INITIAL STUDY FOR TENTATIVE PARCEL MAP NO. 6011 (CASE NO. PL18-0137)

Section A – Project Description

1. **Subdivision Case Number:** PL18-0137

2. **Name of Subdivider:** Matthew and Pamela Portenstein, PO Box 472, Oak View, CA, 93O22

3. **Subdivision Location and Assessor's Parcel Number:** The 3.29-acre undeveloped property is located along Burnham Road, approximately 817 feet south of the intersection of Burnham Road and Los Encinos Road, in the community of Oak View, in the unincorporated area of Ventura County. State Highway 150 is located approximately 0.40 miles north of the subdivision. The Tax Assessor's parcel number for the parcel that constitutes the subdivision is 032-0-201-105 (Attachment 1).

4. **General Plan Land Use Designation and Zoning Designation of the Subdivision:**

   a. **General Plan Land Use Designation:** Very Low Density Residential (Attachment 2)

   b. **Ojai Valley Area Plan Land Use Map Designation:** Urban Residential 1-2 dwelling units per acre (UR 1-2 DU/AC) (Attachment 2)

   c. **Zoning Designation:** (R1-20,000 sq. ft. / TRU / DKS / HCWC) Single-Family Residential, 20,000 square feet minimum lot size / Temporary Rental Unit Regulation overlay zone / Dark Sky overlay zone / Habitat Connectivity Wildlife Corridor overlay zone (Attachment 2)

5. **Description of the Environmental Setting:** The site is undeveloped. The subject lot (APN 032-0-201-105) has existing wildlife impermeable fencing along the perimeter forming an enclosed area and was installed prior to Planning staff's November 11, 2018 site visit. The fencing is comprised of barbed wire and does not exceed 60 inches in height from grade. The subject lot is located approximately 250 feet west (at closet point) of the Ventura River and approximately 733 feet west (at closest point) of Live Oak Creek, which are Ventura County Watershed Protection District (District) jurisdictional redline channels. The topography of the subdivision is relatively flat on the east and west, with a ridge approximately 15 feet in height running in a north-south direction along the western boundary. The subdivision contains an oak woodland

that consists predominantly of coast live oak (*Quercus agrifolia)*, with an understory of non-native annual grasses and herbs. The site has been cleared for horse and burro grazing, which resulted in the loss of woody vegetation under the canopy. Residential development is to the north and south and agricultural crop production and grazing land to the west of the subject lot. The Los Encinos residential neighborhood is located approximately 139 feet north of the subdivision.

6. Project Description: Matthew and Pamela Portenstein ("Subdivider"), request approval of a Tentative Parcel Map (TPM) to subdivide an approximately 3.29-gross acre lot into 3 separate lots. After Parcel Map No. 6011 records, proposed Lot 1 will be 1.78 acres (77,531.4 square feet [sq. ft.]), proposed Lot 2 will be 0.75 acres (32,782 sq. ft.) and proposed Lot 3 will be 0.76 acres (32,930 sq. ft.). The net acreage and gross acreage will be the same after Parcel Map No. 6011 records because there are no proposed or existing right of way or private drive easements within the exterior boundary of the tentative parcel map. Residential development of each lot could occur with a ministerial zoning clearance following recordation of the TPM. Future development would be restricted to designated building sites as shown on the TPM (Attachment 3). A private onsite driveway on each proposed lot will provide direct access to Burnham Road.

The proposed building sites minimize adverse impacts to the oak woodland, however, the access road on Lot 3 would be located under oak tree canopies and would adversely affect 0.11 acres of coast live oak woodland (*Quercus agrifolia Woodland Alliance*). Two protected coast live oak trees, identified as tree no. 146 and no. 147 (Attachment 4), would be encroached upon as a result of future development on Lot 3. The Subdivider provided a Tree Protection Plan (Attachment 4) to minimize tree encroachment and mitigate for any loss to protected trees.

The Ventura River Water District (VRWD) will provide potable water service to the subdivision. Public sewer is operated by the Ojai Valley Sanitary District (OVSD) and the subdivision is located within the sphere of influence of the OVSD. The nearest sewer connection is located approximately 77 feet east of the subdivision. The Subdivider proposes to connect future residential development to public sewer. On December 19, 2019, the Ventura Local Agency Formation Commission (LAFCo) approved and recorded with the Ventura County Recorder, a Certificate of Completion[1] (Document No. 20191216-0015639-0), which authorized the annexation of the subject lot into OVSD.

7. List of Responsible and Trustee Agencies: California Department of Fish and Wildlife (CDFW) and Local Agency Formation Commission (LAFCo).

[1] Parcel B of LAFCO 19-03 Ojai Sanitary District Annexation Amber Cuyama Burnham (Parcels A – D)

8. Methodology for Evaluating Cumulative 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 subdivision 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 subdivision. The projects listed in Table 1 (Ventura County Unincorporated Area projects) are included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed subdivision site and potential to contribute to environmental effects of the proposed subdivision. Attachment 5 (Pending and Recently Approved Projects Ventura County Unincorporated Area) of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

Table 1 – List of Pending and Approved Projects within 5 miles of the Subdivision for the Ventura County Unincorporated Area

Case No.	Use	Status
PL20-0095	Request to grant a new CUP for the installation of a 45 ft. tall Mono-Eucalyptus tree with 5 feet of branches on top. The tree includes (9) Panel Antennas, (36) RRU Radio Units, (2) Microwave Antennas, (4) Surge Suppressors, (2) Power Cabinets, (4) Purcell Cabinets, (1) GPS Antenna, Utility Cabinets, (3) DC-12_Outdoor, (1) 20 KW DC Generator, and a 8 ft. high chain link fence.	Pending
PL20-0084	Request for approval of new Planned Development (PD) permit to authorize demolition of two existing buildings in order to construct a proposed 6,797 sq. ft. commercial retail building on North Ventura Ave (Highway 33). The request includes removal of the existing parking area to resurface the existing pavement. Roadway improvements such as a concrete sidewalk, installation of a trash enclosure and landscaping will be installed as part of this project.	Pending
PL20-0069	Request for continued operation of an auction house conditionally permitted via CUP No. LU07-0147 for an additional 10-year period. Auctions will continue to occur on the weekends with approximately 80 persons from the public in attendance during each auction. Access to the site is made from Highway 33 and approximately 43	Pending

	parking spaces are provided for the public. No new structures are proposed with this project.	
PL20-0065	New 10-year Agricultural Land Conservation Act Contract for the 106.57 acre property located at 10999 Santa Ana Road, Oak View, CA on APN 011-0-190-305.	Pending
PL20-0017	Request for continued operation of a wireless communication facility for an additional 10-year period, as authorized by CUP No. LU09-0044. Facility consists of an existing 50 foot high antenna tower and a 10 foot by 15 foot equipment building located within a 968 sq. ft. lease area and surrounded by a 6 foot high chain-link fence.	Approved
PL19-0089	Request for a Minor Modification of CUP No. LU05-0118 for the continued operation of an equipment rental yard, known as Greg Rents, with associated sales of landscaping materials. As part of the CUP renewal, the applicant requests removal of Condition No. 25 of LU05-0118, which requires street improvements (sidewalk, curb and gutter) along Highway 33. The project site is serviced by Casitas Municipal Water District and Ojai Valley Sanitation District.	Pending
PL19-0086	PMW / LLA between two lots in compliance with the subdivision map act pursuant to Govt. Sec. 66499.34. Parcel 1 will decrease in lot area from 20 acres to 19.99 acres. Parcel 2 will increase in lot area from 1.38 acres to 1.39 acres. Both of lots are non-conforming to minimum lot size designated in the OS-40 ac zone. Parcel 2 contains three existing non-conforming dwellings which will be removed prior to recordation of lot line adjustment.	Pending
PL19-0057	A new CUP to expand a legal non-conforming cemetery with the construction of a columbarium to intern 48 cremated remains (48 niches). The columbarium is 4 feet 10 inches in height and 37 sq. ft. in area with 93 sq. ft. of concrete paving. A 21-space gravel parking lot is proposed for guests allowed on the property only by appointment. Events for interments would be for no more than 40 guests and the hours to hold these events will be between 9:00 am and 3:00 pm (Monday-Friday).	Approved

PL19-0050	PMW / LLA between two lots with a referenced address of 197 Villanova Rd, Ojai. Both parcels are legal, as confirmed by certificate of compliance. Parcel 1, a 2.51 acre lot, will acquire 1.18 acres from Parcel 2, a 2.19 acre lot.	Pending
PL18-0052	Major Modification to CUP No. 3048 to add 3 new parcels, a new Machon Building, and six, 432 sq. ft. cabins to Camp Ramah CUP. Camp-related events will continue to occur throughout the calendar year. Several accessory structures are proposed to be legalized as a part of the project request.	Pending
PL17-0134	Minor Modification to CUP No. 4966 for an additional 30-year period to continue the operation of the Montessori School of Ojai. The number of students (maximum of 140), the number of faculty and employees (maximum of 35), and hours of operation will not change.	Pending
PL16-0090	Parcel Map Waiver/Lot Line Adjustment (PMW / LLA) between three parcels. As a result of the LLA APN 033-0-440-105 will be 43,859 sq. ft., APN 033-0-440-095 will be 27,241 sq. ft., and APN 033-0-270-575 will be 447,903 sq. ft.	Pending
PL13-0178	Minor modification to Conditional Use Permit (CUP) No. 4408 to allow for the continued operation of the Ojai Valley Organics Recycling Facility for an additional 10-year period.	Pending

Section B – Initial Study Checklist and Discussion of Responses[2]

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:								

[2] 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*.

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 Subdivider, air quality impacts will be below the five pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines and for parcels within the jurisdiction of the Ojai Valley Area Plan. Furthermore, based on information in the project application, the subdivision will generate local air quality impacts, but those impacts are not likely to be significant.

Although the proposed subdivision will not create a significant impact with regard to air quality, future property owners of Lots 1 through 3 will be required to comply with the provisions of applicable VCAPCD Rules and Regulations (2008), in order to minimize fugitive dust and particulate matter that may result from future development that may occur on the site. These Rules include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust)[3].

Thus, the proposed subdivision would have less than significant project-specific and cumulative impacts related to air quality.

1b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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

[3] http://www.vcapcd.org/Rulebook/Rule4.htm

2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
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 through 2A-4.

The County's Subdivision Ordinance requires each of the resulting lots to have a water supply source. Water supply is provided by the VRWD. Water service is from the Casitas Municipal Water District (CMWD). A conditional Water Availability Letter (WAL) (dated October 23, 2018) from CMWD was submitted with the application by the Subdivider.

There are currently no structures on the property, however an existing water meter is located on the lot. The water bill supplied by the Subdivider shows no water use. The

Subdivider proposes that the existing water service water allocation be assigned to the 1.78 acre-lot (proposed Lot 1). New water service from the VRWD for proposed Lots 2 and 3 would require an allocation of 0.85 acre feet of water per year (AFY) for each lot.

Water Availability Certificates for each resulting lot must be obtained prior to the recordation of the Parcel Map No. 6011. The proposed subdivision is within VRWD's service area and VRWD would provide Water Availability Certificates upon notification from CMWD that the Subdivider has completed all water service requirements. VRWD has an approved Water Availability Letter (WAL, 15-0012) that complies with the Ventura County Waterworks Manual by issuance letter dated April 13, 2006. Prior to entering into an agreement to assign an allocation, the Subdivider will need to obtain approval from CMWD through (1) the submittal of water improvement plans and an estimated water demand for each lot; (2) demonstrate that each lot created by Parcel Map No. 6011 has been assigned an APN; (3) and, (4) complete all necessary financial and legal arrangements with CMWD to secure the additional water allocation for proposed Lots 2 and 3.

Reasonably foreseeable development may occur after Parcel Map No. 6011 records. The lots are located within the Ojai Valley Area Plan (OVAP) boundary. Policy WR-64.2 of the OVAP requires new development that creates a new water demand more than existing demand, will require a water offset plan to offset the new water demand. For the proposed TPM, a total offset of 1.7 AFY for future development of Lots 2 and 3 would be required (0.85 AFY for each lot). The future property owner of each resulting lot will be subject to a standard condition of approval that will require submittal and approval of a water offset plan prior to the issuance of the building permit. The water offset plan shall discuss how future development on the resulting lots will not add any net increased demand on the existing water supply. For instance, this can be accomplished through the installation of residential water leak detection devices, installation of drought tolerant and water efficient landscaping, or installation of water efficient plumbing fixtures. The water offset plan will be subject to review and approval by the Ventura County Watershed Protection District. With the implementation of this standard condition, the project-specific and cumulative impacts to groundwater quantity will be less than significant.

With implementation of a condition of approval to submit a water offset plan prior to development, the proposed subdivision will result in less than 1 acre-foot of net annual groundwater extraction, which is considered less than significant.

