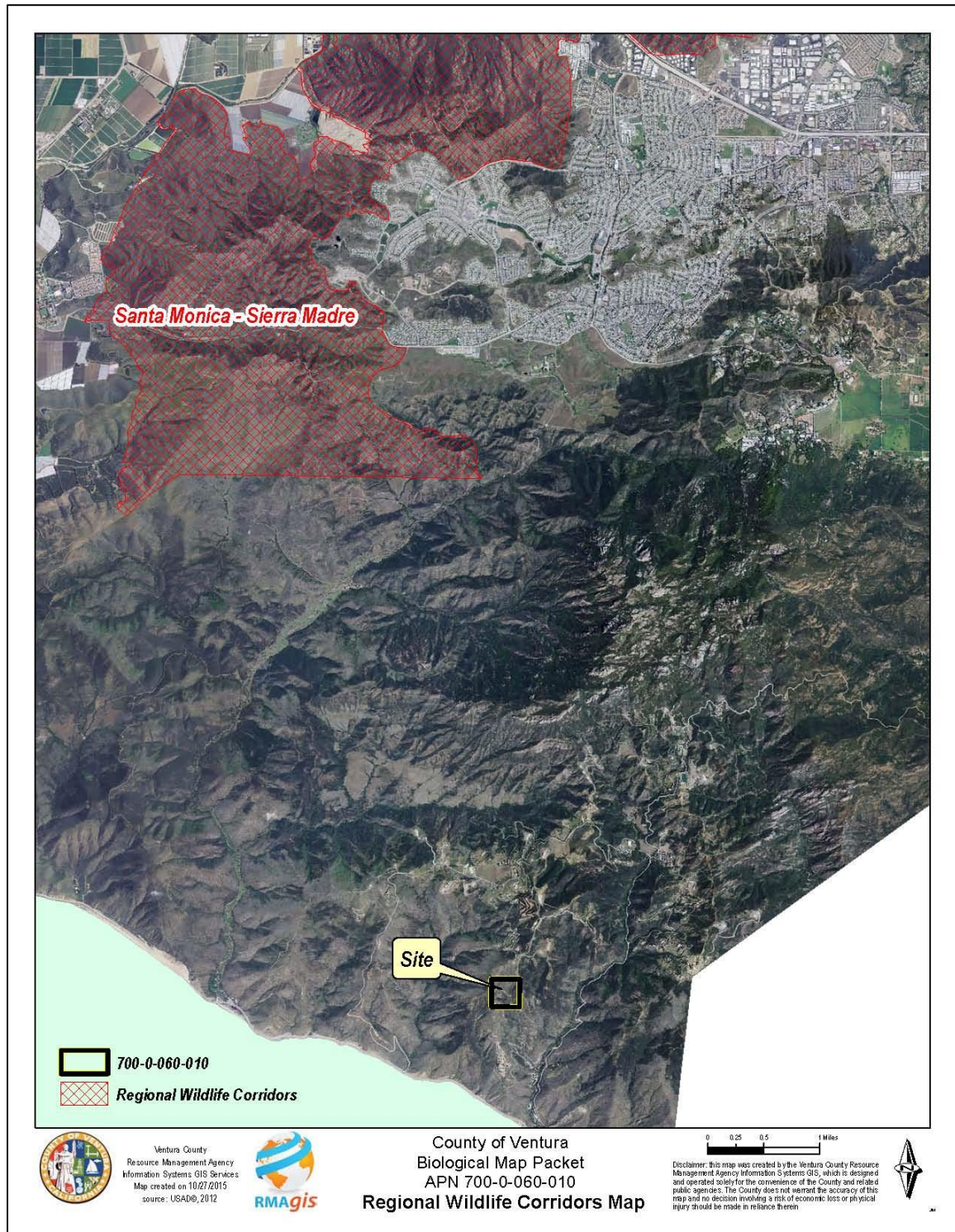
3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

Wildlife movement, connectivity features, or evidence thereof, were not found within the Survey Area.

The Project site and surrounding areas are mapped as Natural Areas within Ventura County's Wildlife Connectivity Map from BIOS. The Project site contains continuous vegetation, which provides habitat for migrating species, but there was no evidence that the Project site contained a linkage or corridor for migrating species. The closest wildlife corridor is the Santa Monica–Sierra Madre Regional Wildlife Corridor, located approximately 7 miles northwest of the Project site.

Wildlife Connectivity Map



Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information to make CEQA findings and develop mitigation measures:

Additional information is needed to make CEQA findings.

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

Additional biological surveys or permits for issuance of land use permits are needed.

4.2 Impacts and Mitigation

A. Species (Project: PS-M; Cumulative PS-M)

No federally- or state-listed endangered, threatened, or rare animal species were observed within the Survey Area. BRC observed populations of Catalina mariposa-lilies; a CNPS listed 4.2 rare species, in 2016. In 2017, BRC observed large populations of over 200 individual Catalina mariposa-lilies. In 2018 desiccated Catalina mariposa lilies were observed in reduced numbers at previously recorded 2017 locations. This species occurs in Coastal Sage Scrub (PC1) and Upland Mustards (PC3) to the north and outside of the Construction Footprint. This species was not observed during project surveys within the Construction Footprint and is not expected due to the marginal habitat conditions created by disturbance. Within the PC1 and PC3 habitats outside of the Construction Footprint, natural growth of native species has occurred, which has provided more suitable habitat conditions for this species. The observed mariposa-lilies are mapped and designated as SS01, refer to the Species Map. No other federally- or state-listed or rare plant species was observed. However, the Survey Area supports suitable habitat for the federally-threatened marcascent dudleya; CNPS-listed 1B.1 Ojai navarretia; 1B.2 Plummer's mariposa-lily, slender mariposa lily and Blochman's dudleya; and 1B.3 white-veined monardella (refer to Species Map), although the Construction Footprint lacks suitable habitat for these species. The Survey Area including the Construction Footprint supports habitat for the coastal whiptail and Blainville's horned lizard, which are both CDFW species of special concern. The Survey Area including the Construction Footprint also supports suitable roosting and nesting sites for birds protected by the CDFW and the MBTA.

Significance Finding – Project Impacts: Observed populations or individuals of Catalina mariposa-lily are not within the Construction Footprint. Therefore, Project implementation will not impact Catalina mariposa-lily.

Project implementation will not impact marcascent dudleya, Blochman's dudleya, Ojai navarretia, Plummer's mariposa-lily, or slender mariposa-lily due to the lack of habitat for and no observation of these species (in 2016 2017 or 2018) within the Construction Footprint

Project implementation may impact coastal whiptail and Blainville's horned lizard habitat due to removing and crushing of vegetation. Approximately 0.259 acre of suitable habitat for coast whiptail and 1.152 acres of habitat for Blainville's horned lizard within the Construction Footprint will be impacted. Impacts to the coastal whiptail and Blainville's horned lizard and their habitats are considered potentially significant but mitigable.

Project implementation may have impacts to nesting birds due to removing, crushing or trimming vegetation, which could result in the mortality of nesting birds or their eggs. In addition, indirect impacts could occur due to elevated noise levels and vibrations associated with construction equipment, potentially resulting in abandonment of nests, eggs or young. Potential impacts to protected nesting birds would be considered potentially significant but mitigable.

Significance Finding – Cumulative Impact: Potential impacts to coastal whiptail, Blainville's horned lizard, and protected nesting birds would be considered potentially cumulatively significant but mitigable.

Although suitable habitat is not present within the Construction Footprint for Plummer's mariposa lily, slender mariposa lily and Catalina mariposa lily and direct impacts will not occur suitable habitat is present adjacent to the Construction Footprint. The Construction Footprint and fuel modification zones have been reduced to limit impacts to native plant communities that could support these species. In addition the proposed restoration mitigation (MM 3: Restoration to Off-Set Existing and Previously Disturbed ESHA) would enhance existing Coastal Sage Scrub and restore Upland Mustard Semi-Natural Stands and Cleared Lands to native plant assemblages enhancing and creating quality habitat for these species. Therefore, potential impacts to Plummer's mariposa lily, slender mariposa lily and Catalina mariposa lily would be considered less than significant.

MM 1: Coastal Whiptail and Blainville's Horned Lizard Surveys, Monitoring and Relocation

Purpose: To prevent impacts to coastal whiptails and Blainville's horned lizards during construction activities.

Requirement: A qualified, permitted biologist will conduct a pre-construction survey within 72 hours prior to any ground disturbance. If construction phases commence more than 72 hours apart, a pre-construction survey will be conducted prior to each phase. A qualified biological monitor approved by the CDFW will be present during all phases to determine the presence of coastal whiptails or Blainville's horned lizards. If coastal whiptails or Blainville's horned lizards are found within the work area during clearing and initial grading, work will stop until the individuals have left the area or have been relocated by the qualified permitted biologist.

Documentation: The Permittee will provide the Planning Division a survey report documenting the results of the initial pre-construction surveys for the coastal whiptail and Blainville's horned lizard upon Project completion.

Timing: The pre-construction survey will be conducted within 72 hours of any ground disturbance for each phase, and a qualified biological monitor will be present during clearing and initial grading for each phase to determine presence of coastal whiptails or Blainville's horned lizards.

MM 2: Nesting Bird Surveys

Purpose: To prevent Impacts to nesting birds and nests during construction activities.

Requirement: During the general bird nesting season (February 1 through August 31), a qualified biologist will conduct pre-construction nesting bird surveys within 72 hours prior to any construction activity (including tree trimming or removal). If construction phases commence more than 72 hour apart, a pre-construction survey will be conducted prior to each phase. In addition, the on-site qualified biological monitor will conduct periodic nesting surveys within the Construction Footprint prior to tree trimming or vegetation clearing. If nesting birds are observed within the Construction Footprint, a 200-foot buffer will be established around each nest and no activity will occur within the buffer until the young have fledged.

Documentation: The Permittee will provide to the Planning Division a survey report documenting the results of the initial nesting bird survey.

Timing: Nesting bird surveys will be conducted from February 1 through August 31. An initial pre-construction survey will be conducted within 72 hours prior to construction activities and periodic bird nesting surveys will be conducted prior to tree trimming or clearance of vegetation for each phase.

Monitoring and Reporting: No additional monitoring or reporting is necessary.

B. Ecological Communities (Project: PS-M; Cumulative: PS-M)

Sensitive Plant Communities

No locally-important plants or communities were found within the Survey Area. However, a large population of Catalina mariposa-lily (*Calochortus catalinae*) is present within the Survey Area but not within the Construction Footprint. Project implementation will not impact Catalina mariposa-lily, marcescent dudleya, Blochman's dudleya, Ojai navarretia, Plummer's mariposa-lily, or slender mariposa-lily due to the lack of habitat and no observation of these species occurred in 2016 or 2017 within the Construction Footprint.