Thus, the proposed subdivision would have a less than significant project-specific and cumulative impacts related to groundwater quantity.

2A-5. The proposed subdivision will be consistent with the *Ventura County 2040 General Plan* for Item 2A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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 subdivision overlies the Upper Ventura River Basin which is identified as a medium priority basin not in critical overdraft. Reasonably foreseeable development of Lot 1 through 3 will have a less than significant impact on groundwater quality because each of the proposed lots will be required to connect to sewer via the OVSD. By connecting to sewer, the proposed subdivision would not individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

2B-3. The proposed subdivision is not located within two miles of the boundary of a former or current test site for rocket engines.

Thus, the proposed subdivision would have less than significant project-specific and cumulative impacts related to groundwater quality.

2B-4. The proposed subdivision will be consistent with the *Ventura County 2040 General Plan* for Item 2B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2C-1 and 2C-2. Water supply will be provided by VRWD and is a combination of groundwater pumped by VRWD and surface water from Lake Casitas supplied to VRWD by CMWD. A limited number of new allocations are able to be supplied by CMWD based on their approved Water Availability Letter on file with the County (WAL 16-0001). Reasonably foreseeable development of Lots 2 and 3 would require a total allocation from

CMWD of 1.70 AFY. Based on the approved CMWD WAL the proposed subdivision would be within CMWD's available supply and would not significantly increase surface water consumptive use (demand). Policy WR-64.2 of the OVAP requires that if new development creates a new water demand that is more than existing demand, then a water offset plan is required to offset the 1.70 AFY required for development on Lots 2 and 3, (0.85 AFY for each lot). The property owner of each resulting lot will be subject to a condition of approval that will require submittal of a water offset plan to be reviewed and approved by the Ventura County Watershed Protection District prior to the issuance of the building permit for residential development on Lots 2 and 3. With the implementation of this condition of approval, project-specific and cumulative impacts related to surface water quantity will be less than significant.

2C-3. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 2C of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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 subdivision 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 applicable for this area. Surface water quality is deemed less than significant because the proposed subdivision 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 project is located within the County Unincorporated Urban Infill Area on Burnham Road, in the community of Oak View (APN 032-0-201-105). The proposed subdivision would not result in the creation of new impervious area. Future development of proposed Lots 1 through 3 would create new impervious area, the extent of the area is unknown at this time.

In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002 (Permit), "Planning and Land Development Program" Subpart 4.E, future development may be required to meet performance criteria defined in Section 4.E.III of the Permit and the 2011 Technical Guidance Manual (TGM). Also, future development will need to comply with the Stormwater Development Construction Program. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, future development is subject to Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site area less than one acre, disturbed area one acre and larger, or high risk site (Tables 6 and 9 in Subpart 4.F, SW-1, SW-2 or SW-HR).

Thus, the proposed subdivision would have less than significant project-specific and cumulative impacts related to surface water quality.

2D-3. The proposed subdivision will be consistent with the *Ventura County 2040 General Plan* for Item 2D of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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 subdivision is not located on or immediately adjacent to land that includes the Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate CUP. Thus, the proposed subdivision and reasonably foreseeable development of proposed Lots 1 through 3 would not have the potential to hamper or preclude extraction of or access to aggregate resources.

Thus, there would not be any project-specific or cumulative impacts related to aggregate resources.

3A-3. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 3A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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 subdivision is not located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP. As a result, the proposed subdivision and reasonably foreseeable development of proposed Lots 1 through 3 would not have the potential to hamper or preclude access to petroleum resources.

Thus, there would not be any project-specific or cumulative impacts related to petroleum resources.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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	

According to the United States Department of the Interior Bureau of Land Management (BLM)[4], *sensitive species are those species requiring special management consideration to promote their conservation and reduce the likelihood and need for future listing under the Endangered Species Act. Sensitive species are managed as special-status species, along with Federally-listed and proposed species, which are automatically treated as special-status species*.

Impact Discussion:

4.A-1. This biological resource evaluation is based on an Initial Study Biological Assessment (ISBA) (Attachment 6) that was prepared by Padre Associates for the proposed subdivision (prepared October 12, 2018 and revised September 25, 2020). An Arborist Report and Tree Protection Plan (Attachment 4) evaluated the health of all protected oak trees on the proposed subdivision. The proposed subdivision includes an existing oak woodland of approximately 1.55 acres and an understory of approximately 1.74 acres of non-native annual grasses and herbs. Various oak trees are also located throughout the subdivision that are considered protected trees under Section 8107-25 et. seq. of the Ventura County Non-Coastal Zoning Ordinance (NCZO) Tree Protection Regulations. Based on the location of the proposed building sites on Lots,1 through 3, no protected trees will need to be removed. However, the access road on Lot 3 would be located under oak tree canopies and would adversely affect 0.11 acres of coast live oak woodland (*Quercus agrifolia Woodland Alliance*).

Future construction of the driveway on proposed Lot 3 will encroach into Tree No. 146 and Tree No. 147 identified in the Tree Protection Plan prepared by Arborist Bill Millet (Attachment 4). The Ventura County NCZO Tree Protection Regulations (Section 8107-25 et. seq.) and Tree Protection Guidelines (Sections 8107-25.9 and 8107-25.10) set forth regulations that protect certain species of trees within unincorporated Ventura County. The Tree Protection Guidelines identify mitigation options that are available when tree removal and/or tree encroachment will occur. Options include transplanting trees on or offsite, reforestation, planting new trees, dedication of land in fee or through easements, and financial contributions. Regulations also require a Tree Protection Plan that must address the condition and protection of all trees, including those affected by alteration and limbing, within 20 feet of the building site (which includes the fuel modification zone).

[4] https://www.blm.gov/policy/ca-ib-2020-006

Site grading and construction has the potential to adversely affect on-site oak trees through inadvertent damage to trunks, branches, and root zones during operation of heavy equipment, trenching, and other construction activities. Impacts from the permitted or inadvertent encroachment into the tree protection zone of Tree Nos. 146 and 147 is considered potentially significant. To ensure impacts to protected trees are reduced to a less than significant, the property owner of proposed Lot 3 will be required to implement the Tree Protection Plan that was prepared for the proposed subdivision in compliance with the County's Tree Protection Guidelines, Oak Woodland Conservation Act (Public Resources Code, 2014d, Section 21083.4), and Fish and Game Code (Section 1361) (refer to Mitigation Measure BIO-1). The Tree Protection Plan discussed above includes, but is not limited to, construction fencing to delineate the trees and their respective protection areas, prohibiting construction equipment or materials to be stored within tree protection areas, requiring hand trenching in the tree protection zone, putting new utilities beneath roadways, driveways or in designated utility corridors, and arborist monitoring. In addition, the future property owner of proposed Lot 3 will be required to submit annual monitoring reports for five years following construction of the access driveway, prepared by an arborist, that addresses the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition (refer to Mitigation Measure BIO-2).

With the implementation of Mitigation Measures (MM) BIO-1 and MM BIO-2, impacts to special-status trees would be considered less than significant.

The ISBA (Attachment 6) notes Fish's milkwort (*Polygala cornuta ssp. Fishiae*), a special-status species, was observed within the survey area on Proposed Lot 2. As discussed above, the building pad on proposed Lot 2 has been located to avoid this special-status species. The ISBA (Attachment 6) notes that there is a potential for 15 special-status plant species (SSP1[5] through SSP15) to occur within the Survey Area. Some of these special-status species include: Miles' milkvetch, Davidson's salt scale, California satin tail and White rabbit tobacco[6]. There are no federally-identified plant species known to occur or were observed in the Survey Area. The late-flowered Mariposa Lilly (Calochortus fimbriatus) and the White-veined monardella (*Monardella hypoleuca ssp. Hypoleucahave*) are the only two special-status plant species that have a "low to moderate" potential to occur within the Survey Area. These plants are listed as rare or endangered in California and ranked as California Native Plant Society (CNPS) 1B, according to the California Natural Diversity Database and CDFW, are not ranked as federally or State-protected[7], but considered a sensitive species. The habitat for these two special-status plant species is chaparral, woodland and riparian woodland. Due to the long disturbance history of the Survey Area and lack of suitable habitat, impacts to these special-status species is less than significant.

[5] Special-status Plant
[6] Refer to the table on pg. 14 of the September 2020 ISBA.
[7] Attachment A of the September 2020 ISBA

4A-2. Critical habitat for the endangered southwestern willow flycatcher (*Empidonax trailii extimus*) is designated along the Ventura River, as close as 230 feet east (at closet point) of the subject property. The Ventura River is designated as critical habitat. Habitat loss or change prompts migration of the willow flycatcher to move into the Ventura River. The Ventura River is designated as critical habitat to the Southwestern Willow Flycatcher. A total of 28 vertebrate animal species were observed within the area, including 22 bird species and six mammal species. Species included: Eurasian collared dove, Mourning dove, Western scrub jay, Wilson warbler, Deer mouse, Coyote and Domestic horse[8]. No special-status wildlife species were observed within the Survey Area.

The ISBA (Attachment 6) also notes that there is a potential for 15 special-status wildlife species (SSP16 through SSP30) known to occur within the Survey Area. Cooper's hawk has been observed in the area and could nest in oak trees within the Survey Area. Additional special-status wildlife species known in the area include: Western pond Turtle, Coast horned lizard and Burrowing owl[9]. Due to the long disturbance history of the Survey Area, lack of suitable habitat, and because there were no protected special-status wildlife species observed within the Survey Area, impacts to these other special-status wildlife species is less than significant.

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (Sections 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. CDFG Code Section 3513 upholds the MBTA by prohibiting any take or possession of birds designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, CDFG Codes (Sections 3503, 3503.5, 3511, and 3800) further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds. 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 proposed subdivision contains habitat that includes a moderately degraded coast live oak woodland, cleared grazing lands, understory of non-native grasses and herbs and emergent shrubs that can support nesting birds, including raptors. Birds may nest in the trees associated with the woodland, the scattered shrubs, or within the disturbed vegetation during the bird nesting season, typically between February 1 and September 1. No direct impacts will occur to oak woodland habitats, except for the potential encroachment of oak tree nos. 146 and 147 on proposed Lot 3 to construct the access driveway. Encroachment of these trees, as well as indirect impacts, such as noise, vibration, and human presence during land clearing activities could cause potentially

[8] Refer to Appendix SB of the September 2020 ISBA.
[9] Refer to footnote 3 for a complete list of the special-status wildlife species.

significant impacts to nesting birds. The potential encroachment upon these two protected oak trees during the nesting season would result in a significant project-specific impact and would be a cumulatively considerable contribution to a significant cumulative impact to nesting birds—including the special-status species (i.e., Cooper's hawk). To ensure impacts to nesting birds is avoided, the map will be conditioned to require land clearing activities occur outside the bird nesting season (February 1 – September 1) or prior to land clearing activities on Lots 1, 2 and 3, a qualified biologist conducts pre-construction surveys within the nesting season to determine presence or absence and if present, to avoid impacts to nesting birds (Refer to MM BIO-3).

Mitigation/Residual Impact(s)

With the implementation of the mitigation measures set forth below, project-specific impacts to biological resources, as well as the project's contribution to significant cumulative impacts to special-status plant and animal species, will be less than significant.

Biological Resources MM BIO-1: Tree Protection Plan (TPP)

Purpose: The purpose of this mitigation measure is to: (1) avoid potentially significant impacts to the coast live oak trees (*Quercus agrifolia*) and oak woodlands; and (2) ensure compliance with the County's Tree Protection Regulations (Ventura County NCZO Section 8107-25 et seq.), *Oak Woodland Conservation Act* (Public Resources Code, 2014d, Section 21083.4, and Fish and Game Code Section 1361), and Ojai Valley Area Plan Policy OV 36.8.

Requirement: The Subdivider shall prepare a TPP pursuant to the requirements set forth in the Ventura County "Content Requirements for Tree Protection Plans" (2010b), which is currently available on-line at:

http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf.

The Subdivider shall conduct all development activities on the lots created by the Tentative Parcel Map, pursuant to the requirements set forth in the TPP.

Documentation: The Subdivider shall retain an arborist to prepare the TPP and submit the TPP to the Planning Division for review and approval.

Timing: Prior to the recordation of the Parcel Map, the Subdivider shall submit the TPP to the Planning Division for review and approval. Prior to issuance of the first Zoning Clearance for any development activities that have the potential to adversely affect protected trees, the Subdivider must implement the tree protection measures, and submit the required documentation to demonstrate that the Subdivider implemented the tree protection measures, pursuant to the requirements set forth in the approved TPP.

Monitoring and Reporting: The Subdivider shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree

Protection Plans." The Planning Division maintains a copy of the approved TPP in the project file. The Planning Division has the authority to inspect the property to ensure that the Subdivider complies with the requirements of the TPP and may implement enforcement actions in accordance with Section 8114-3 of the Ventura County NCZO.

MM BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations in Section 8107-25 of the Ventura County NCZO and Tree Protection Guidelines, with the Oak Woodland Conservation Act (Public Resources Code Section 21083.4, Fish and Game Code Section 1361).

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

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

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

Monitoring and Reporting: The Subdivider shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of Section 8114-3 of the Ventura County NCZO.

MM BIO-3: Avoidance of Nesting Birds

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

Requirement: The Property Owner of Lot 3 shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities") in such a way as to avoid nesting native birds. This can be accomplished by implementing one of the following options:

1. Timing of construction: Prohibit land clearing activities during the breeding and nesting season (February 1 – September 1) in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (February 1 – September 1) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest. All surveys shall be performed under the supervision of a qualified wildlife biologist familiar with the ecology of the species, and with experience conducting preconstruction clearance surveys.

An initial breeding and nesting bird survey shall be conducted 30 days prior to the initiation of land clearing activities. The subdivision must continue to be surveyed on a weekly basis with the last survey completed no more than 3 days prior to the initiation of land clearing activities. The nesting bird survey must cover the development footprint and 300 feet from the development footprint. If occupied (active) nests are found, land clearing activities within a setback area surrounding the nest shall be postponed or halted. Land clearing activities may commence in the setback area when the nest is vacated (juveniles have fledged) provided that there is no evidence of a second attempt at nesting, as determined by the County-approved biologist. Land clearing activities can also occur outside of the setback areas. The required setback is 300 feet for most birds and 500 feet for raptors, as recommended by the California Department of Fish and Wildlife. This setback can be increased or decreased based on the recommendation of the County-approved biologist and approval from the Planning Division.

Documentation: The Property Owner of Lot 3 shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests in accordance with the requirements above. Along with the Survey Report, the Property Owner of Lot 3 shall provide a copy of a signed contract with a County-approved biologist responsible for the surveys, monitoring of any occupied nests discovered, and establishment of mandatory setback areas. The Property Owner of Lot 3 shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid nesting birds and results.

Timing: If land clearing activities will occur between February 1 to September 1, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for any land clearing activities. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for land clearing activities. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file.

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		

Impact Discussion:

4.B-1 and -2. As discussed in item 2A-1 above, Fish's milkwort (*Polygala cornuta ssp. Fishiae*), a special-status species, was observed within the survey area on proposed Lot 2. The building pad on proposed Lot 2 has been located to avoid this special-status species. The ISBA (Attachment 6) notes that there is a potential for 15 special-status plant species (SSP1 through SSP15) to occur within the Survey Area. Some of these special-status species include: Miles' milkvetch, Davidson's salt scale, California satin tail and White rabbit tobacco[10]. There are no federally listed plant species known to occur or were observed in the Survey Area. The late-flowered Mariposa Lilly (Calochortus fimbriatus) and the White-veined monardella (*Monardella hypoleuca ssp. Hypoleucahave*) are the only two special-status plant species that have a "low to moderate" potential to occur within the Survey Area. These plants are listed as rare or endangered in California and ranked as California Native Plant Society (CNPS) 1B, according to the California Natural Diversity Database and CDFW and not ranked as federally or State-protected[11], but considered a sensitive species. The habitat for these two special-status plant species is chaparral, woodland and riparian woodland. Due to the long disturbance history of the Survey Area and lack of suitable habitat, impacts to these special-status species is less than significant.

[10] Refer to the table on pg. 14 of the September 2020 ISBA.
[11] Attachment A of the September 2020 ISBA

Oak woodlands are considered valuable under the California Oak Woodlands Act. The proposed subdivision would avoid coast live oak trees; however, the access driveway on Lot 3 would adversely affect 0.11 acres of coast live oak woodland (*Quercus agrifolia Woodland Alliance*). Implementation of the Tree Protection Plan and Tree Health Monitoring and Reporting requirements discussed above (refer to MM BIO-1 and BIO-2), would minimize indirect impacts to oak trees and oak woodland to a less than significant level.

Mitigation/Residual Impact(s)

With the implementation of MM BIO-1 and BIO-2 as noted above in Section 4A, project-specific impacts to sensitive plant communities will be less than significant, and the proposed subdivision's contribution to the cumulative loss of sensitive plant communities will not be cumulatively considerable.

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:

Live Oak Creek, a perennial red-line stream, is located approximately 733 feet west (at closest point) of the proposed subdivision. The National Wetlands Inventory identifies Live Oak Creek as a Freshwater Forested/Shrub Wetland. The streambed of Live Oak Creek supports hydrophytic (wetland) vegetation including western sycamore (*Platanus racemosa*), water-cress (*Nasturtium officinale*) and spearmint (*Mentha piperata*)[12].

The proposed subdivision is located approximately 328 feet west (at closet point) of the Ventura River. The River is also considered a perennial red-line stream and a significant wetland habitat. According to Figure 3.6.1.2.1 of the Ventura River Watershed Management Plan[13], the area of the Ventura River adjacent to the subdivision includes Palustrine (Vernal Wetlands, Marshes, Ponds, Dune Swales, Seeps & Falls) and Palustrine (Riverine-Associated) wetlands and riparian habitats.

4C-1, 4C-3 and 4C-4**.** All physical development will occur onsite. Grading and construction activities have the potential to increase erosion, dust, and sedimentation that could degrade water quality within the waterbodies. As noted in Section 2D (above) in accordance with NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the future property owner of the resulting lots will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site less than one acre, disturbed area one acre and larger, or high risk site (Tables 6 and 9 in Subpart 4.F, SW-1, SW-2 or SW-HR). The size of the area of disturbance onsite and standard best management practices will limit indirect impacts associated with degradation of water quality. No other waters or wetlands occur on or near the subject property therefore, no direct, indirect, or cumulatively considerable impacts are anticipated as a result of the proposed subdivision.

4C-2[14]. Live Oak Creek and the Ventura River are riparian habitats within the Ventura River Watershed that support relatively undisturbed and diverse riparian vegetation and dry season surface water. All new development would be located at least 733 east of

[12] Mitigated Negative Declaration for Tentative Parcel Map No. SD12-0002 (PM No. 5878)
[13] http://venturawatershed.org/wp-content/uploads/2011/12/VRWCPlan_Part_3-6_Ecosystems1.pdf
[14] TPM No. 5878 (SD12-0002) created the single legal lot (APN 032-0-201-105) that is the subject of this initial study. A potentially significant but mitigable impact to wetlands was initially identified in SD12-0002 as a result of future development on the subject lot. As future development is anticipated to occur on Lots 1 through 3 of the subject TPM, impacts to wetlands would still occur. Therefore, the landscape plan mitigation measure of SD12-0002 is carried over as mitigation for the subject TPM to reduce potentially significant impacts to wetlands. (see MM MIO-4)

Live Oak Creek and at least 435 feet west (at closest point) of the bank of the Ventura River. Therefore, these wetlands would not be subject to direct impacts from future development on the proposed lots. However, the introduction of invasive landscaping could increase vulnerability of wetland species to exotic weed invasion or local extirpation, which is a potentially significant project-specific and cumulative impact to wetland habitats. However, with the implementation of mitigation measure MM BIO-4 (below), which will require only the use of indigenous plant material in any future landscaping on the resulting lots (consistent with Ojai Valley Area Plan Policy OV-36.1), project-specific and cumulative impacts to wetland or riparian communities will be less than significant.

Mitigation/Residual Impact(s)

With incorporation of the following mitigation measure, project-specific and cumulative impacts to wetlands will be less than significant.

Biological Resources Mitigation Measure 4 (MM BIO-4): Avoidance of Non-Native Invasive Plants in Landscaping

Purpose: To comply with the County's landscaping requirements.

Requirement: The Property Owner shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the "Ventura County Landscape Design Criteria" (1992).

Landscaping Objectives: The Property Owner must install and maintain landscaping that serves the following functions:

- Invasive plant species (e.g., species identified by the California Invasive Plant Council) shall be prohibited with landscaping on the lots created by the project.
- Ensures compatibility with community character. The Property Owner must install landscaping that visually integrates the development with the character of the surrounding community.
- Retains and treats stormwater. The Property Owner must install landscaping that retains and treats stormwater as required pursuant item 2D of this initial study.
- Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/.

Landscaping Design: The Property Owner shall design all landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria and the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

a. Use Available Non-potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Subdivision.

b. Protection of Solar Access. The Property Owner must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells, or impair the function of a nearby building using passive solar heat collection.

c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).

d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

e. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

f. Fire Resistance. Plant material installed in the fuel modification zone must be fire resistant.

g. Use Non-Invasive Plant Species.

h. Landscaping plans shall incorporate indigenous plant species where feasible in order to restore habitat in already disturbed areas.

Documentation: The future Property Owner of Lots 1 through 3 shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Property Owner shall submit to Planning Division staff a statement from the project landscape architect that the Property Owner installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Property Owner must obtain the Planning Director's approval of any

changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Property Owner shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for Construction on Lots 1 through 3. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and [§ 8114-3 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Property Owner installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

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 proposed subdivision is not within the coastal zone and does not contain coastal habitats. Therefore, there will not be any project-specific impact or cumulative impacts related to ESHA.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:

The proposed subdivision is located within the Sierra Madre – Castaic Connection, a regional wildlife corridor linking habitats in the Sierra Madre and Castaic Mountain ranges as identified in the Habitat Connectivity and Wildlife Corridor Map adopted by the Ventura County Board of Supervisors on March 12, 2019 (Resolution No. 19-15). The proposed subdivision is located approximately 250 feet (at closet point) to the west of the Ventura River, which is considered a movement corridor connecting open space areas of the Los Padres National Forest to coastal areas. There are two connectivity areas wildlife may use for movement: (1) the area between the Ventura River and the proposed subdivision to west; and (2) along Live Oak Creek west of the proposed subdivision. Live Oak Creek provides cover and foraging habitat and could be used by local wildlife populations to move through the Rancho Matilija area and cross under State Highway 150. Urban development (i.e. Los Encinos residential neighborhood located within 139 feet north of the proposed subdivision and sparse residential development south of the proposed subdivision) may create a choke point (an area of narrow or impacted habitat that is constricted on opposite sides by development) that

directs wildlife movement across the proposed subdivision between the Ventura River to the east of the proposed subdivision and habitat to the west of the proposed subdivision.

4E-1 through 4E-4. The proposed subdivision contains an oak woodland that consists predominantly of coast live oak (Quercus agrifolia), with an understory of non-native annual grasses and herbs. Habitat loss would be limited to 0.11 acres of low-quality oak woodland with an understory of non-native grassland. The coast live oak woodland is part of a 1.5-acre patch isolated by grazing land to the west, residential development to the north, and Burnham Road to the east, and is not part of a contiguous woodland.

Based on the location of the proposed building sites on Lots 1 through 3, within a major wildlife corridor, potentially significant impacts to habitat connectivity could occur. The construction of the driveway for proposed Lot 3 could encroach upon the root zone of two protected oak trees resulting in inadvertent impacts to birds protected under the MBTA and the CDFG Code (i.e. Coopers Hawk) that may occupy these trees. Future development on the proposed lots and the required fuel modification for future development would further remove approximately 1.85 acres of vegetation. Residential uses including lighting and fencing has the potential to deter wildlife from utilizing the property to access the Ventura River, a wildlife migratory corridor.

PM No. 5878 (Case No. SD12-0002) created the subject lot (APN 032-0-201-105) that is the subject of this initial study. A potentially significant impact to wildlife movement was identified during the review of Case No. in SD12-0002 if the construction of fencing would create barriers for wildlife movement. PM No. 5878 included Mitigation Measure BIO-5, requiring wildlife permeable fencing for all new fences and walls, except for those within 100-feet of structures and retaining walls.

In accordance with NCZO Section 8109-4.8.3.6(c) – Wildlife Impermeable Fencing – Permitting Requirements, installation of wildlife impermeable fencing requires a Planning Director-approved Planned Development Permit for lots with existing wildlife impermeable fencing forming an enclosed area installed as of May 18, 2019, and which the cumulative area enclosed by the proposed wildlife impermeable fencing is greater than 10 percent of the lot area net of the area enclosed by existing wildlife impermeable fencing. The subject lot (APN 032-0-201-105) is 3.29 acres (gross/net[15]). There is existing wildlife impermeable fencing along the perimeter forming an enclosed area installed prior to Planning staff's November 11, 2018 site visit. The fencing is comprised of barbed wire and does not exceed 60 inches in height from grade. After recordation of Parcel Map No. 6011, Lot 1 will have existing wildlife impermeable fencing along Burnham Road, along the rear of the lot and along the north facing side yard. Lot 2 will have existing wildlife impermeable fencing along Burnham Road and along the rear of

[15] The net acreage and gross acreage will be the same after Parcel Map No. 6011 records because there are no proposed or existing right of way or private drive easements within the exterior boundary of the tentative parcel map.

the lot. Lot 3 will have existing wildlife impermeable fencing along Burnham Road, along the rear of the lot and along the south facing side yard. All three lots will not have existing wildlife impermeable fencing forming an enclosed area.