No impact and mitigation measures are necessary.

Waters and Wetlands

The unnamed ephemeral drainages are not within the Construction Footprint and will not be impacted.

No impact and mitigation measures are necessary.

C. Environmentally Sensitive Habitat Areas

Within Survey Area, the site assessment identified three unique vegetation communities that meet the definition of ESHA, including the predominant chaparral community of Big Pod Ceanothus Chaparral Shrubland, Coastal Sagebrush Scrub Shrubland, and Coastal Sagebrush–Purple Sage Scrub Shrubland (34.381 acres). These habitats are all largely undeveloped and

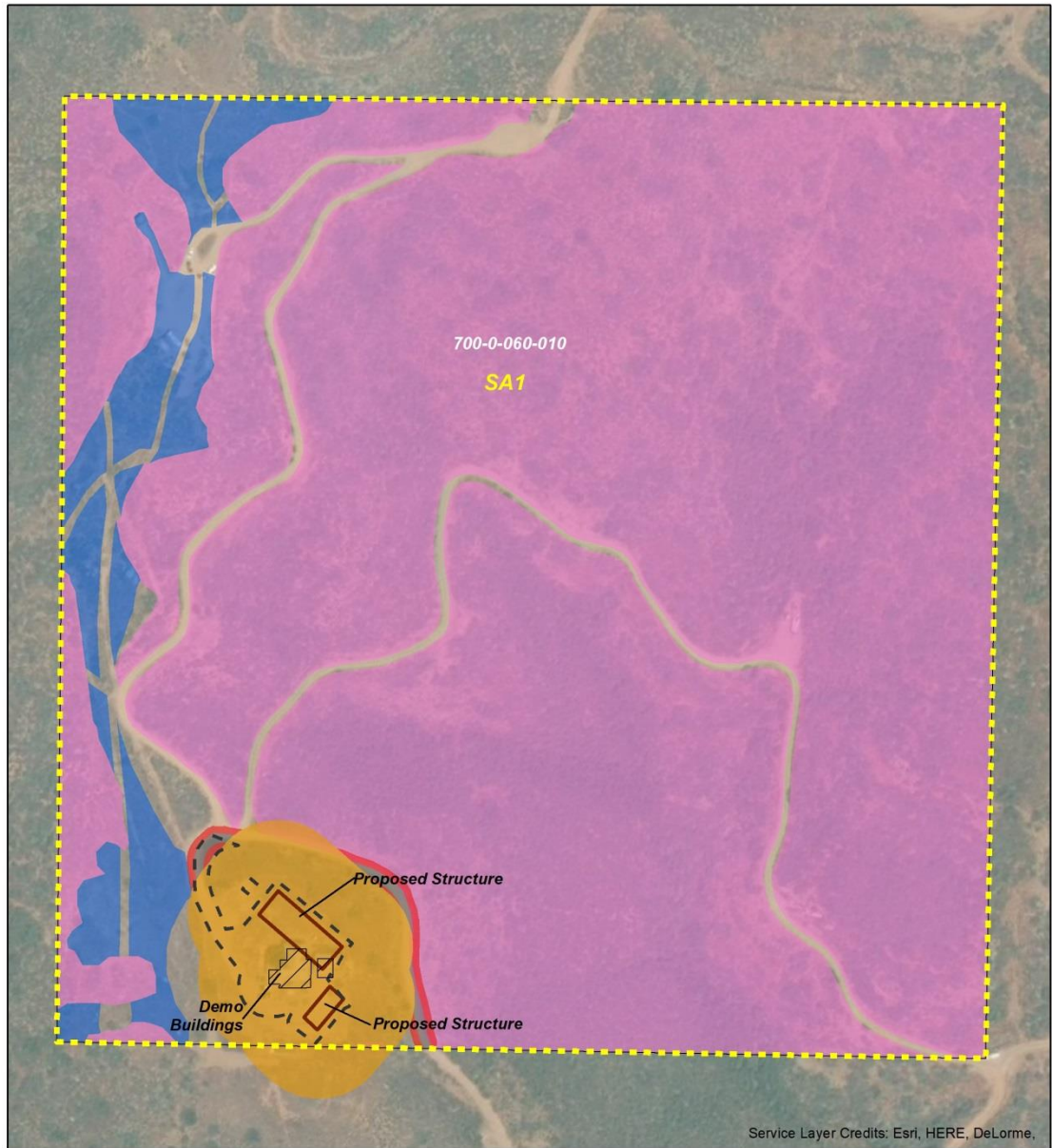
include the presence of dirt access roads. The habitat is part of a larger, continuous block of what was determined to be pristine native vegetation. .

A total of 2.430 acres of previously disturbed ESHA has occurred within existing California Sagebrush Scrub, Upland Mustards Semi-Natural Herbaceous Stands, and Cleared Lands on the western boundary of the property, west of Yerba Buena Road and the existing single family dwelling and extending north to the existing water well pad. There is an additional impacted area north of the water well pad, along the northern property boundary.

The Survey Area falls within the M Overlay Zone (the Coastal Zone portion of the Santa Monica Mountains) and therefore these habitats are potentially considered ESHAs

Project development will not impact existing ESHA communities. However, the required 100 foot fuel modification zone will result in minimal impacts to existing ESHA communities (0.161 acre of Big Pod Ceanothus Chaparral) and approximately 0.253 acre of Coastal Sage Scrub and Upland Mustard on the adjacent southern property. Impacts to existing ESHA would be considered potentially significant but mitigable to less than significant.

Previously Disturbed ESHA and Existing ESHA



Survey Area (SA1)

Parcel

Unpermitted ESHA Disturbance Area (2.430 ac)

Existing ESHA Communities (34.381 ac)

Building Footprint

Construction Footprint

Demo Buildings

10 Foot Road Clearance

15 Foot Access Road

Proposed Fuel Modification (100 Feet)



BRC

BioResource Consultants Inc.



0 100 200 400 Feet

MM 3: Restoration to Off-Set Existing and Previously Disturbed ESHA

Purpose: To offset impacts to existing and previously disturbed ESHA

Requirement: Approximately 2.430 acres of previously disturbed ESHA presently characterized as Coastal Sage Scrub, Upland Mustard Semi-Natural Stands and Cleared Lands and approximately 0.161 acre of existing ESHA (Big Pod Ceanothus Chaparral) and approximately 0.253 acre of Coastal Sage Scrub and Upland Mustard on the adjacent southern property impacted due to fuel modification totaling 2.844 acres will be restored at a 2:1 ratio (5.688 acres). On-site ESHA restoration will be approximately 2.970 acres. The remaining 2.718 mitigation acres will be met by purchasing off-site credits from an approved Ventura County site. The purpose of the restoration is to return the area to pre-disturbance conditions.

Documentation: At least 30 days prior to construction, a Restoration and Monitoring Plan (Plan) and/or off-site mitigation proof of purchase of off-site credits will be submitted to the County for approval. The plan will be developed to document performance of the enhancement areas relative to performance criteria and identify any shortcomings or problems in the enhancement areas. The plan will include evaluation of plant establishment, vigor and health, and accounting of percent of native and non-native species present. In addition, the plan will include specific details on planting pallets, invasive species removal and methods for planting and irrigation. The following is a preliminary conceptual planting palette and schedule of success criteria. It is anticipated that the Plan will include quarterly monitoring visits during the first year, biannual visits during the second and third years, and annual visits during the fourth and fifth years.

Planting Palette

Coastal Sagebrush Scrub Seed Mix

- California sagebrush (*Artemisia californica*)
- California brome (*Bromus carinatus*)
- Big pod ceanothus (*Ceanothus megacarpus*)
- beach evening primrose (*Camissoniopsis cheiranthifolia*)
- wine cup clarkia (*Clarkia purpurea*)
- bush sunflower (*Encelia californica*)
- ashyleaf buckwheat (*Eriogonum cinereum*)
- California buckwheat (*Eriogonum fasciculatum* var. *fascioclatum*)
- golden yarrow (*Eriophyllum confertiflorum* var. *confertiflorum*)
- California poppy (*Eschscholzia californica*)
- goldfields (*Lasthenia glabrata*)
- arroyo lupine (*Lupinus succulentus*)
- coast range melic (*Melica imperfecta*)
- sticky monkeyflower (*Mimulus aurantiacus aurantiacus*)
- royal penstemon (*Penstemon spectabilis*)
- foothill needlegrass (*Stipa lepida*)
- purple needlegrass (*Stipa pulchra*)
- common vervain (*Verbena lasiostachys* var. *lasiostachys*)

Container Stock

- California sagebrush (*Artemisia californica*)
- big pod ceanothus (*Ceanothus megacarpus*)
- ashleaf buckwheat (*Eriogonum cinereum*)
- California buckwheat (*Eriogonum fasciculatum* var. *fasciculatum*)
- golden yarrow (*Eriophyllum confertiflorum* var. *confertiflorum*)
- California poppy (*Eschscholzia californica*)
- black sage (*Salvia mellifera*)
- purple sage (*Salvia leucophylla*)
- laurel sumac (*Malosma laurina*)

Schedule of Success Criteria

Year 1

- Minimum 60 percent survival, by species.
- No woody invasive species.
- Herbaceous invasive species not exceeding 5 percent cover.

Year 2

- 60 percent survival, by species
- No woody invasive species.
- Herbaceous invasive species not exceeding 5 percent cover.

Years 3 and 4

- Minimum 80 percent cover
- No woody invasive species.
- Herbaceous invasive species not exceeding 5 percent cover.