The gross/net lot area enclosed by existing wildlife impermeable fencing is 3.29 acres (143,312 square feet). Lot 1 represents 54 percent of the total lot area and Lot 2 represents 24 percent of the lot area and Lot 3 represents 22 percent of the lot area, respectively. After Parcel Map No. 6011 records, if wildlife impermeable fencing is proposed, Lot 1 could have wildlife impermeable fencing forming an enclosed area of 7,738 sq. ft. Lot 2 could have wildlife impermeable fencing that forms an enclosed area of 3,439 sq. ft. and Lot 3 could have wildlife impermeable fencing that forms an enclosed area of 3,152 sq. ft. These areas equal the cumulative area of 10 percent of the existing lot or 14,331 square feet. At the time fencing is proposed on Lots 1, 2 or 3, property owners will be required to submit a fencing plan. Depending on the type of fence will determine the permit required. Therefore, with implementation of Mitigation Measure BIO-5 (below), project-specific and cumulative impacts will be less than significant.

The introduction of new sources of lighting could also limit wildlife movement into open space (horse grazing pasture) to the west and the Ventura River to the east. With implementation of mitigation measure MM BIO-6 (below), future property owners are required to submit a Lighting Plan in accordance with NCZO Section 8109-4.8.2 (Dark Sky Overlay Zone Lighting Requirements). Therefore, with implementation of Mitigation Measure BIO-6 (below), project-specific and cumulative impacts will be less than significant.

Mitigation/Residual Impact(s)

With the implementation of mitigation measures that will prohibit invasive landscaping (MM BIO-4, above), require the submittal of a fencing plan (MM BIO-5), and prohibit lighting that will interfere with wildlife movement (MM BIO-6), project specific impacts to habitat connectivity will be less than significant, and the proposed subdivision's contribution to significant cumulative impacts to habitat connectivity will not be cumulatively considerable.

Biological Resources Mitigation Measure 5 (MM BIO-5): Wildlife Fencing
Purpose: To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing, in accordance with §§ 8109-4.8.3.6(c)(2) and 8109-4.8.3.7(a) of the Ventura County NCZO.

Requirement: A zoning clearance is required for wildlife impermeable fencing that forms an enclosed area all of which is located within 50 feet of an exterior wall of a legally established dwelling.

A Planned Development Permit is required for the installation of new or replacement wildlife impermeable fencing that forms an enclosed area as follows:

Lot 1: An enclosed area of 7,738 square feet
Lot 2: An enclosed area of 3,439 square feet
Lot 3: An enclosed area of 3,152 square feet

Documentation: The Property Owner shall submit a fencing plan for all new or replacement fencing located on Lots 1, 2 and 3. The fencing plan must include the fence location, type of fence, elevations detailing construction and materials for both permeable and impermeable fences. Any fence over six feet in height requires a Building Permit.

Timing: Prior to issuance of a Zoning Clearance for any replacement or new fencing, the Property Owner shall demonstrate on the fencing plans that the requirements of this condition are met.

Monitoring and Reporting: The Property Owner shall submit plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for fencing. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

Biological Resources Mitigation Measure 6 (MM BIO-6): Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare

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

Requirement: Prior to the future development of Lots 1 through 3, the Property Owner shall prepare a lighting plan that meets the following objectives:

- avoids interference with reasonable use of adjoining properties;
- avoids conflict with landscape features;
- minimizes on-site and eliminates off-site glare;
- minimizes impacts to wildlife movement;
- minimizes energy consumption; and
- includes devices that are compatible with the design of the permitted structure and minimize energy consumption.

- Is consistent with Ventura County NCZO Section 8109-4.7.4 (Dark Sky Overlay Zone)
- Is consistent with Ventura County NCZO Sections 8109-4.8.2 (Habitat Connectivity and Wildlife Corridors Overlay Zone (Outdoor Lighting) and 8109-4.8.2.3 (Habitat Connectivity and Wildlife Corridors Overlay Zone Prohibited Lighting)

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

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

Timing: The Property Owner shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction on Lots 1 through 3. The Property Owner shall maintain the lighting as approved in the lighting plan for the life of the permit that authorizes the lighting.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the project file. The Property Owner shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy of future residential development. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Ventura County NCZO.

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
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 project was reviewed and found to be consistent with *Ventura County 2040 General Plan* Policy COS-1.1, 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. An ISBA (Attachment 6) was prepared by Padre Associates. As discussed in Sections 4(a) through 4(e) above, six mitigation measures were developed to reduce potential impacts to biological resources to less than significant. In accordance with General Plan Policy COS-1.1, the proposed access road on Lot 3 has been sited and designed to incorporate all feasible measures to mitigate any significant impacts to biological resources related to oak trees. In accordance with General Plan Policies COS-1.4, COS-1.5 and COS-1.12, future property owners of Lots 1 through 3 will be required to install non-invasive landscaping, wildlife impermeable fencing and lighting that will not adversely impact wildlife movement within the identified wildlife corridor.

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

3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

5A-1. According to Planning GIS data (February 2021), the lot has an agricultural soil designation of grazing land. Therefore, the proposed TPM and reasonably foreseeable development of proposed Lots 1 through 3 will not result in the direct or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance soil.

5A-2. The proposed subdivision does not involve a General Plan amendment that will result in the loss of agricultural soils.

Thus, there will not be any project-specific or cumulative impacts related to agricultural soils.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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

Impact Discussion:

5B-1. The proposed subdivision is not located on land designated Agriculture or zoned Agriculture. Agricultural-zoned parcels are located approximately 6,000 feet northwest of the proposed subdivision. Thus, the proposed subdivision and reasonably foreseeable development of proposed Lots 1 through 3 will result in less than significant project-specific and cumulative impacts related to agricultural land use incompatibility.

5B-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 5B of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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 proposed subdivision is located within the Ventura County unincorporated area of Oak View, just south of the established Los Encinos residential neighborhood. The proposed subdivision is located within 0.5 miles of an identified scenic highway; State

Highway 150. Views of the proposed subdivision from State Highway 150 are obscured by topography, existing vegetation in the Ventura River and adjoining lots that are currently developed with single-family dwellings. The subject property, as viewed from this public vantage point, would not be discernable based on the existing developed community, orchards and other horticultural practices.

Burnham Road is a public road that abuts the proposed subdivision to the east. The proposed subdivision is visible from Burnham Road. Access to each of the three proposed lots would be from Burnham Road. An oak woodland encompasses the entirety of the proposed subdivision and will remain undisturbed. Each of the resulting lots includes a building site adjacent to Burnham Road. Proposed Lot 3 includes a second building site at the rear of the property north of the oak woodland. The second building site would not be visible from Burnham Road due to the existing oak woodland. Future development on the first building site would be visible from Burnham Road. The proposed subdivision is zoned R1. The purpose of this zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots. The development of the three proposed lots would be compatible with the residential uses north of the site while still providing adequate distance and protection to agricultural uses nearby. Preservation of the oak woodland also provides a backdrop minimizing the views of development as seen from Burnham Road. Future development will be subject to the development standards of the R1 zone, which limits the height of a single-family dwelling to 25 feet and requires development be setback 20 feet from the front property line. With these height and setback limitations, future development on the resulting lots will not create an adverse visible impact. Thus, project-specific and cumulative impacts related to scenic resources is considered less than significant.

6c. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
7. Paleontological Resources								
Will the proposed project:								

a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a and 7b. As stated in the Geologic and Geotechnical Engineering Investigation Report, prepared by Mark Kruger Geology, Inc., dated, October 2018 (Attachment 7), the proposed subdivision is underlain with Quaternary Alluvium and Older Alluvium deposits. In accordance with to the *Ventura County Initial Study Assessment Guidelines*, these deposits do not have a strong likelihood of containing paleontological resources.

Reasonably foreseeable development of the proposed lots will result in ground disturbance. Although future development is unlikely to result in impacts to paleontological resources, during ground disturbance activities, the property owner of each resulting lot will be subject to a standard condition of approval that will assure that in the event that paleontological resources are encountered, grading shall cease and the property owner shall obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide recommendations on the proper disposition of the site. The property owner shall obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming construction activities and implement the agreed upon recommendations.

With the implementation of this standard condition of approval, project-specific and cumulative impacts related to paleontological resources will be less than significant.

7c. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
8A. Cultural Resources - Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		X				X		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

8a-1 and 8a-2. On August 13, 2014, Planning Division staff submitted a detailed project description to the California State University, Fullerton South Central Coast Information Center (SCCIC) and requested if any archeological reports had been conducted for Subdivision Case No. SD12-0002, a subdivision approved by the Planning Division in 2015 that included the subject parcel (APN 032-0-201-100) and a parcel immediately northwest of the subdivision (APN 032-0-201-150). SCCIC determined that these APNs are located within the vicinity of known archaeological sites. The Subdivider retained an archaeologist to prepare a Phase I study (Schmidt and Romani, 2014) to evaluate the proposed subdivision's potential to adversely affect archaeological resources. The Phase I record search and surface survey of the subdivision did not reveal the presence of archaeological resources. Thus, the proposed subdivision will not have any project-specific or cumulative impact related to archaeological resources.

On May 29, 2020, in accordance with Assembly Bill (AB) 52, Planning Division staff contacted the Barbareno-Ventureno Mission Indians for comment and review of the proposed subdivision. As of March 9, 2021, no responses were received from the Barbareno-Ventureno Mission Indians regarding the proposed subdivision.

To ensure potential impacts to cultural resources is avoided, the map will include a standard condition of approval that in the unlikely event that cultural resources are uncovered during ground disturbance activities associated with reasonable foreseeable development of proposed Lots 1 through 3, the property owner shall cease grading activities and obtain the services of an archeological consultant who shall assess the find and provide recommendations on the proper disposition of the site. The property owner shall obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and implement the agreed upon recommendations.

With the implementation of this standard condition of approval, project-specific and cumulative impacts related to archeological resources will be less than significant.

8a-3. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 8a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			

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 through 8B-4. According to Planning GIS data layers (February 2021), the proposed subdivision does not include any historic resources. There are also no historic resources located within 0.5 miles of the proposed subdivision. As a result, the proposed subdivision and reasonably foreseeable development of the proposed lots will not result in the demolition, relocation or will materially alter in an adverse manner those physical characteristics of an historical resource. Thus, there would not be any project-specific or cumulative impacts related to historical resources.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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 9-b. The proposed subdivision is located approximately 8.4 miles north of the coast. Thus, there would not be any project-specific or cumulative impacts related to coastal beach or sand dunes.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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 subdivision 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 subdivision based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County 2040 General Plan Policy Haz-4.1. Thus, no future habitable structures would be proposed within 50 feet of a mapped trace of an active fault.

Thus, the proposed subdivision will not have any project-specific or cumulative impact related to potential fault rupture hazard.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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 subdivision 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 County of Ventura Building Code adopted from the California Building Code, dated 2019, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geologic and Geotechnical Engineering Investigation Report, prepared by Mark Kruger Geology, Inc., dated, October 2018 (Attachment 7), provides the structural seismic design criteria for the proposed subdivision. The requirements of the building code will reduce project-specific and cumulative impacts from the effects of ground shaking to less than significant.

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

Mitigation/Residual Impact(s)

No mitigation required. 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
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
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		

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

Impact Discussion:

12a. Portions of the property are located within a potential liquefaction zone based on the State of California Seismic Hazards Maps for the County of Ventura[16]. This map is

[16] https://www.conservation.ca.gov/cgs/maps-data

used as the basis for delineating the potential liquefaction hazards within the County. The Geological/Geotechnical report (Attachment 7) indicates the proposed building sites are not located within potential liquefaction zones.

Thus, project-specific and cumulative impacts from the potential hazards resulting from liquefaction will be less than significant.

12b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 12 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
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 subdivision is provided for informational purposes only and is neither required by CEQA nor subject to its requirements

13a and 13b. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (Planning GIS; February 2021) and is not subject to seiche hazard. The project is also not mapped within a tsunami inundation zone based on the Tsunami Inundation Map for Emergency Planning for the State of California County of

Ventura, dated February 15, 2009[17]. Thus, there will not be any project-specific or cumulative impact from potential seiche and tsunami hazards.