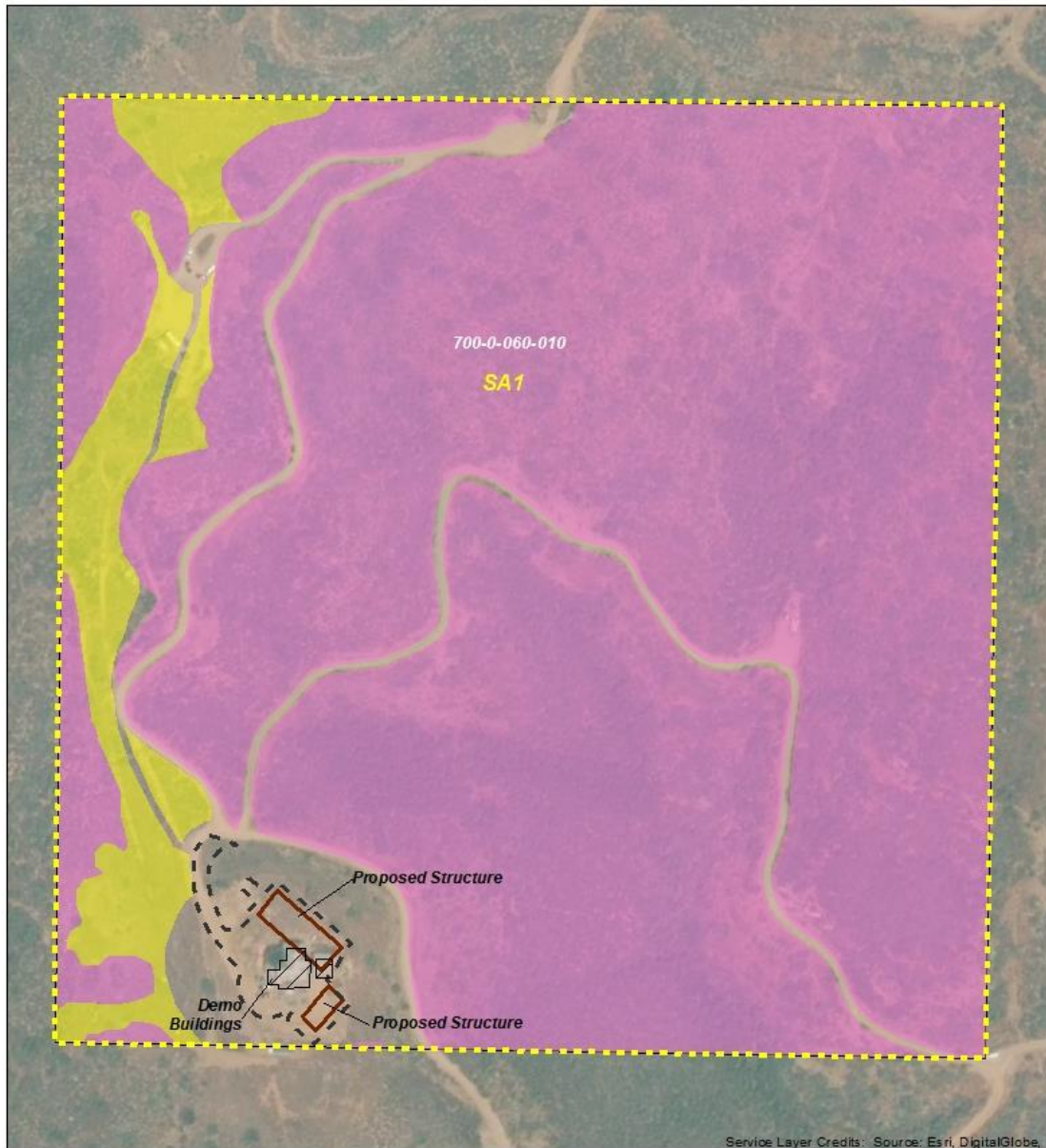
Year 5

- Trend toward achieving 90 percent cover after Year 5.
- No woody invasive species.
- Herbaceous invasive species not exceeding 5 percent cover.

Timing: Restoration will begin immediately after construction activities are complete, with the preferred season for planting of native species being November through February to take advantage of season rains.

Monitoring and Reporting: Per the approved Plan, annual monitoring reports describing and assessing the enhancement efforts and success will be submitted to the County.

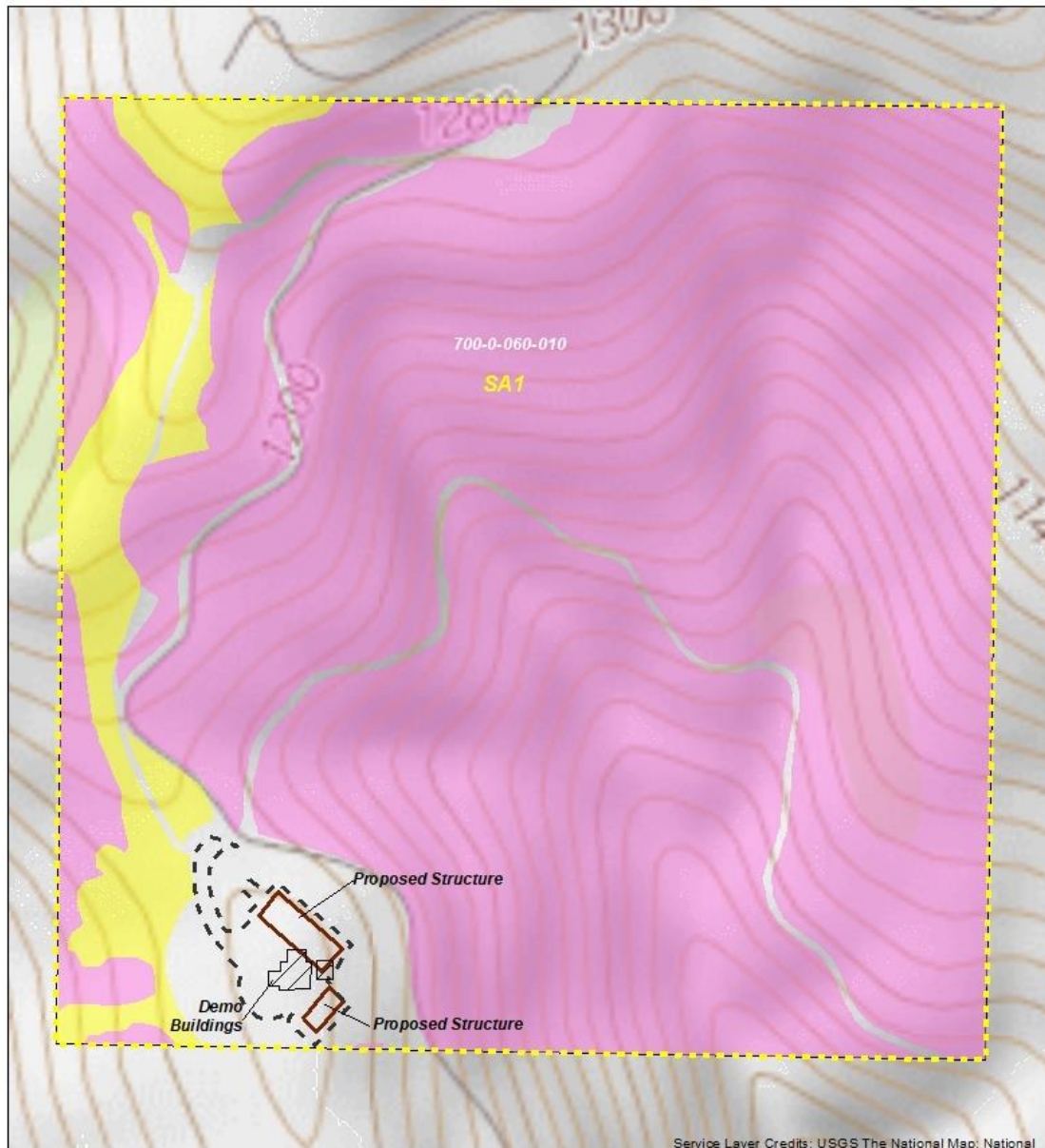
Proposed On-site ESHA Restoration Area and Existing ESHA



- Survey Area (SA1)
- Parcel
- Proposed Onsite ESHA Restoration Area (2.970 ac)
- Existing ESHA Communities (34.381 ac)
- Building Footprint
- Construction Footprint
- Demo Buildings



Proposed On-site ESHA Restoration Area and Existing ESHA Continued



- Survey Area (SA1)
- Parcel
- Proposed Onsite ESHA Restoration Area (2.970 ac)
- Existing ESHA Communities (34.381 ac)
- Building Footprint
- Construction Footprint
- Demo Buildings







D. Habitat Connectivity (Project: No Impact; Cumulative: No Impact).



The Survey Area is not located within or adjacent to migration corridors.



No impact and mitigation measures are necessary.



Section 5: Photos


Photos	
Location Northeast corner Map Key P1 View Direction West Description Existing access road at north entry gate within PC1	
Location Central Map Key P2 View Direction South Description Facing south toward existing water tank within PC1 and PC3.	

Photos	
<div>Location</div> <div>Northcentral</div> <div>Map Key</div> <div>P3</div> <div>View Direction</div> <div>South</div> <div>Description</div> <div>Looking south across property at existing residential house.</div>	
<div>Location</div> <div>Northcentral</div> <div>Map Key</div> <div>P4</div> <div>View Direction</div> <div>South</div> <div>Description</div> <div>Proposed new water tank location</div>	

Photos	
<div>Location</div> <div>Northcentral</div> <div>Map Key</div> <div>P5</div> <div>View Direction</div> <div>South</div> <div>Description</div> <div>Looking south toward existing water tank within PC1.</div>	
<div>Location</div> <div>Central</div> <div>Map Key</div> <div>P6</div> <div>View Direction</div> <div>NA</div> <div>Description</div> <div><i>Calochortus</i> sp.</div>	

Photos	
Location Central Map Key P7 View Direction North Description Looking north across property toward proposed new water tank location at top of hill within PC1.	
Location Southern Map Key P8 View Direction East Description Looking east from Yerba Buena Road downslope through PC2.	

Photos	
Location Southern Map Key P9 View Direction South Description Looking south at existing residential house, PC3 and PC4.	
Location Southern Map Key P10 View Direction North Description Looking north just northwest of the existing house within PC3, PC2 and PC1.	

Photos	
Location Southern Map Key P11 View Direction South Description Facing south, south of the existing house within PC3.	
Location Southern Map Key P12 View Direction North Description Facing north at existing house form the south.	

Appendix 1

Summary of Biological Resource Regulations

The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of potential environmental effects from a proposed project to an established regulatory standard to determine the significance of the potential environmental effects. 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
- 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) regulate the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as “Category-2 Candidate” species.

The USFWS requires permits for the ‘taking’ of any federally listed endangered or threatened species. Take is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Wildlife (CDFW) regulate the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

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

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

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

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

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

The CDFW requires permits for the taking of any State-listed endangered, threatened, or fully protected species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Wildlife 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."

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 Native Plant Society Listed Species

Plants with CNPS listings 1A, 1B and 2 should always be addressed in CEQA documents. Plants with CNPS listings 3 and 4 do not explicitly qualify for legal protection, but can be addressed in CEQA documents depending on the circumstances and opinion of the biologist conducting the assessment.

CNPS 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.

CNPS 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

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

Plants identified on CNPS Lists 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 CDFW Code, and are eligible for state listing. They should be fully considered during preparation of environmental documents relating to CEQA.

CNPS 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.

CNPS 4: A watch list for plants that are of limited distribution or infrequent throughout a broader area in California and their vulnerability or susceptibility to threat appears relatively low at this time.

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.

Nesting Bird Regulations

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

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

CDFW Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFW Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state “fully protected” birds.

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

Plant Community Regulations

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

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.

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 (Regional Water Quality Control Board)
- Streambed Alteration Agreement (CDFW)

In addition, the Ventura County General Plan calls for protection of wetlands and there are several other federal, state and local permits that could be required when a project involves disturbance to wetlands or waters. 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 Trigger: A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a "discharge of dredged or fill material."

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Wildlife)

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

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

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFW. Discuss this option with CDFW staff.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states:

Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as 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 CDFW.

Coastal Habitat Regulations

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

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

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

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

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

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, thus one of the County's threshold criteria for the evaluation of impacts to biological resources is whether the project impacts locally important species/communities.

Locally Important Species

The following criteria were developed with the assistance of local biologists:

Locally Important Animal Species Criteria

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

- Populations in Ventura County represents 10% or more of the known extant global distribution; or
 - In Ventura County, there are less than 6 element occurrences, or less than 1,000 individuals, or less than 2,000 acres.
2. Native taxa that are generally declining throughout their range and/or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

A locally important plant is a taxon that is declining throughout the extent of its range AND has a maximum of five (5) element occurrences in Ventura County.

Locally Important Animal and Plant Species Criteria

In some cases, to be determined on an individual basis, there are taxa whose population(s) does not qualify as locally important species; however, certain locations where a taxon occurs will be defined as locally important. This includes:

- If known, the published type locality for a holotype specimen.
- The edge of a taxon's range. This criterion does not apply to non-native taxa or those taxa whose range and population(s) size is expanding.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

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

Appendix 2

Plant Species Observed in 2015 and 2016			
Scientific Name	Common Name	Family	Native/Non-Native
<i>Achillea millefolium</i>	yarrow	Asteraceae	Native
<i>Acemisson var. glaber</i>	deerweed	Fabaceae	Native
<i>Adenostoma fasciculatum var. fasciculatum</i>	chamise	Rosaceae	Native
<i>Amaranthus albus</i>	tumbleweed	Amaranthaceae	Non-native
<i>Ambrosia acanthicarpa</i>	annual bursage	Asteraceae	Native
<i>Ambrosia psilostachya</i>	ragweed	Asteraceae	Native
<i>Amsinckia menziesii var. intermedia</i>	fiddleneck	Boraginaceae	Native
<i>Apiastrum angustifolium</i>	wild celery	Apiaceae	Native
<i>Artemisia californica</i>	California sagebrush	Asteraceae	Native
<i>Artemisia douglasiana</i>	mugwort	Asteraceae	Native
<i>Asclepias eriocarpa</i>	Indian milkweed	Apocynaceae	Native
<i>Asclepias fascicularis</i>	narrow-leaf milkweed	Apocynaceae	Native
<i>Avena barbata</i>	slim oat	Poaceae	Non-native
<i>Avena fatua</i>	Wild oats	Poaceae	Non-native
<i>Baccharis pilularis ssp. consanguinea</i>	coyote brush	Asteraceae	Native
<i>Baccharis salicifolia</i>	mulefat	Asteraceae	Native
<i>Bloomeria crocea var. crocea</i>	golden-star	Themidaceae	Native
<i>Brassica nigra</i>	black mustard	Brassicaceae	Non-native
<i>Brickellia californica</i>	California brickellia	Asteraceae	Native
<i>Bromus diandrus</i>	ripgut brome	Poaceae	Non-native
<i>Bromus hordeaceus</i>	soft chess	Poaceae	Non-native
<i>Bromus madritensis ssp. rubens</i>	foxtail chess	Poaceae	Non-native
<i>Calochortus catalinae</i>	Catalina mariposa-lily	Liliaceae	Native
<i>Calystegia macrostegia ssp. intermedia</i>	morning glory	Convolvulaceae	Native
<i>Carduus pycnocephalus</i>	Italian thistle	Asteraceae	Non-native
<i>Centaurea melitensis</i>	totalote	Asteraceae	Non-native
<i>Ceanothus megacarpus var. megacarpus</i>	big-pod ceanothus	Rhamnaceae	Native
<i>Ceanothus spinosus</i>	greenbark ceanothus	Rhamnaceae	Native

Plant Species Observed in 2015 and 2016			
Scientific Name	Common Name	Family	Native/Non-Native
<i>Cercocarpus betuloides</i> var. <i>betuloides</i>	birchleaf mountain mahogany	Rosaceae	Native
<i>Chaenactis glabriuscula</i> var. <i>glabriuscula</i>	yellow pincushion	Asteraceae	Native
<i>Chenopodium album</i>	lamb's quarters	Chenopodiaceae	Non-native
<i>Chorizanthe staticoides</i>	Turkish rugging	Polygonaceae	Native
<i>Cirsium occidentale</i> var. <i>californicum</i>	cobweb thistle	Asteraceae	Native
<i>Collinsia heterophylla</i>	Chinese houses	Plantaginaceae	Native
<i>Conium maculatum</i>	poison hemlock	Apiaceae	Non-native
<i>Convolvulus arvensis</i>	bindweed	Convolvulaceae	Non-native
<i>Conyza Canadensis</i> var. <i>canadensis</i>	horse weed	Asteraceae	native
<i>Corethrogyne filaginifolia</i>	cudweed aster	Asteraceae	Native
<i>Cryptantha intermedia</i>	common cryptantha	Boraginaceae	Native
<i>Cuscuta californica</i> var. <i>californica</i>	California dodder	Convolvulaceae	Native
<i>Cynodon dactylon</i>	Bermuda grass	Poaceae	Non-native
<i>Deinandra fasciculata</i>	clustered tarweed	Asteraceae	Native
<i>Descurainia pinnata</i>	tansy mustard	Brassicaceae	Native
<i>Dichelostemma capitatum</i>	blue dicks	Themidaceae	Native
<i>Dudleya lanceolata</i>	southern California dudleya	Crassulaceae	Native
<i>Elymus condensatus</i>	giant wild rye	Poaceae	Native
<i>Elymus glaucus</i>	blue wild rye	Poaceae	Native
<i>Encelia californica</i>	California encelia	Asteraceae	Native
<i>Eremocarpus setigerus</i>	Turkey mullein	Euphorbiaceae	Native
<i>Eriodictyon crassifolium</i> var. <i>crassifolium</i>	thick-leaved yerba santa	Boraginaceae	Native
<i>Eriogonum cinereum</i>	ashleaf buckwheat	Polygonaceae	Native
<i>Eriogonum fasciculatum</i> var. <i>fasciculatum</i>	California buckwheat	Polygonaceae	Native
<i>Eriophyllum confertiflorum</i> var. <i>confertiflorum</i>	golden yarrow	Asteraceae	Native
<i>Erodium cicutarium</i>	red stemmed filaree	Geraniaceae	Non-native
<i>Eschscholzia californica</i>	California poppy	Papaveraceae	Native
<i>Eulobus californica</i>	mustard evening primrose	Onagraceae	Native
<i>Euphorbia albomarginata</i>	Rattlesnake weed	Euphorbiaceae	Native

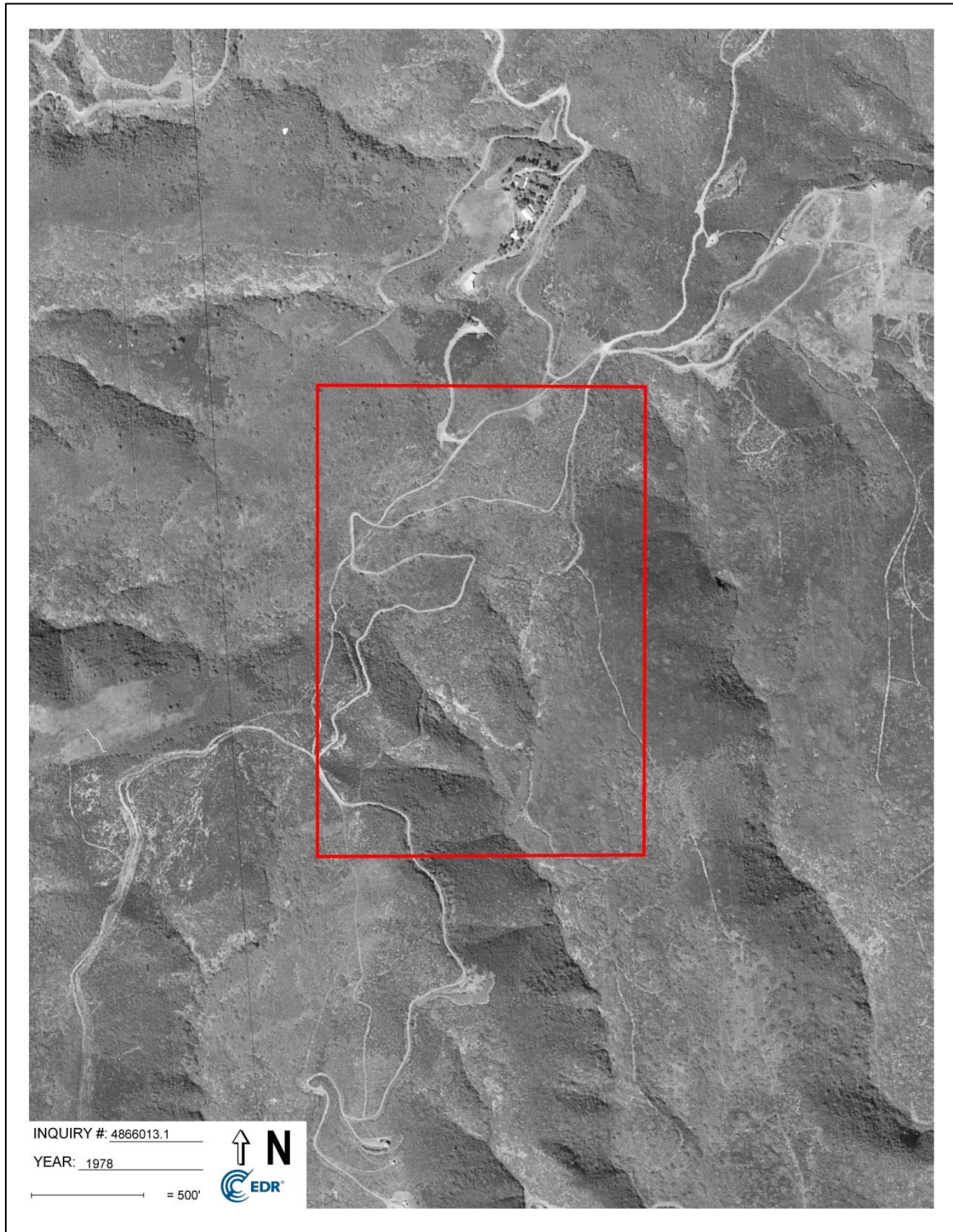
Plant Species Observed in 2015 and 2016			
Scientific Name	Common Name	Family	Native/Non-Native
<i>Foeniculum vulgare</i>	fennel	Apiaceae	Non-native
<i>Galium angustifolium</i> ssp. <i>angustifolium</i>	narrow-leaved bedstraw	Rubiaceae	Native
<i>Hesperoyucca whipplei</i>	chaparral yucca	Agavaceae	Native
<i>Heteromeles arbutifolia</i>	toyon	Rosaceae	Native
<i>Heterotheca grandiflora</i>	telegraph weed	Asteraceae	Native
<i>Hirschfeldia incana</i>	summer mustard	Brassicaceae	Non-native
<i>Keckiella cordifolia</i>	heart-leaved keckiella	Plantaginaceae	Native
<i>Lactuca serriola</i>	prickly lettuce	Asteraceae	Non-native
<i>Lepidium lasiocarpum</i>	pepper grass	Brassicaceae	Native
<i>Logfia filaginoides californica</i>	California filago	Asteraceae	Native
<i>Lysimachia arvensis</i>	scarlet pimpernel	Myrsinaceae	Non-native
<i>Malacothamnus fasciculatus</i> var. <i>fsciculatus</i>	chaparral bush mallow	Malvaceae	Native
<i>Malacothrix saxatilis</i> var. <i>tenuifolia</i>	cliff aster	Asteraceae	Native
<i>Malva parviflora</i>	cheeseweed	Malvaceae	Non-native
<i>Marah macrocarpa</i>	chilicothe	Cucurbitaceae	Native
<i>Marrubium vulgare</i>	white horehound	Lamiaceae	Non-native
<i>Matricaria discoidea</i>	pineapple weed	Asteraceae	Non-native
<i>Medicago polymorpha</i>	bur clover	Fabaceae	Non-native
<i>Melilotus indicus</i>	annual yellow sweet clover	Fabaceae	Non-native
<i>Mirabilis laevis</i> var. <i>crassifolia</i>	wishbone bush	Nyctaginaceae	Native
<i>Nicotiana glauca</i>	tree tobacco	Solanaceae	Non-native
<i>Opuntia littoralis</i>	prickly pear	Cactaceae	Native
<i>Penstemon centranthifolius</i>	scarlet bugler	Plantaginaceae	Native
<i>Phacelia distans</i>	common phacelia	Boraginaceae	Native
<i>Primula clevelandii</i> var. <i>clevelandii</i>	Shooting star	Primulaceae	Native
<i>Pseudognaphalium californicum</i>	green everlasting	Asteraceae	Native
<i>Salvia apiana</i>	white sage	Lamiaceae	Native
<i>Salvia leucophylla</i>	purple sage	Lamiaceae	Native
<i>Salvia mellifera</i>	black sage	Lamiaceae	Native
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	Adoxaceae	Native