13c. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 13 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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		

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

Impact Discussion:

14a. The site is in a hillside area in the unincorporated area of Oak View. Based on an analysis conducted by the California Geological Survey as part of the California Seismic Hazards Mapping Act of 1991, Public Resources Code Sections 2690-2699.6, portions of the property are in potential seismically induced landslide zone. The site also

17 https://www.conservation.ca.gov/cgs/Documents/Tsunami/Maps/Tsunami_Inundation_Oxnard_Quad_Ventura.pdf

contains surficial failures along the descending slopes of Live Oak Creek, based on field observations by Mark Kruger Geology, Inc. (Attachment 7; page 19). The mapped landslides and potential seismically induced landslide areas are not anticipated to affect the stability of the proposed building sites (*Ibid*, page 19) and no substantial hazard exists. Thus, project-specific and cumulative impacts from potential landslide hazards are less than significant.

14b. The proposed subdivision is consistent with the *Ventura County 2040 General* for Item 14 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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		

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

Impact Discussion:

15a. Future development of the site will be subject to the requirements of the County of Ventura Building Code (2020) adopted from the California Building Code, in effect at the time of reasonably foreseeable development of the lots. The present Building Code (Section 1808.6) requires mitigation of potential adverse effects of expansive soils. The Geotechnical report (Attachment 7) indicates that the near surface soils have a low expansion index. Thus, project-specific impacts and cumulative impacts associated with

expansive soils is less than significant.

15b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 15 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
16. Subsidence Hazard (PWA)								
Will the proposed project:								
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			

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

Impact Discussion:

16a. The subject property is not within the probable subsidence hazard zone as delineated on the United States Geological Survey Areas of Land Subsidence in California Map (December 7, 2018)[18]. As the proposed subdivision does not include any new oil, gas, or groundwater withdrawal and the proposed subdivision is not located within a probable subsidence hazard zone, there will not be any impacts related to subsidence. Thus, there will not be any project-specific impact or cumulative impacts related to subsidence hazards.

16b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 16 of the *Ventura County Initial Study Assessment Guidelines*.

[18] https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): 2007 Ventura County Building Code Ordinance No.4369 Ventura County Land Development Manual Ventura County Subdivision Ordinance Ventura County Coastal Zoning Ordinance Ventura County Non-Coastal Zoning Ordinance Ventura County Standard Land Development Specifications Ventura County Road Standards Ventura County Watershed Protection District Hydrology Manual County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 Ventura County Municipal Storm Water NPDES Permit State General Construction Permit State General Industrial Permit National Pollutant Discharge Elimination System (NPDES)?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17A-1. The proposed subdivision will be subject to the requirements of the Grading Ordinance (Ventura County Building Code 2020, Appendix J) and Uniform Building Code (ICC 2018). Runoff from reasonably foreseeable development of the proposed lots will be required to 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. Compliance with Public Works Agency conditions that will be applied to the

TPM will assure that the post project runoff is maintained at or below existing quantities. Thus, project-specific and cumulative impacts related to flood hazards will be less than significant.

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

Mitigation/Residual Impact(s)

No mitigation required. 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
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 thru 17B-4. The proposed subdivision is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard (Zone X unshaded) and is located outside of the 100-year and 500-year floodplain, as noted on the Planning GIS data layers (February 2021). This is evidenced on FEMA Map Panel 06111C0566E, effective date January 21, 2010. Given the location of the property outside of severe flood hazard zones, project-specific and cumulative impacts related to flood hazards will be less than significant.

17B-5. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 17b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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 subdivision is in a High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area that is under the jurisdiction of the State of California Department of Forestry (Cal Fire). To ensure that potential fire impacts are maintained at a less than significant level, a standard condition of approval will be placed on the TPM that will require future property owners of the lots to maintain a fuel modification area of 100 feet from all habitable structures. Based on the location of the proposed building pads identified on the TPM (Attachment 3), the required 100 feet of fuel modification would affect approximately 1.85 acres within the proposed subdivision.

The proposed subdivision, along with other projects included in the analysis of cumulative impacts, would increase the density of development within the area, thereby

resulting in an incremental increase in the number of buildings, structures, and residents who will be exposed to fire hazards. However, the TPM, infrastructure, and future development of Lots 1 through 3, will be required to be designed in conformance with the 2019 International Fire Code as adopted and amended by the Ventura County Fire Protection District (VCFPD), the current Ordinance for Fire Hazard Abatement, as well as the construction standards established in the adopted Building Code. Compliance with VCFPD fire protection regulations would ensure that project-specific impacts relating to fire hazards would be less than significant. With the implementation of this condition of approval project-specific and cumulative impacts related to fire hazards will be less than significant.

18b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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 proposed subdivision is located outside of a County Airport Sphere of Influence (Planning GIS; February 2021). Santa Paula Airport is located approximately 14.8 miles northwest of the proposed subdivision. The proposed

development is not expected to adversely impact the operational activities of a County airport. This is because reasonably foreseeable residential development on the lots is limited to a maximum of 25 feet in height for principal structures and 15 feet in height for accessory structures, such as an accessory dwelling unit. Based on these development limitations, there would not be any project-specific or cumulative impact on aviation hazards. The proposed subdivision will comply with the County's Airport Conservation Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). Thus, there will not be any project-specific or cumulative impacts related to aviation hazards.

19c. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 19 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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 subdivision will not utilize any hazardous materials. Reasonably foreseeable development of the proposed lots is not expected to utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency. However, future development of the proposed lots may include the use of hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce the potential environmental impact to less than significant.

Thus, project-specific and cumulative impacts related to hazardous materials is less than significant.

20A-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 20a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation. 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
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 subdivision is not considered an activity that generates hazardous waste. Thus, the proposed subdivision will not have any project-specific or cumulative impact to hazardous waste.

20b-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 20b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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		
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. 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 are dwellings, schools, hospitals, nursing homes, churches and libraries. The proposed residential subdivision is considered a noise sensitive use. The *Ventura County 2040 General Plan*, and the *Ventura County initial Study Assessment Guidelines* consider residential land uses a noise-sensitive use, but not a long-term noise generating use since it will not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, does not involve the creation of a new transit use, and does not involve the creation of a new commercial or industrial use that involves noise generating activities. As the proposed subdivision does not include a noise generating use (except with regard to construction noise, which is addressed separately in Section 21e of this Initial Study, below), the proposed subdivision will have no impacts related to the introduction of a new noise generator near noise sensitive uses.

The proposed subdivision would be located adjacent to the west of Burnham Road and south of Highway 150. The subdivision is located outside of the Community Noise Equivalent Level (CNEL) 60 dB(A) noise contour for Highway 150 as indicated in Table 7.1 of the *Ventura County 2040 General Plan*. In addition, the proposed subdivision site is not located near any railroads or within the flight path of air traffic from Santa Paula Airport. As the subdivision is not located within this noise contour, future ministerial residential development on Lots 1 through 3 would not be subject to noise levels from traffic along a roadway that meets or exceeds the CNEL 60dB(A) noise contour. In any case, to ensure the reasonable foreseeable ministerial development does not exceed exterior noise level thresholds specified in Ventura County 2040 General Policy HAZ-9.2.1 and Initial Study Assessment Guidelines item 21, future property owners of the lots will be required to be in compliance with the requirements of the Ventura County 2040 General Plan Policy HAZ-9.2.5, Construction Noise Threshold Criteria and Control Plan (2010a), noise goals. The Subdivider and/or property owner will be required to limit site preparation and construction activity for future development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours.

21b. and 21e. The proposed subdivision may result in the reasonably foreseeable future development of three single family dwellings and one accessory dwelling unit. At this time, it is unclear if reasonably foreseeable future development would require pile-driving,

vibratory compaction, demolition, drilling, excavation within relatively hard substrate (e.g., rock formations), or other similar types of vibration-generating activities. Although construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, to ensure that development of the proposed subdivision complies with the requirements of the Ventura County 2040 General Plan Policy HAZ-9.2.5, Construction Noise Threshold Criteria and Control Plan (2010a), the proposed subdivision will be subject to a construction noise condition noted above.

21c. The proposed subdivision does not involve the creation of a vibration generating transit use. Therefore, the proposed subdivision 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 proposed subdivision will not involve the use of 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, ltem No. 3). The proposed subdivision 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.

Thus, project-specific and cumulative impacts related to noise and vibration is considered less than significant.

21f. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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. Reasonably foreseeable residential development on proposed Lots 1 through 3 is anticipated following recordation of the final map. The three building sites are located adjacent to Burnham Road where vegetation is less dense than the remainder of the subdivision. To ensure reasonably foreseeable development adjacent to Burnham Road does not create any disability or discomfort glare for motorists, the map will be conditioned to require the property owner for each lot to use non-reflective materials on future development. Additionally, as discussed in Section 4e (above), the property owner for each lot will be required to submit a Lighting Plan (refer to Mitigation Measure BIO-6 of this initial study) in compliance with the Ventura County NCZO Dark Sky lighting standards (NCZO Section 8109-4.7.4). With implementation of these standard conditions of approval, project-specific and cumulative impacts related to glare will be less than significant.

22b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 22 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?	X				X			

b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

23a. The proposed subdivision will not create any impacts on public health. Reasonably foreseeable development on the resulting lots does not have the potential to impact public health as future development will connect to public sewer. Therefore, the proposed subdivision and reasonably foreseeable development on the three resulting lots will not result in any project-specific or cumulative impacts related to public health.

23b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 23 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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

Impact Discussion:

24a. Neither the APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County's discretionary land use permitting authority. The County has, however, routinely applied a 10,000 MTCO2e/yr threshold of significance to such projects, in accordance with CEQA Guidelines Section 15064.4(a)(2), with VCAPCD concurrence with this numeric threshold, stating that "all of the air districts in California that have adopted or recommended a GHG emissions threshold of significance for a CEQA threshold of significance analysis related to stationary sources have all set the threshold at 10,000 MTCO2e/yr., including neighboring air districts in Ventura County", including South Coast Air Quality Management District, Santa Barbara County Air Pollution Control

District, and San Diego County Air Pollution Control District. Furthermore, the amount of greenhouse gasses anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Thus, project-specific and cumulative impacts related to greenhouse gases is less than significant.

Mitigation/Residual Impact(s)

No mitigation required. 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
25. Community Character (Plng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

25a. The proposed subdivision is located in a community of Oak View that includes residential development, agriculture and open space. Existing development includes single-family dwellings in the Los Encinos neighborhood approximately 139 feet north of the proposed subdivision, orchards to the west, the Ventura River to the east, single-family dwellings with accessory agricultural/animal keeping development to the south, and undeveloped, mountainous, chaparral-covered terrain to the west.

The minimum lot size for the R1 zone is 6,000 sq. ft. The subject parcel is 143,312.4 sq. ft. or 3.29 acres in size. Lot 1 will be 1.78 acres in size, Lot 2 will be 0.75 acres in size Lot 3 will be 0.76 acres in size. Adjacent residential parcels zoned R1 20,000 sq. ft. range in size from 0.41 acres to 1.0 acre. The character of this residential community

will not be substantially altered with the proposed subdivision and reasonably foreseeable development of Lots 1 through 3.

Future development of Lots 1 through 3 must meet the development standards noted in NCZO Section 8106.1.1 These standards are noted below.

Standards for Future Development of Lots 1 through 3

Zone	Maximum Percentage of Building Coverage	Required Minimum Setbacks	Maximum Structure Height
R1 20,000	25%*	Front: 20 feet (Lot 1) 15 feet** (Lot 2)	Principal: 25 feet
		Side: 5 feet	Accessory: 15 feet
		Rear: 15 feet	

* Per Table 2-2 of the Ventura County 2040 General Plan, this percentage represents the maximum cumulative calculation.

** In accordance with Ventura County NCZO Section 8106-5.11, in the R1 and R2 zones, dwellings constructed with carports or garages having a curved or "swing" driveway, with the entrances to the carports or garages facing the side property line, may have a minimum front setback of 15 feet. Parcel 2 and Parcel 3 will have swing driveways.

With the implementation of these standards, future development of the proposed parcels would be compatible with existing residential development, and project-specific and cumulative impacts related to community character will be less than significant.

25b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
26. Housing (Plng.)								
Will the proposed project:								

a) Eliminate three or more dwelling units that are affordable to: moderate-income households that are located within the Coastal Zone; and/or, lower-income households?	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

26a. The proposed subdivision will not eliminate any existing dwelling units. The project would result in the creation of two new lots which would increase single-family dwelling units by a minimum of three units, which will add to the County's housing stock.

26b. As stated in the *Ventura County Initial Study Assessment Guidelines* (p. 146), 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 is a less than significant project-specific impact, and does not qualify as a cumulatively considerable contribution to a significant cumulative impact, related to the demand for new housing, because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions to implement future construction activities on the proposed lots.

26c. The proposed subdivision will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed subdivision will not facilitate the development of a new commercial or industrial use on the subject property.

Thus, project-specific and cumulative impacts related to housing is considered less than significant.