Plant Species Observed in 2015 and 2016			
Scientific Name	Common Name	Family	Native/Non-Native
<i>Silene laciniata</i> ssp. <i>laciniata</i>	Indian pink	Caryophyllaceae	Native
<i>Silybum marianum</i>	milk thistle	Brassicaceae	Non-native
<i>Sisymbrium orientale</i>	sisymbrium	Brassicaceae	Non-native
<i>Stephanomeria virgata</i> ssp. <i>virgata</i>	twiggy wreath plant	Asteraceae	Native
<i>Stipa coronatum</i>	giant rice grass	Poaceae	Native
<i>Stipa pulchra</i>	purple needle grass	Poaceae	Native
Wildlife Species Observed			
Scientific name	Common Name		
Reptiles			
<i>Sceloporus occidentalis bocourtii</i>	coast range fence lizard		
Birds			
<i>Buteo jamaicensis</i>	red-tailed hawk		
<i>Zenaida macroura</i>	mourning dove		
<i>Calypte anna</i>	Anna's hummingbird		
<i>Sayornis nigricans</i>	black phoebe		
<i>Tyrannus verticalis</i>	western kingbird		
<i>Aphelocoma californica</i>	western scrub-jay		
<i>Corvus brachyrhynchos</i>	American crow		
<i>Corvus corax</i>	common raven		
<i>Baeolophus inornatus</i>	oak titmouse		
<i>Mimus polyglottos</i>	northern mockingbird		
<i>Sturnus vulgaris</i>	European starling		
<i>Melospiza crissalis</i>	California towhee		
<i>Haemorhous mexicanus</i>	house finch		
Mammals			
<i>Sylvilagus bachmani</i>	brush rabbit		
<i>Otospermophilus beecheyi</i>	California ground squirrel		