26d. The proposed subdivision is consistent with the *Ventura County 2040 General* for Item 26 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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. Based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill (SB) 743, the Regional Transportation Plan/Sustainable Communities Strategy (SCS) regionally adopted by SCAG, and Ventura County Public Works Roads and Transportation Division, projects that generate or attract fewer than 110 trips per day are presumed to have a less-than-significant impact on VMT. For residential land uses, OPR recommends a VMT per capita threshold set at 15 percent below baseline levels. Using the Ventura County Transportation Commission (VCTC) Ventura County Traffic Model (VCTM), the average trip length of all home-based model trip types has been used as a more reflective of Ventura County's transportation setting while still containing a per capita estimate. Based on the VCTM's baseline, the average trip length for all home-based trips is 9.66 miles. Applying the 15 percent reduction yields a VMT threshold of 8.21 miles which is the threshold of significance for residential land use projects.

The proposed subdivision is in the Oak View area adjacent to Burnham Road. Burnham Road is approximately 0.4 miles south of State Highway 150. From State Highway 150, State Highway 33 is approximately two miles east. The term 'average' of all home-based trips refers to the 'middle' or 'central' point that is a typical representation of several trips generated in one day. The proposed subdivision's home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 8.21 mile VMT and the location of the subdivision in relation to State Highways 150 and 33, the VMT that would be generated

from reasonably foreseeable residential development of the 3 lots would not exceed the threshold.

Vehicle trips generated by the subdivision are not expected to result in a VMT impact consistent with the VMT reduction goals of the OPR's Technical advisory on Evaluating Transportation Impacts and would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

The proposed subdivision will create the potential for new development that will generate additional traffic on the local public roads and the Regional Road Network. The nearest county-maintained roadways are Burnham Road and Highway 150. No development is proposed at this time. Therefore, this subdivision will not generate additional traffic on the Regional Road Network and local public roads. Therefore, a Traffic Impact Mitigation Fee (TIMF) is not due at this time. The County of Ventura 2040 General Plan Policy CTM-1.7 and Ventura County Ordinance 4226 require the Public Works Agency Transportation Department to collect a TIMF from proposed developments. If the Subdivider or future property owners choose to develop the newly created (and recorded) lots, then a cumulative adverse traffic impact will occur and a TIMF would be due to the County. Thus, project-specific and cumulative impacts related to level of service is considered less than significant.

Mitigation/Residual Impact(s)

No mitigation required. 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
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
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 subdivision will create the potential for new development that will generate additional traffic on the local public roads and the Regional Road Network.

The level of new traffic that could be generated by new development on the proposed lots, will not adversely affect the safety and design of roads or intersections within the Regional or Local Road Network. The map will be subject to a roadway improvements standard condition of approval, that will require roadway improvements along the proposed subdivision's frontage adjacent to Burnham Road, pursuant to the requirements of County Road Standard Plate B-5[A][19], the Ventura County 2040 General Plan, Ordinance 1607 (November 10, 1964), the "Paveout Policy" (January 16, 1968), and Ventura County Code of Ordinances (Division 8, Chapter 4 – Urban Area Development). This will involve the installation of curb, gutter and sidewalk at the time future development is proposed on the lots. Thus, project-specific impact and cumulative impacts related to the safety and design of roads or intersections within the Regional or Local Road Network will be less than significant.

Mitigation/Residual Impact(s)

No mitigation required. 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
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. No private roads are proposed for this project. Each resulting lot will have a 20-foot wide all-weather private driveway with direct access from Burnham Road, a public road. These on-site driveways are required to meet the adopted Private Road Guidelines and Access Standards of the Ventura County Fire Protection District (VCFPD), as

[19]http://pwaportal.ventura.org/TD/Residents/Streets_and_Transportation/Reports_and_Programs/AP_RoadStds.pdf

identified in the Initial Study Assessment Guidelines. Thus, project-specific and cumulative impacts related to the safety and design of private access will be less than significant.

27a(3)-b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(4)-a. Access to the proposed subdivision will be provided from Burnham Road, a public road. Three private driveways are proposed for each resulting lot. Access and driveways will be required to meet the County access standards and current VCFPD road standards [Standard 501, Fire Apparatus Access Standard, Chapter 3 and Sections 5.2.1 through Section 5.2.5]. The proposed subdivision is located approximately 2.5 miles northwest of the nearest fire station, Station No. 23, addressed at 15 Kunkle Street in the unincorporated area of Oak View. The distance and response time is adequate and no new fire stations or personnel are required as a result of the proposed subdivision., Thus, project-specific and cumulative impacts related to tactical access will be less than significant.

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

Mitigation/Residual Impact(s)

No mitigation required. 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
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?	X				X			
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27b-1 and 27b-2. The proposed subdivision will not generate pedestrian/bicycle volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities. Burnham Road, which is the nearest County road to the proposed subdivision, does not have pedestrian or bicycle facilities. Pursuant to County road standard Plate B-5[A] pedestrian or bicycle facilities are not required for Burnham Road. Thus, there will not be any project-specific or cumulative impacts related to pedestrian / bicycle facilities.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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. There are no bus facilities within the vicinity of the proposed subdivision with which the proposed subdivision could interfere. The nearest transit stop is located approximately 1.25 miles northeast of the subdivision at the intersection of Highway 150 and Highway 33. The proposed subdivision and reasonably foreseeable development of Lots 1 through 3 will not interfere with existing bus transit facilities and routes or create a substantial increase in the demand for additional or new transit services. Thus, there will not be any project-specific or cumulative impacts related to bus transit facilities/services.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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 nearest railroad facility is located 6.4 miles north of the proposed subdivision. At this distance, the proposed subdivision and reasonably foreseeable development of Lots 1 through 3 will not create additional demand for railroad facilities or operations. Thus, there will not be any project-specific or cumulative impacts related to railroads.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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

3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1 and 27e-2. The proposed subdivision is located outside of a County Airport Sphere of Influence (Planning GIS; February 2021). Santa Paula Airport is located approximately 14.8 miles northwest of the subdivision. The proposed development is not expected to adversely impact the operational activities of a County airport. This is because reasonably foreseeable residential development on the lots is limited to a maximum of 25 feet in height for principal structures and 15 feet in height for accessory structures, such as an accessory dwelling unit. This type of development is not expected to generate complaints or concerns regarding interference with airports. The proposed subdivision will comply with the County's Airport Conservation Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). Thus, there will not be any project-specific or cumulative impacts related to airports.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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

Impact Discussion:

27f-1. The proposed subdivision is not located adjacent to a harbor, will not affect the operations of a harbor, and/or will not increase the demands on harbor facilities. The nearest harbor facility, Ventura Harbor, is located more than 15 miles south of the subdivision. Thus, there will not be any project-specific or cumulative impacts related to harbor facilities.

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

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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

Impact Discussion:

27g-1. The County GIS Maps (RMA GIS; February 2021) indicate that there are no major or minor pipelines that traverse or enter the subject property, nor are there any pipelines within close proximity to the subdivision. The closest pipeline is located approximately 7 miles north of the subdivision. Therefore, there will not be any project-specific or cumulative impacts related to pipelines.

27g-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 27g of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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. Domestic water supply for reasonably foreseeable development of Lots 1 through 3 will be provided by VRWD. An approved Water Availability Letter (WAL15-0012) is on-file with the Ventura County Public Works Agency. A Water Availability Letter dated October 23, 2018 from Casitas Municipal Water District confirms the subdivision is within the VRWD service area, and the additional water service connections to the proposed lots will not adversely affect other uses within the District.

VRWD is regulated by the State Water Resources Control Board. The quality of domestic water must comply with applicable State drinking water standards. Design and construction of the future development on the resulting three lots must conform with applicable State and Building Code requirements pertaining to water systems. Thus, the proposed subdivision will not have any project-specific impact or cumulative impacts related to the quality of water supplied by VRWD.

28a-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 28a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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. As discussed in Sections 2A-1 through 2A-4 of this Initial Study (above), the VRWD will supply domestic water service to the proposed subdivision. Due to the supplementary water supplies that CMWD provides to the VRWD, the VRWD is considered to have the ability to provide a permanent supply of domestic water for the proposed subdivision. Thus, project-specific and cumulative impacts related to water supply quantity are less than significant.

28b-2. As discussed in Sections 2A-1 through 2A-4 of this Initial Study (above), the proposed subdivision, when combined with recently approved, current, and reasonably foreseeable probable future projects, will not introduce physical development that would adversely affect the quantity of water of the hydrologic unit in which the subdivision is located.

28b-3. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 28b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. 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

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. Although no development is proposed at this time, the existing water supply lines will be required to be extended to serve the new lots. To ensure that the required fire flow is met, the future property owner of each lot will be subject to a standard condition of approval that will require the submittal of documentation to the VCFPD that demonstrates that the water purveyor can provide the required fire flow for the proposed development on the lot being developed. With the implementation of this standard condition of approval, project-specific and cumulative impacts related to fire flow are less than significant.

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

Mitigation/Residual Impact(s)

No mitigation required. Residual impacts would be less than significant.

Issue (Responsible Department) *	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 subdivision will not utilize an individual sewage disposal system. The OVSD (Krout, March 27, 2018) has indicated that adequate sewer capacity is available for this subdivision. Thus, there will not be any project-specific or cumulative impacts related to on-site sewage disposal systems.

29a-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* Item 29a of the Ventura County *Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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. Reasonably foreseeable development on the three lots would include connection to the public sewer. The OVSD (Krout, March 27, 2018) has indicated that sewer is available for this subdivision. The subdivision is partially located within the sphere of influence—but not the service area—of the OVSD. Therefore, in order to receive sewer service, the Subdivider will need to apply for, and receive approval of annexation of the subject property into the OVSD service area. On December 19, 2019, LAFCo approved and recorded with the Ventura County Recorder, a Certificate of Completion, which

authorized the annexation of the subject lot into OVSD. Thus, project-specific and cumulative impacts related to sewage collection system are considered less than significant.

29b-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* Item 29b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

Ventura County Ordinance 4421 requires all discretionary permit Subdividers whose proposed subdivision includes construction and/or demolition activities, to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by a project. The Public Works Agency, Integrated Waste Management Division's waste diversion program (Form B Recycling Plan / Form C Report) ensures this 60% diversion goal is met prior to issuance of a final Zoning Clearance for use inauguration or occupancy, consistent with the Ventura County 2040 General Plan Policy HAZ-5.2. In

addition, the proposed subdivision will be consistent with the Ojai Valley Area Plan Policy OV-27.1 that encourages practices that reduce the volume of waste disposed of in landfills. Thus, project-specific and cumulative impacts related to solid waste disposal capacity are considered less than significant.

29c-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 29c of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed subdivision does not include a solid waste operation or facility. Thus, there will be any project-specific or cumulative impacts relating to solid waste facilities.

29d-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 29D of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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		
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

30a and 30b. Extension of utilities to the three lots would not result in the disruption or re-routing of an existing facility. Future residential development of the lots will require an expansion of the utility facilities to provide services in compliance with building energy efficiency standards of the California Energy Code (Title 24). The proposed subdivision creates two additional lots and as such, the demand on utility services would not be significant. Therefore, project-specific and cumulative impacts related to utilities would be less than significant.

30c. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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		
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 subject property is located approximately 250 feet west (at closet point) of the Ventura River and approximately 733 feet west (at closest point) of Live Oak Creek, which are Ventura County Watershed Protection District (District) jurisdictional redline channels. No new direct connections to these jurisdictional watercourses are proposed. Potential impacts from increases in impervious area and stormwater drainage design within the subdivision area will be required to be mitigated to less than significant under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Department, Development & Inspection Services Division, by reference to Appendix J of the Ventura County Building Code. This regulation requires runoff from the proposed subdivision 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. District staff determined that the proposed TPM design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Thus, project-specific and cumulative impacts related to redline channels under the jurisdiction of the Ventura County Watershed Protection District are considered less than significant.

31a-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 31A of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. 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

31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31b-1 through 31b-4. The proposed subdivision preserves the existing trend of runoff and local drainage patterns. The project will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions. The difference in runoff from the existing condition to the developed condition will be detained onsite prior to being released to the historic drainages. Future development of each lot will be required to maintain the drainage conditions present before development by a method of detention that will remove sediment and debris materials prior to being released offsite. Thus, project-specific and cumulative impacts related to flood control facilities/watercourses are considered less than significant.

31b-5. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
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 future development of the proposed three-lot subdivision would result in the potential increase in demand for law enforcement and emergency services. However, development of the lots would not significantly reduce response times or increase service areas, which would require the construction of new law enforcement or emergency services facilities. Thus, project-specific and cumulative impacts related to emergency services are considered less than significant.

32b. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 32 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. 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
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								

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 proposed subdivision is located approximately 2.5 miles northwest of the nearest fire station, Station No. 23, addressed at 15 Kunkle Street in the unincorporated area of Oak View. The distance and response time is adequate and no new fire stations or personnel are required as a result of the proposed subdivision. Thus, there will not be any project-specific or cumulative impacts related to fire protection services distance and response time.