- **Bold** print signifies a special-status species

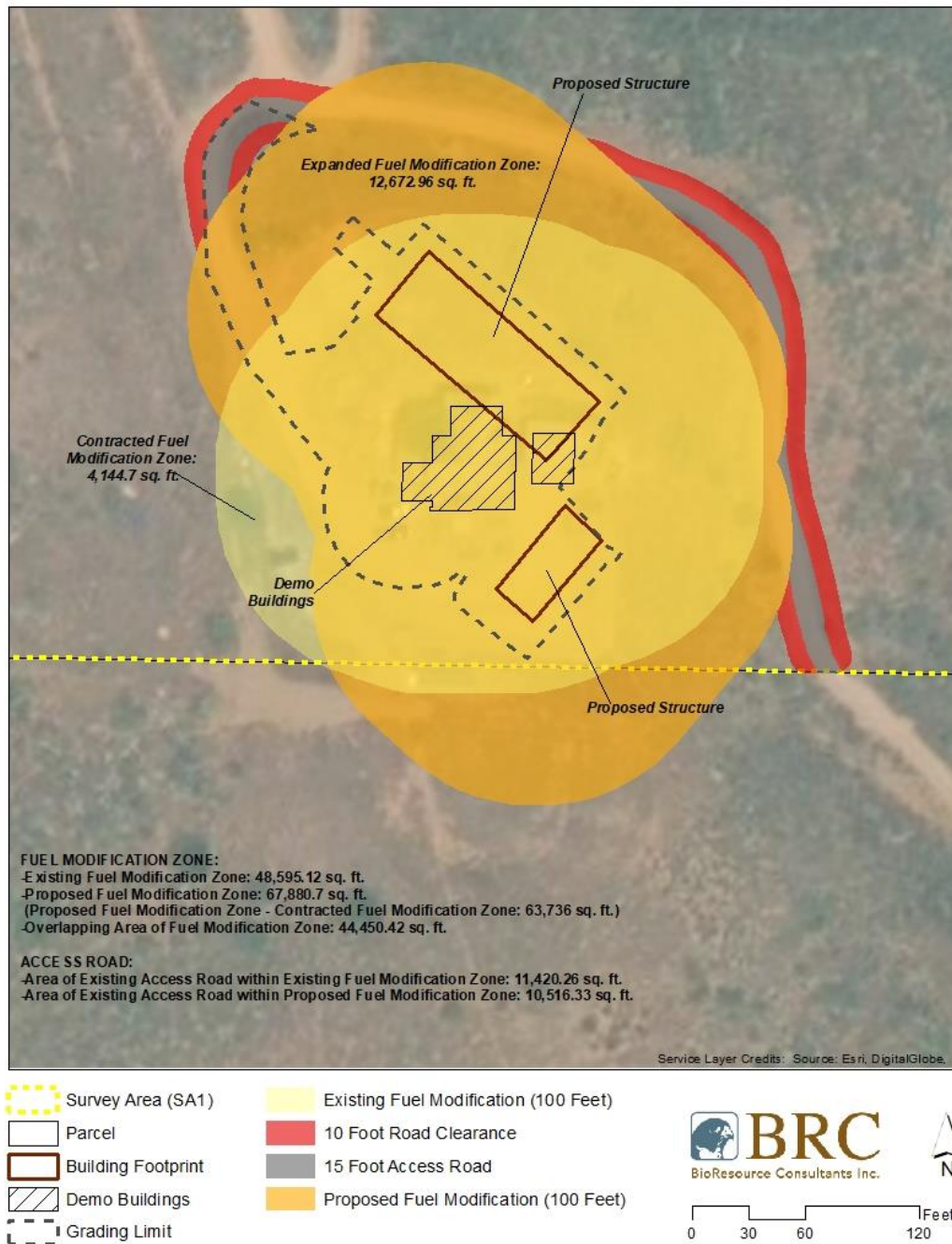
Appendix 3

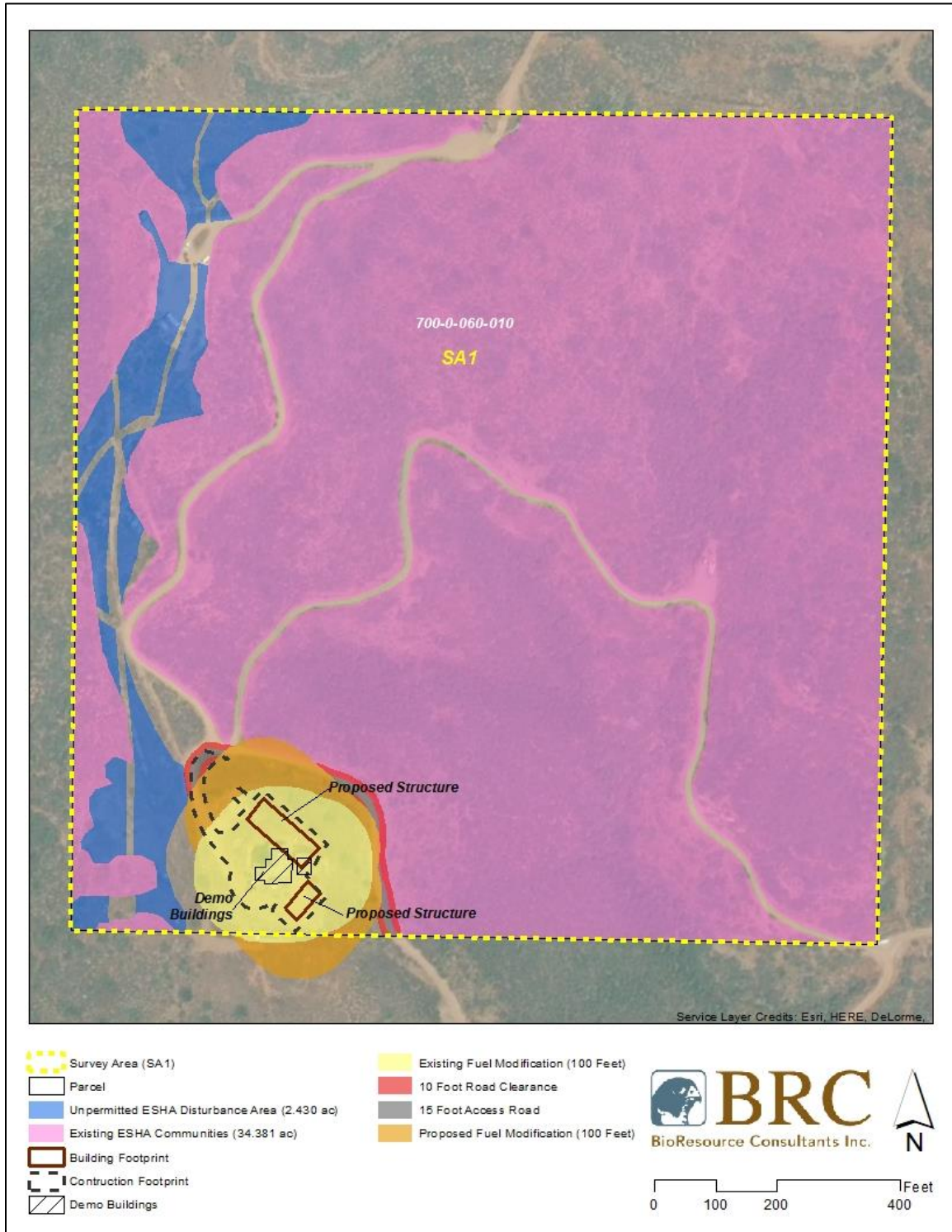
1977 Historical Aerial of Project



Appendix 4

FUEL MODIFICATION ZONES ENTITLED UNDER PD1609

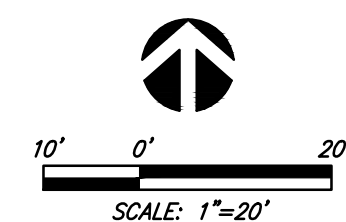




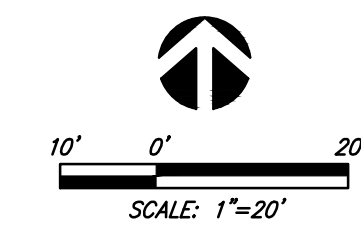
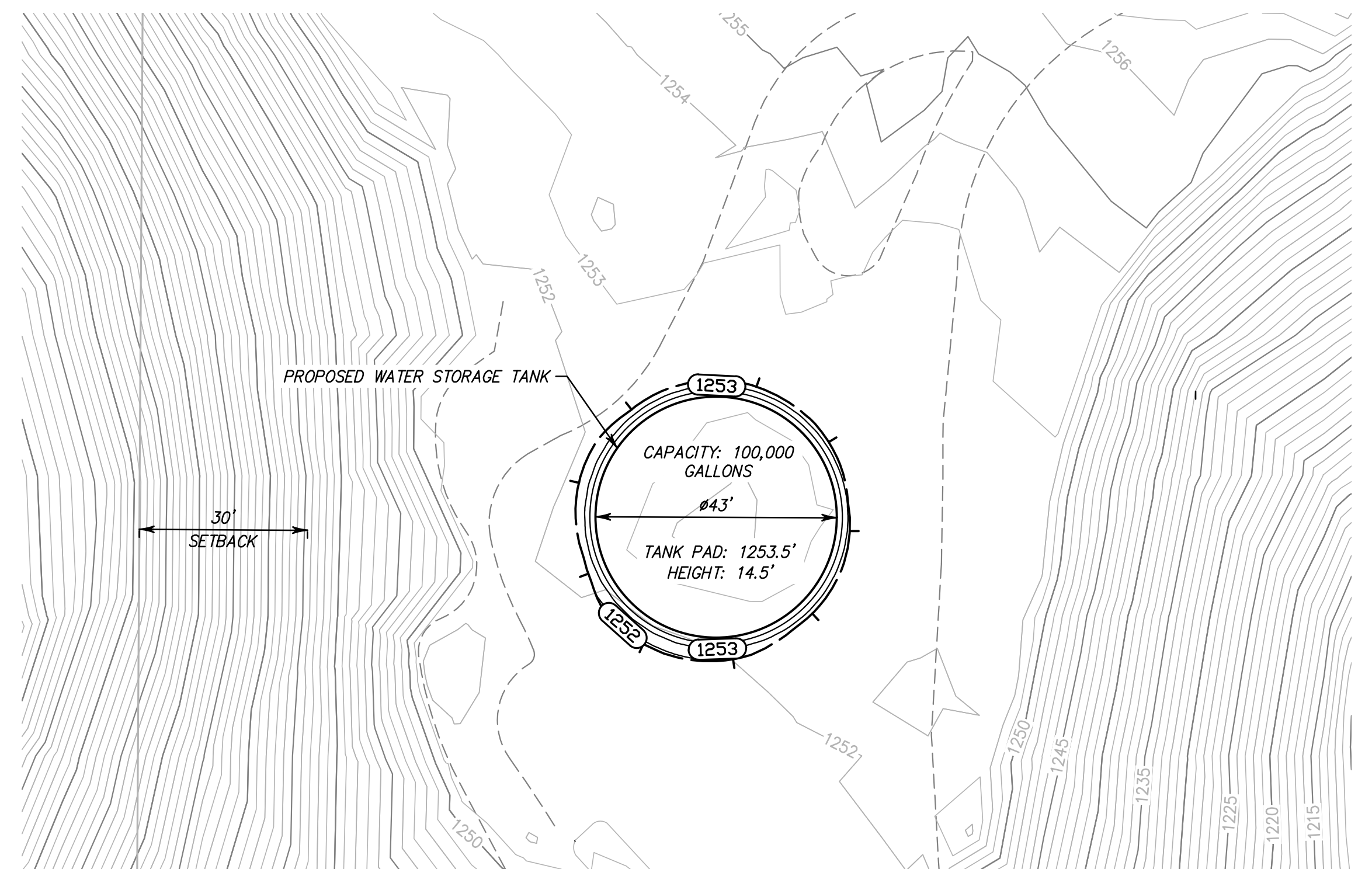


PROPOSED RESIDENTIAL DEVELOPMENT
APN: 700-0-060-010

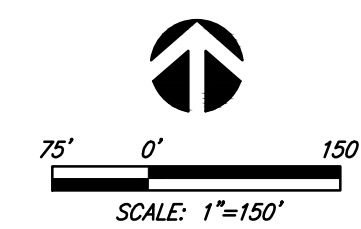
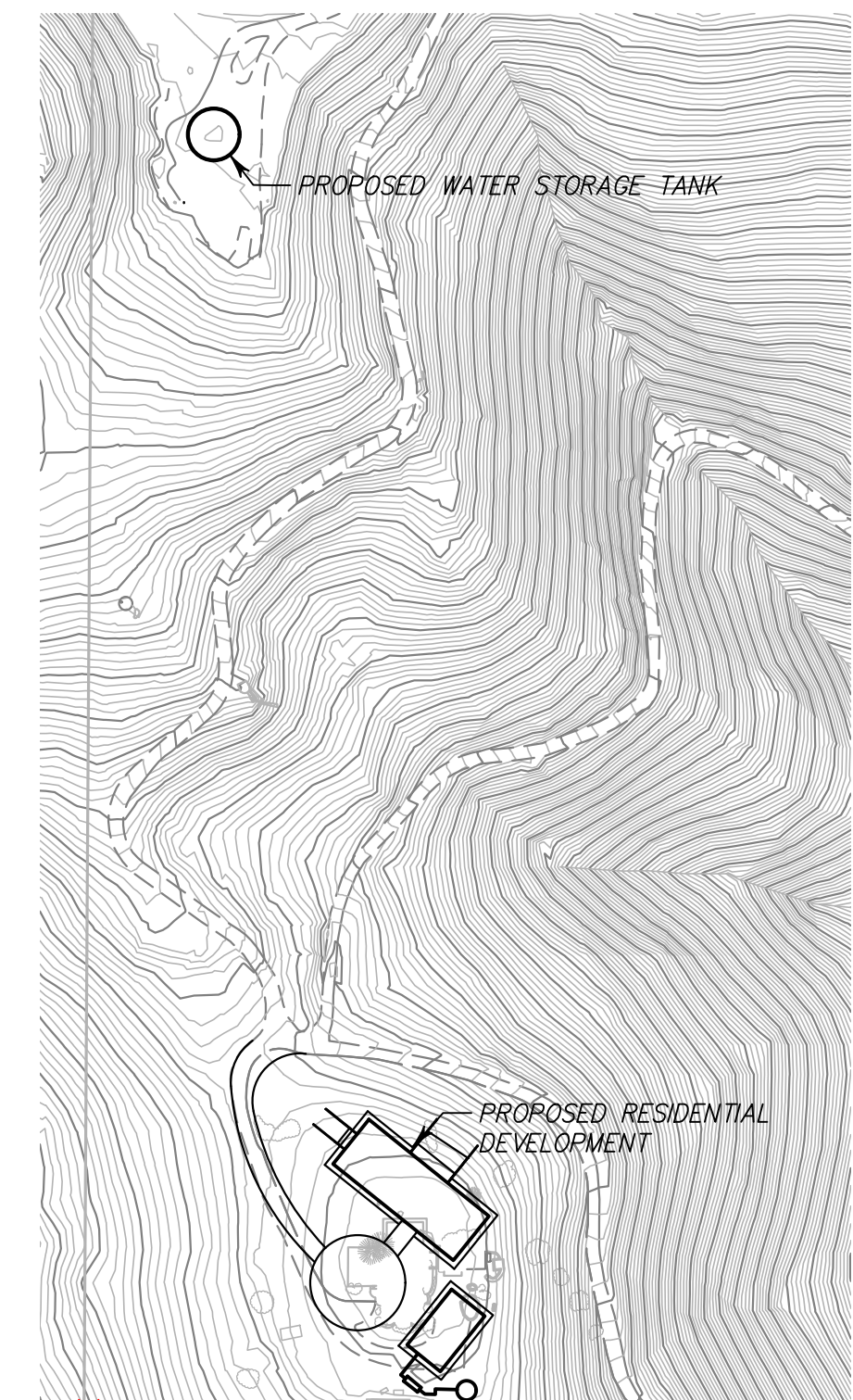
GROSS CUT OF GRADING: 2001 CY
GROSS FILL OF GRADING: 140 CY
GROSS CUT OF BASEMENT: 3004 CY
GROSS FILL OF TANK PAD: 25 CY
TOTAL NET CUT : 4840 CY (EXPORT)




AREA OF PROPOSED BUILDING PADS: 9,998 SF (HATCHED AREA)
AREA OF FD TURNOUT & ACCESS ROAD: 14,029 SF



PROPOSED WATER STORAGE TANK

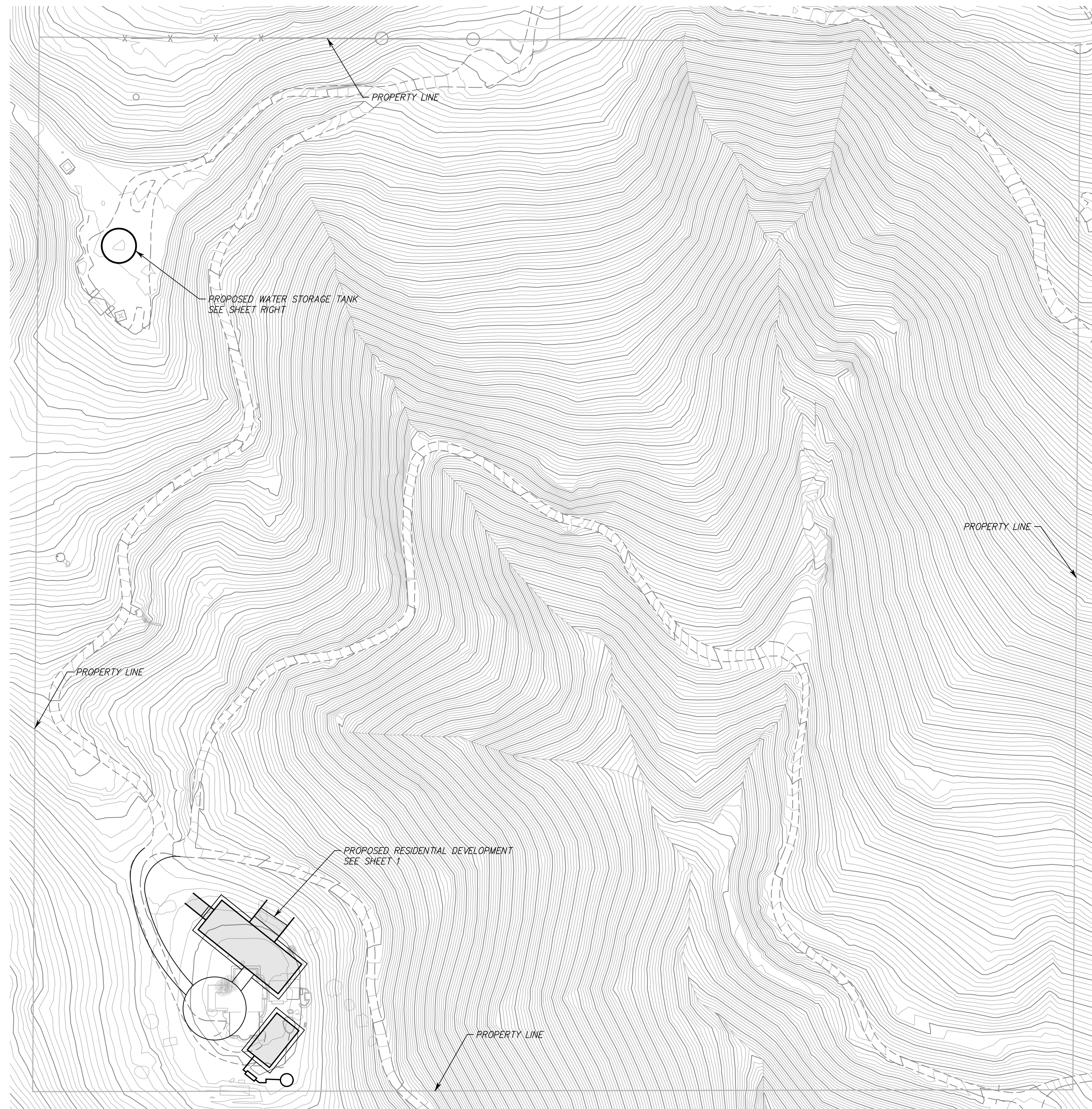


 JENSEN DESIGN & SURVEY, INC. <small>www.jdsdsvl.com</small>		1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979
SCALE: 1" = 20'	J.N.: ESC5757	
DATE: 10/4/2019	DWG. NAME: 5757 PRELIM GRADING W WALL.dwg	

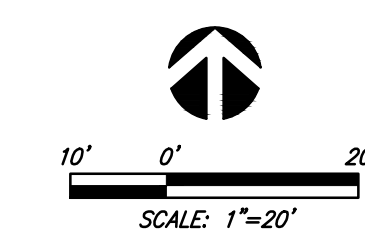
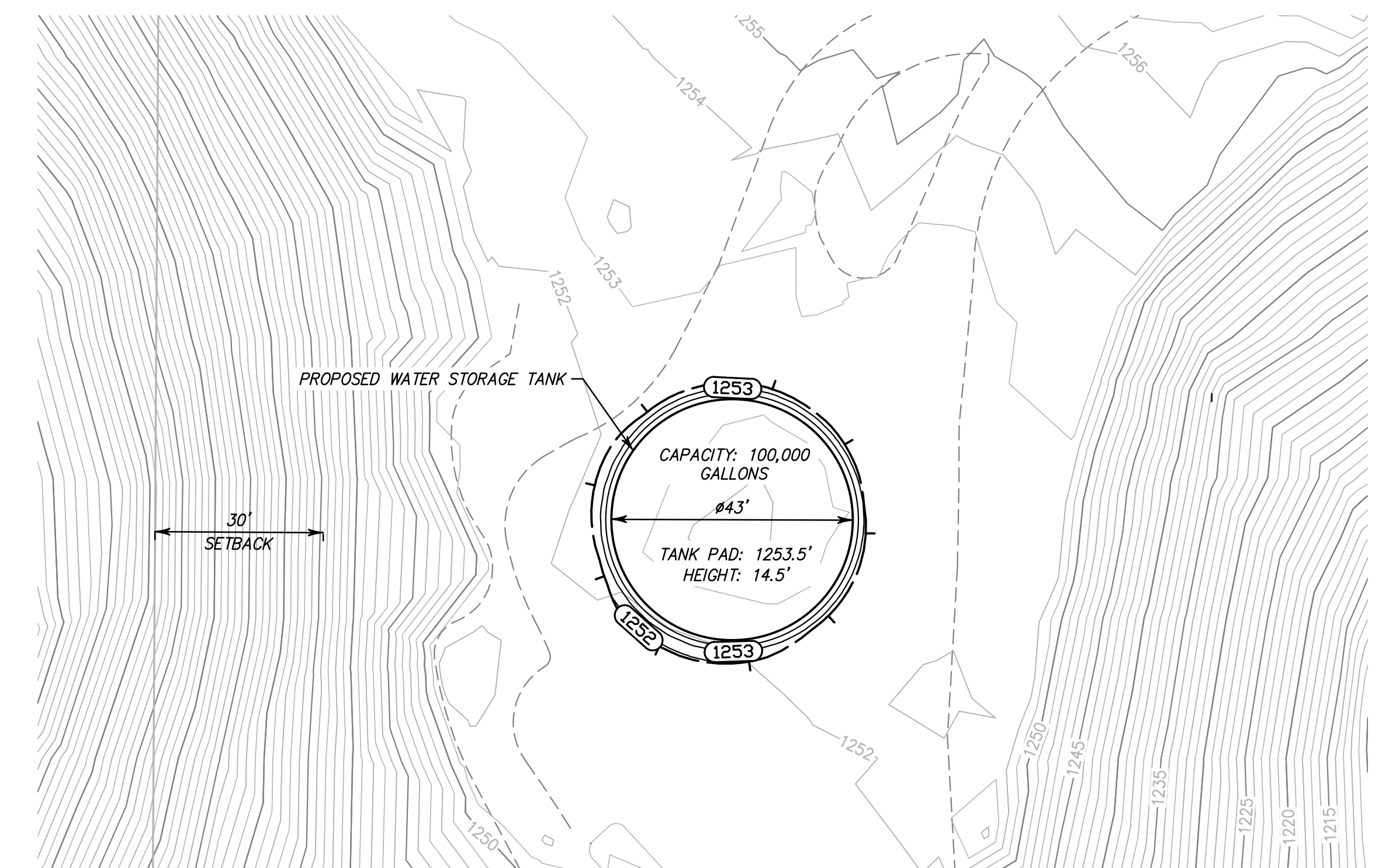
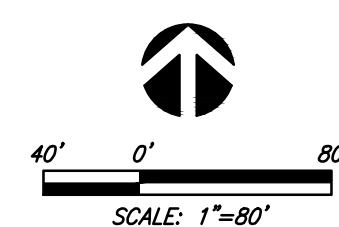
CONCEPTUAL GRADING FOR 10753 YERBA BUENA RD.	
City of Malibu COUNTY OF VENTURA STATE OF CALIFORNIA	

SHEET
1
OF 2


J:\ESC5757\10753 Yerba Buena Rd\5757 PRELIM GRADING W WALL.dwg Oct 04, 2019, 2:46pm jensen

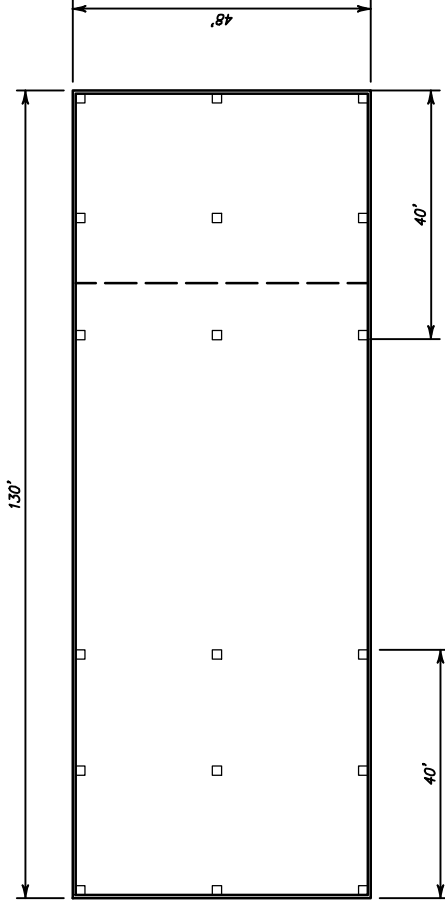


APN: 700-0-060-010



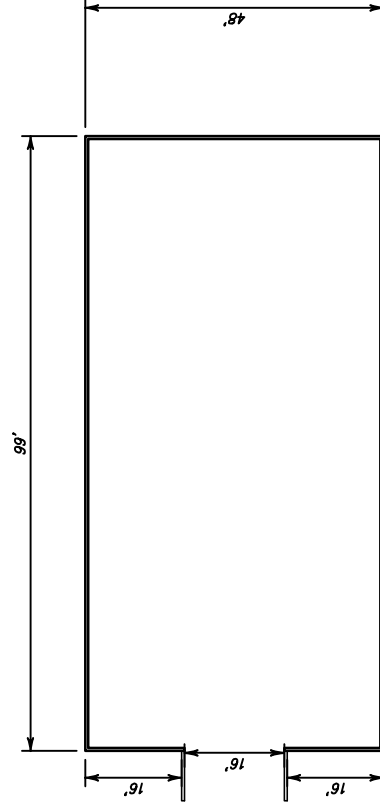
PROPOSED WATER STORAGE TANK

 JENSEN DESIGN & SURVEY, INC. www.jds civil.com	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979	CONCEPTUAL GRADING FOR 10753 YERBA BUENA RD.	SHEET 2
	SCALE: 1" = 80' DATE: 10/4/2019	J.N.: ESC5757 DWG. NAME: 5757 PRELIM GRADING W WALL.dwg	City of Malibu COUNTY OF VENTURA STATE OF CALIFORNIA

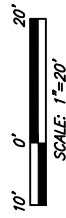


BARN (ARENA) 6240 S.F.