33a-3. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 33a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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 and 33b-2. As noted in item 33a above, the proposed subdivision is located approximately 2.5 miles northwest of Fire Station No. 23. Based on this distance from an existing fire station, the need for additional fire personnel is not required. Thus, there will not be any project-specific or cumulative impacts related to fire protection services personnel, equipment and facilities.

33b-3. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 33b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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:								
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 subdivision is located within an area that is served by the Ventura Unified School District. The nearest school, Santa Ana Elementary School, is over

1,800 feet from the subdivision.

Future residential development on the three lots would marginally increase demands for school services. However, Senate Bill 50 (SB 50, The Leroy F. Greene School Facilities Act) and Proposition 1A (both of which passed in 1998) provide a comprehensive school facility financing and reform program. Any additional demand created by the proposed subdivision would be mitigated by payment of school fees pursuant to Section 65996 of the California Government Code (2014b). Thus, there will not be any project-specific or cumulative impacts related to existing school facilities.

34a-2. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 34a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

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							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?						X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 through 34b-4. The closest library to the proposed subdivision is the Oak View Library, addressed as 555 Mahoney Avenue, which is located approximately 1.9 miles south of the subdivision. The proposed subdivision and future development of the three lots 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 future development would not result in a significant demand on library resources, thereby warranting the need for the construction of new library facilities.

Thus, there will not be any project-specific or cumulative impacts related to library services.

34b-5. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 34b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. No residual impacts.

Issue (Responsible Department) *	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, Regional Trails/Corridors - 2.5 miles per 1,000 population?		X				X		

c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

35a through 35c. The proposed subdivision and reasonably foreseeable development of the resulting lots does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. There are no parks/facilities and/or regional trails/corridors located on, or immediately adjacent to the proposed subdivision site. Lake Casitas Recreation Area is located approximately 1.06 miles southwest of the subdivision. The closest trail, the Casitas Shoreline Lake Trail, is also located approximately 1.06 miles southwest of the subdivision. At these distances, development on the proposed lots will not have an adverse effect on the development, maintenance, or use of public trails. Furthermore, the County collects fees pursuant to the 1975 Quimby Act for the purpose of reserving land for public open space and recreation. The map will be conditioned to require the Subdivider to pay all Quimby fees as determined by the General Services Agency – Parks Department, pursuant to Ventura County Ordinance Code (2014b, § 8297-4 et seq.). This condition is for the purpose of providing fees in lieu of land dedication for local park acquisition or development for the future residents of the subdivision. Therefore, project-specific and cumulative impacts related to trails is considered less than significant.

35d. The proposed subdivision is consistent with the *Ventura County 2040 General Plan* for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No mitigation required. Residual impacts will be less than significant.

***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, Item 4 of the Initial Study, with the imposition of the recommended mitigation measures, the proposed subdivision 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 project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

3. As stated in Section B, with the imposition of the recommended mitigation measures, the proposed subdivision does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

4. As stated in Section B, the proposed subdivision will have at most a less than significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

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

Kristina Boero, Senior Planner

3-9-2021
Date

Attachments:

Attachment 1	Aerial Map
Attachment 2	General Plan, Area Plan and Zoning Maps
Attachment 3	Tentative Parcel Map No. 6011

Attachment 4	Arborist Report and Tree Protection Plan, prepared by Bill Millet, dated July 10, 2020, Revised October 6, 2020
Attachment 5	Pending and Recently Approved Projects List
Attachment 6	Initial Study Biological Assessment prepared by Padre Associates, dated September 25, 2020
Attachment 7	Geologic and Geotechnical Engineering Investigation Report, prepared by Mark Kruger Geology, Inc., dated, October 18, 2018
Attachment 8	Works Cited

Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 10-12-2020
Source: Pictometry: 2019

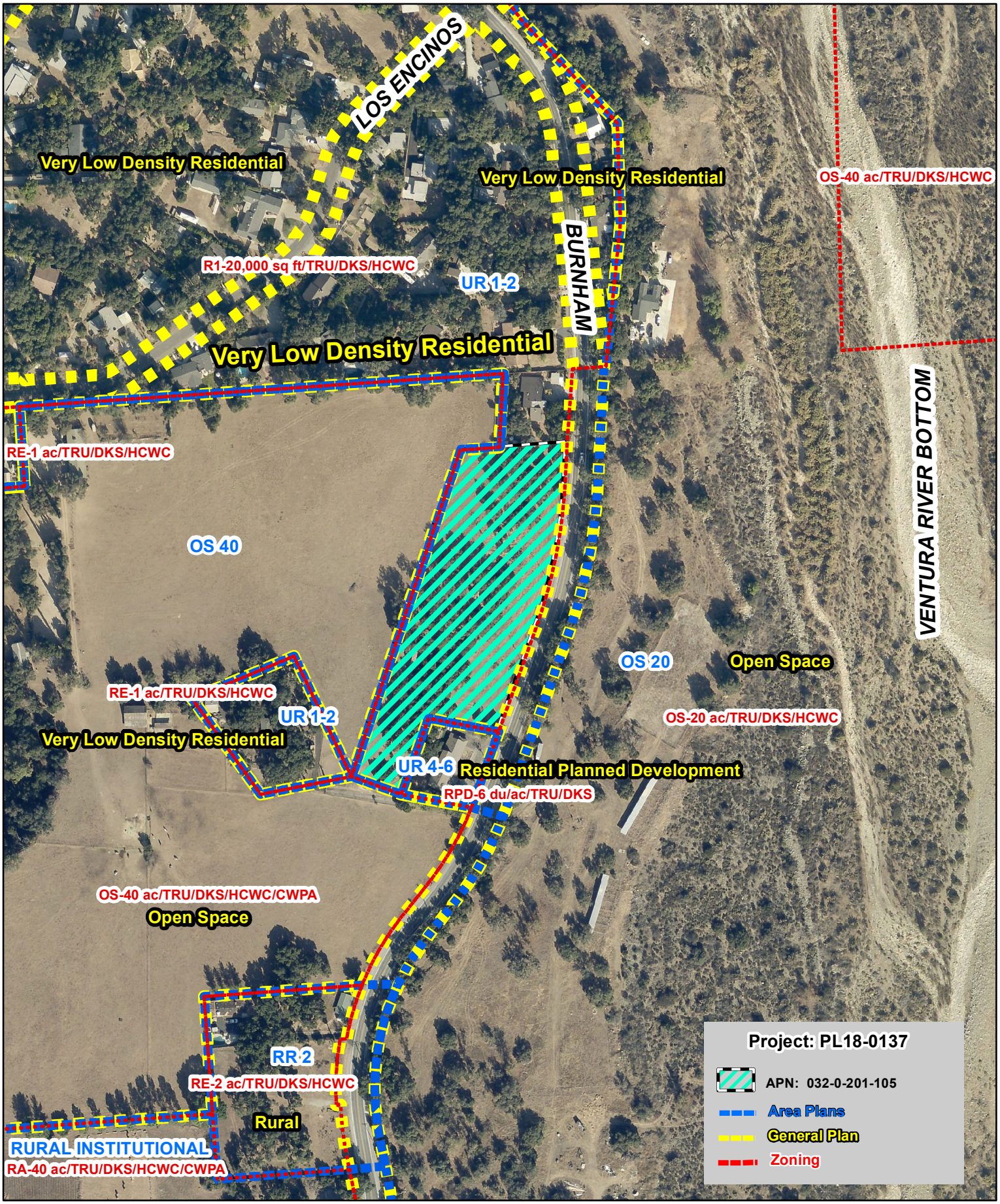
RMAgis

County of Ventura
Mitigated Negative Declaration
PL18-0137
Attachment 1 - Aerial Map

0 50 100 Feet

N

RH



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 04-09-2021
Source: Pictometry: 2019

RMAgis

County of Ventura
Mitigated Negative Declaration
PL18-0137
Attachment 2 - General Plan, Ojai Valley Area Plan and Zoning Map

0 100 200 Feet

RH


PARCEL 2
PM NO. 5373
63 PM 55
APN 032-0-201-145
ZONE RE-1
AC/TRU/DKS/HCWC
PARCEL 3
PM NO. 5373
63 PM 55
APN 032-0-201-155
ZONE OS-40
AC/TRU/DKS/HCWC/CWPA
PARCEL 1
GROSS AREA=1.78 ACRES
PARCEL 2
GROSS AREA=0.75 ACRES
PARCEL 3
GROSS AREA=0.76 ACRES
C/L OF EXIST 10' WIDE EASEMENT TO SCE PER DOC NO. 14332 RECORDED JUNE 25, 1952 IN BOOK 1073 PAGE 437 OF OFFICIAL RECORDS
EX. OAK TREE CANOPY
EXIST 30' WIDE EASEMENT PER DOC NO. 2000-0176833-00 RECORDED NOVEMBER 7, 2000 AND DOC NO. 2001-0000315-00 RECORDED JANUARY 2, 2001.
ZONE RPD-6 DU/AC/TRU/DKS
APN 032-0-201-115
FUTURE PAD
9,788 S.F.
FG 504
FUTURE PAD
5,890 S.F.
FG 508
FUTURE PAD
4,682 S.F.
FG 512
FUTURE PAD
6,760 S.F.
FG 522
PROPOSED 10' WIDE PRIVATE UTILITY EASEMENT
PROPOSED LOT LINE
FISH'S MILKWORT PLANT
EX. C/L 20' WIDE EASEMENT TO OAKVIEW SANITARY DISTRICT PER 2616 O.R. 105
EX. FIRE HYDRANT
EX. HEADWALL
PROPOSED 4" SEWER LATERAL
PROPOSED 6" SEWER LINE
PROP. FH
1138 O.R. 386
APN 032-0-201-025
BURNHAM
ROAD
6" WATER
FEMA 100 YEAR FLOOD HAZARD BOUNDARY
EX. 21" VCP SEWER LINE
ELEVATION 494.00'
ELEVATION 499.00'
PROPOSED 6" SEWER LINE POINT OF CONNECTION
EX. 60' WIDE EASEMENT TO COUNTY OF VENTURA PER 617 O.R. 400
PROPOSED 10' WIDE PRIVATE UTILITY EASEMENT
EX. 8" VCP SEWER LINE

PUBLIC UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO. (SCE)
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: AT&T
CABLE TELEVISION: SPECTRUM
WATER: VENTURA RIVER WATER DISTRICT
SEWER: OJAI VALLEY SANITATION DISTRICT

LAND USE DATA

A. AREA
GROSS AREA 3.29 ACRES

B. PROJECT LOCATION
BURNHAM ROAD, VENTURA COUNTY

C. ZONING & GENERAL PLAN DESIGNATION
R1 20,000 SF FT/TRU/DKS/HCWC

D. ASSESSORS PARCEL No.
032-0-201-105

E. PROPERTY USE
EXISTING-VACANT
PROPOSED-RESIDENTIAL/SINGLE-FAMILY

G. FLOOD ZONE
FLOOD ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER PANEL NO. 06111C0566E DATED JANUARY 20, 2010.