TOTAL SQUARE FOOTAGE
1ST FLOOR = 6240 S.F.
BASEMENT = 4752 S.F.
TOTAL = 10,992 S.F.



BARN (BASEMENT) 4752 S.F.

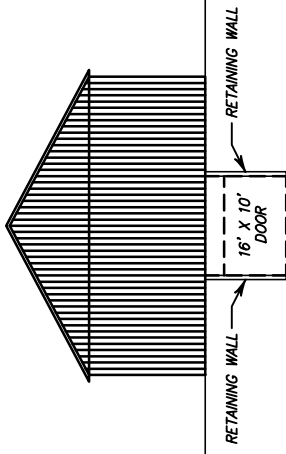


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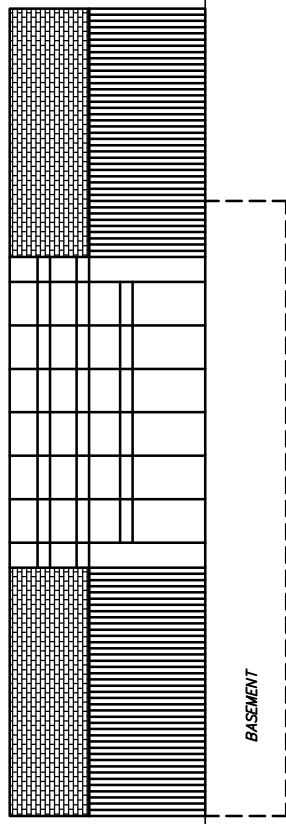
BUILDING DIMENSIONS

BARN

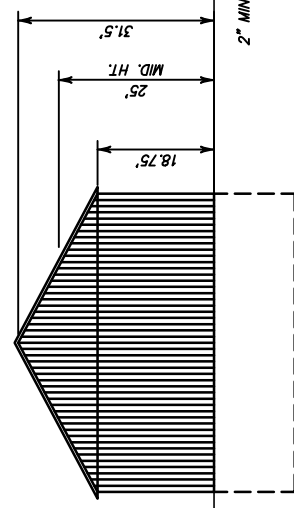
SHEET
1 OF 4
 May 31, 2018



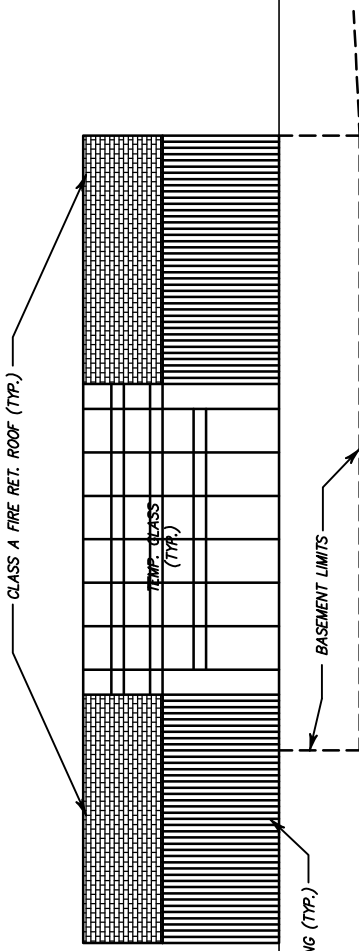
LEFT SIDE (WEST) ELEVATION



FRONT (SOUTH) ELEVATION



RIGHT SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION





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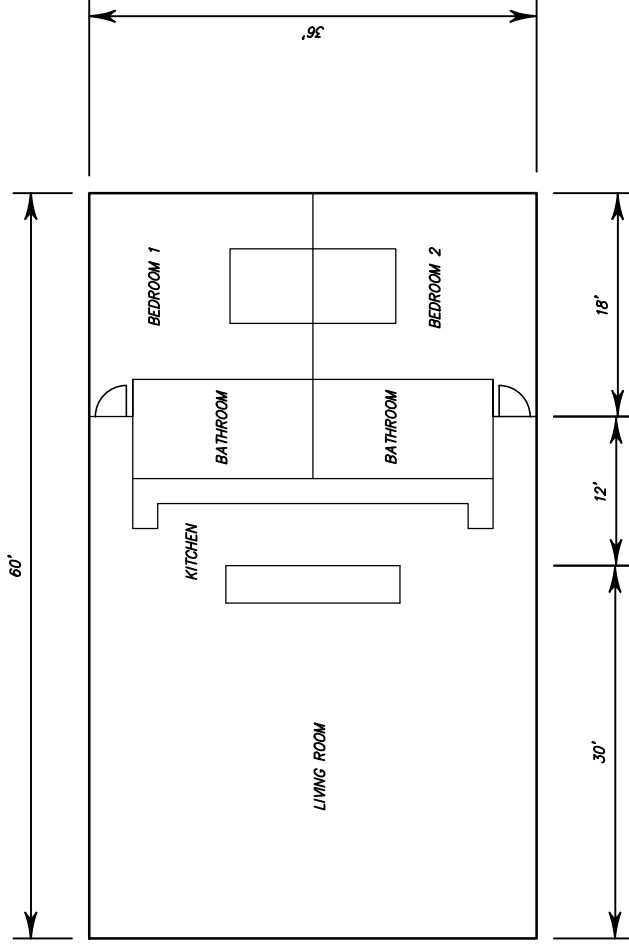
BUILDING DIMENSIONS

BARN

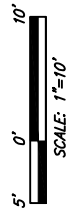
SHEET

2 OF 4

May 31, 2018



RESIDENCE

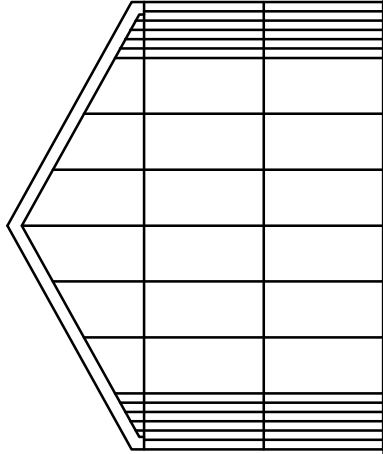


BUILDING DIMENSIONS

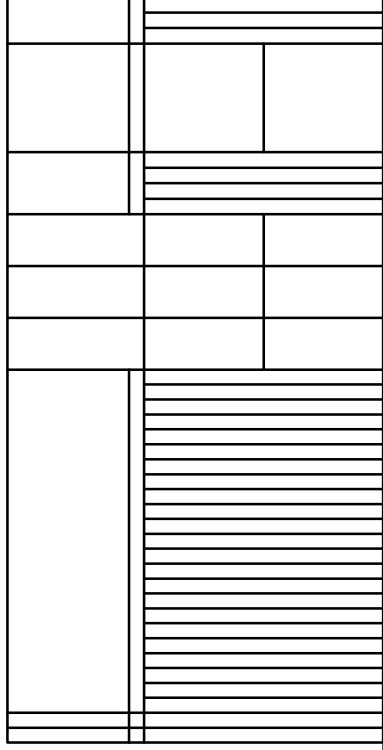
SHEET
3 OF 4
May 31, 2018

MAIN RESIDENCE

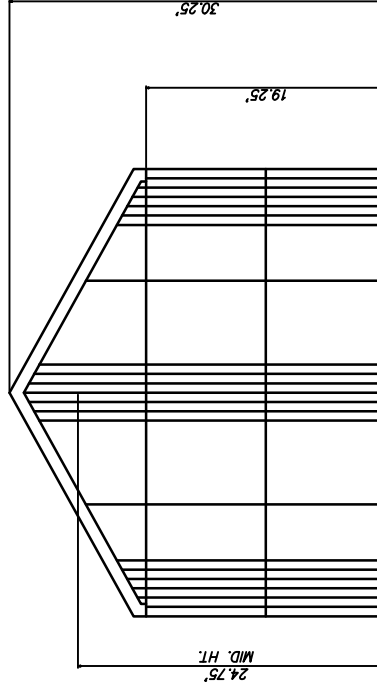
JENSEN DESIGN & SURVEY, INC.
 1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE 805/654-6977
 FAX 805/654-6979
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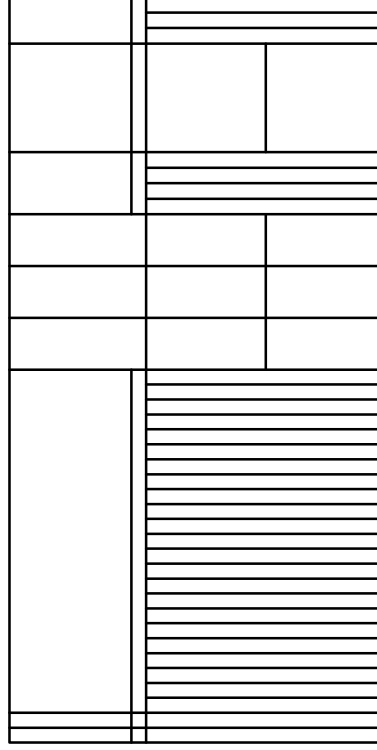
FRONT (WEST) ELEVATION



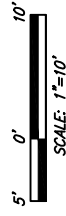
RT. SIDE (SOUTH) ELEVATION



REAR (EAST) ELEVATION



LT. SIDE (NORTH) ELEVATION



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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 10-03-2019
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Source: Pictometry, Jan. 2018



**5 Miles Radius Map of
Project: PL17-0104
APN: 700-0-060-010**

0 0.75 1.5 Miles

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.



RH

ATTACHMENT 5 - WORKS CITED

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