LEGEND

PROPOSED

- 20 — PARCEL NUMBER
- 11.7 — PAD ELEV.
- W — WATER
- S — SEWER
- EASEMENT LINE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT

EXISTING

- W — WATER
- S — SEWER
- G — GAS
- OHE — OVERHEAD ELEC.
- FIRE HYDRANT
- POWER POLE
- 510 — CONTOUR LINE
- SANITARY SEWER MANHOLE
- FENCE LINE
- FENCE LINE
- T-3 — TRENCH LOCATION PER SOILS REPORT
- T348, E21-420 — TREE NUMBER & LOCATION PER TREE REPORT

ABBREVIATIONS

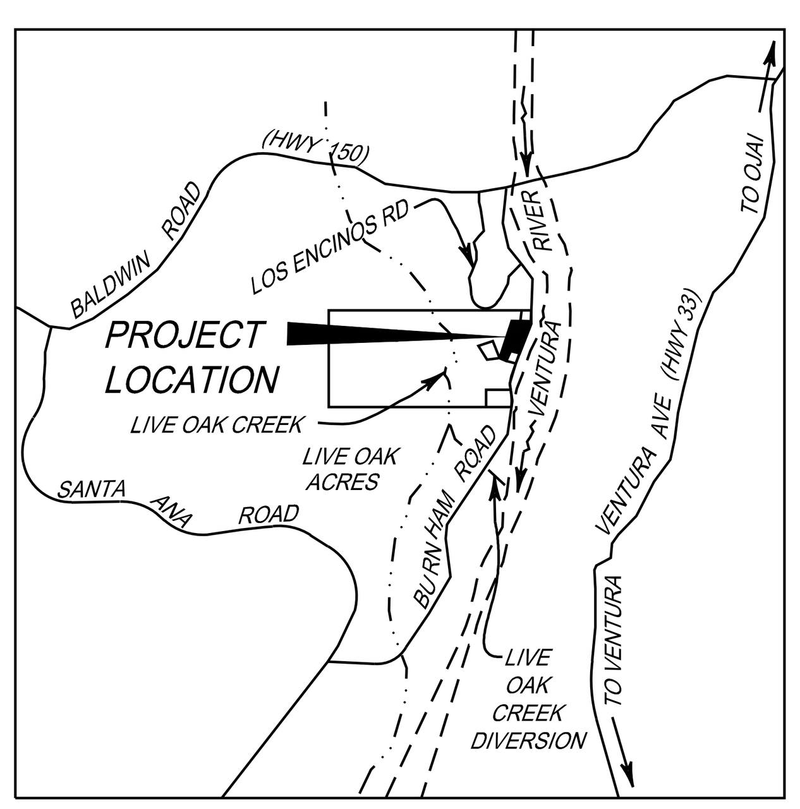
FS	FINISH SURFACE
FG	FINISH GRADE
EX	EXISTING
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SF	SQUARE FOOTAGE
PM	PARCEL MAP
OR	OFFICIAL RECORD
APN	ASSESSOR PARCEL NUMBER
C/L	CENTER LINE
T	TREE
MIN	MINIMUM

CURVE DATA (THIS SHEET ONLY)

○	Δ	R	L	T
1	01°52'01"	970.00' (R1)	31.61'	15.81'
2	09°09'32"	970.00' (R1)	155.06'	77.70'
3	05°43'50"	970.00' (R1)	97.01'	48.55'

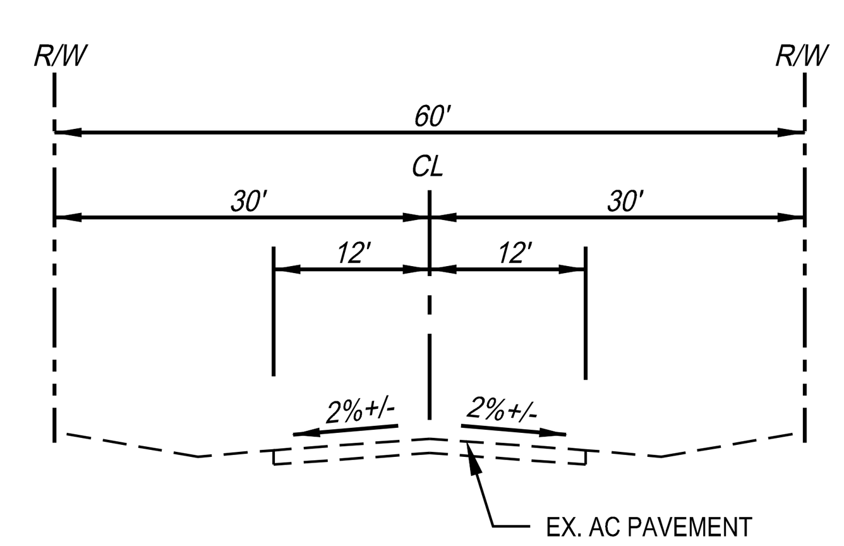
NOTE:

1. FOR EXISTING TREE INFORMATION AND ASSESSMENT, SEE THE ARBORIST'S TREE PROTECTION PLAN.
2. TOPOGRAPHIC SURVEY PREPARED BY JENSEN DESIGN & SURVEY INC.



VICINITY MAP
NOT TO SCALE

County of Ventura
Mitigated Negative Declaration
PL18-0137
Attachment 3 - Tentative Parcel Map No. 6011



BURNHAM ROAD
NTS

SUBDIVIDER/OWNER:
MATTHEW PORTENSTEIN
P.O. BOX 472
OAK VIEW, CA 93022
(909) 725-9743 CELL
MPORTENSTEIN@GMAIL.COM

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PROJECT NO. 78-2020

PREPARED BY:
Gamble Engineering Inc.
Civil Engineering & Surveying
1279 Poli Street - Ventura, CA 93001
(805) 652-1973 - www.gambleengineering.com

ISABELLA DO VAL GAMBLE RCE 68224 — 12/17/2020 DATE

No. 68224
EXP. 09-30-21

TENTATIVE PARCEL MAP No. 6011
FOR
MATTHEW PORTENSTEIN

PARCEL 1 OF PARCEL MAP No. 5373, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 63, PAGES 55 TO 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Bill Mellett Design
Landscape Architect
Certified Arborist

July 10, 2020
Revised 10/5/2020

Re: Burnham Rd.
APN: 032-0-201-105
Ojai, CA 93023

To Whom It May Concern:

ARBORIST REPORT

At the request of Matt Portenstein, the property owner, I visited the site on the following dates: 6/28/2018, 12/13/2019, 2/23/2020, 6/23/2020, 9/30/202020 and made the following observations and recommendations regarding the Coast Live Oak *Quercus agrifolia* trees referred to as trees #146 through #424 in this report.This report is a follow up to the report from 12/20/2019. A standard visual assessment of the condition of the subject trees was performed. Each of the trees was individually assessed and reported. No invasive examinations or excavation of the roots was performed.
The purpose of this report is to address the condition of existing protected trees potentially affected by the proposed subdivision of the property and any future development. Information regarding the proposed project, including a topographic map and site plan, was obtained from the property owner. Generally, the trees are all in poor to very poor condition and all are competing for limited resources. The report provides data and information concerning existing trees.

The County of Ventura requires a health assessment of each protected tree that is to be removed or where construction activities would occur within the Tree Protection Zone (TPZ). The TPZ includes the canopy of the tree plus 5 feet or a minimum of 15 feet from the trunk, whichever is greater. This report provides the results of the health assessments of the twenty-four individual Oak trees. Any future development within the TPZ of any trees should be closely monitored.

Site

The proposed development study area encompasses an approx. 3.28-acre parcel located on the west side of Burnham Rd. The site consists of Oak woodland and non-native grassland. Understory and native ground cover are lacking in this area. The site is extremely rocky and the soils are sandy.

Method Of Study

- The trees were not tagged.
- Live tree trunk and canopy diameters were recorded.
- All trees were assessed for health and structure.

This assessment is intended for planning purposes only and is not intended to be used to determine the risk of failure of any tree assessed.

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

1. The trees are in generally poor condition and being crowded by adjacent oaks. Many trees are leaning and exhibiting signs of severe drought stress and are in advanced decline. Trees affected by decline diseases exhibit symptoms that become more numerous and severe with time. Stress indicators are as follows: Sparse foliage, Twig dieback, dead wood, exocormic growth and unhealed wounds. Some trees also have evidence of rot in the main trunk. Root, stem, and branch decay fungi commonly exploit trees in advanced stages of decline. Symptoms will persist and intensify over time with progressive deterioration in tree condition, ending in death and tree failure.
2. Information on individual trees contained in this assessment are included in the attached tree protection plan.
3. The western building pad on proposed Parcel 2 was removed which will avoid removal of any protected trees.
4. There will be no oak tree removal as a result of reasonable foreseeable development of the three proposed lots.
5. Trees #146 and #147 on Parcel 3 will have some TPZ encroachment with the construction of the driveway on Parcel 3. Tree #146 & Tree #147 are both in poor condition and advanced decline. Both trees are showing evidence of extensive beetle activity and potential root rot. The proposed construction encroachment into the TPZ of these two trees will involve grading for vehicular access. The grading required should be minimal and if care is taken during excavation for the proposed driveway and all tree protection guidelines set forth in the Tree Protection Plan dated 8/1/2018 (Rev. Dates 7/28/2020, 9/29/2020) are followed, any associated construction impact to these trees should be minimal. It is unlikely that these trees will recover from their current condition based on their advanced decline, and are likely to fail prior to the start of construction.
6. Tree #146 has an appraised value of $9,800, and Tree #147 has an appraised value of $6,100.

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Photo showing exfoliating bark and continued decline.

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Street view May 2017

Street View July 2018 showing decline in one year.

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
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Condition of Trees

Condition of Trees

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
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Recently fallen trees

Recently fallen tree limb

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

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Lot #2 lower terrace

Lot #2 upper terrace

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Tree #182

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Left to Right: Tree #418, Tree #419, Tree #420

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Tree #420

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Tree #416

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Tree #424

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Tree #182

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Tree #146

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Tree #147

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

SITE PLAN

Photo showing location of subject trees and Oak woodland.

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Bill Mellett Design
Landscape Architect
Certified Arborist

Conclusion:
Most of the subject Quercus agrifolia trees are in poor to very poor condition and have declined further since my site visit on 12/13/2019. There are numerous trees and large branches which have fallen sinve my last visit. Because of the very poor health of these trees, it is unlikely many will recover. Competition for limited resources can predispose trees to “decline diseases” that can reduce a tree's natural ability to fight off secondary pathogens. The recent rains have helped some of the trees, but others have declined as a result of advancing root rot. I recommend that the trees in advanced decline and exhibiting signs of potential failure be removed to reduce competition with surrounding healthier trees. If the tree protection notes and guidelines are followed impacts can be reduced significantly.

I certify that all the statements of fact in this appraisal are true, complete, and correct to the best of my knowledge and belief and that they are made in good faith.

If you have any questions or need clarification on any item please do not hesitate to contact me.

Sincerely,

Bill Mellett

Bill Mellett
I.S.A. Certified Arborist # WE-7619A
ASLA Landscape Architects Lic. #485252

805.640.0168 bill@bmdla.com
PO Box 104 Ojai, CA 93024
L.A. Lic. # 4464 Arborist Cert. # WE-7619A

Trunk Formula Method

Case #E01-146 Property APN: 032-0-201-155 Date 09/14/2020

Appraiser Bill Mellett

Field Observations

1. **Species** Quercus agrifolia
2. **Condition** 30 %
3. **Trunk Circumference** 83 in./cm **Diameter** 26.5 in./cm
4. **Location** % = [**Site** 60 % + **Contribution** 40 % + **Placement** 60 %] ÷ 3 = 53 %

Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information

5. **Species** rating 90 %
6. **Replacement Tree Size** (diameter) 4 in./cm
   (Trunk Area) 12.56 in^2/cm^2 TA_R
7. **Replacement Tree Cost** $ 1800
   (see Regional Information to use **Cost** selected)
8. **Installation Cost** $ 1800
9. **Installed Tree Cost** (#7 + #8) $ 3600
10. **Unit Tree Cost** $ 120.00 per in^2/cm^2
    (see Regional Information to use **Cost** selected)

Calculations by Appraiser using Field and Regional Information

11. **Appraised Trunk Area:**
    (TA_A or ATA_A; use Tables 4.4–4.7)
    or c^2 (#3) 6889 × 0.08
    or d^2 (#3) 702 × 0.785
    = 551 in^2/cm^2
12. **Appraised Tree Trunk Increase** (TA_{INCR}) =
    TA_A or ATA_A 551 in^2/cm^2 (#11) – TA_R 12.56 in^2/cm^2 (#6) = 538 in^2/cm^2
13. **Basic Tree Cost** = TA_{INCR} (#12) 538 in^2/cm^2 × **Unit Tree Cost** (#10) $120.00 per in^2/cm^2 + **Installed Tree Cost** (#9) $ 3600 = $ 68160
14. **Appraised Value** = **Basic Tree Cost** (#13) $ 68160 × **Species** rating (#5) 90 % × **Condition** (#2) 30 % × **Location** (#4) 53 % = $ 9753
15. If the **Appraised Value** is $5,000 or more, round it to the nearest $100; if it is less, round to the nearest $10.
16. **Appraised Value** = (#14) $ 9,800

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The **Wholesale Replacement Tree Cost**, the **Retail Replacement Tree Cost**, or the **Installed Tree Cost** (#9) divided by the **Replacement Tree Size** (#6) can be used for the **Unit Tree Cost** (#10), or it can be set by the Regional Plant Appraisal Committee.

Trunk Formula Method

Case #E02-147 Property APN: 032-0-201-155 Date 09/14/2020

Appraiser Bill Mellett

Field Observations

1. **Species** Quercus agrifolia
2. **Condition** 30 %
3. **Trunk Circumference** 71 in./cm **Diameter** 22.5 in./cm
4. **Location** % = [**Site** 60 % + **Contribution** 30 % + **Placement** 45 %] ÷ 3 = 45 %

Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information

5. **Species** rating 90 %
6. **Replacement Tree Size** (diameter) 4 in./cm
   (Trunk Area) 12.56 in^2/cm^2 TA_R
7. **Replacement Tree Cost** $ 1800
   (see Regional Information to use **Cost** selected)
8. **Installation Cost** $ 1800
9. **Installed Tree Cost** (#7 + #8) $ 3600
10. **Unit Tree Cost** $ 120.00 per in^2/cm^2
    (see Regional Information to use **Cost** selected)

Calculations by Appraiser using Field and Regional Information

11. **Appraised Trunk Area:**
    (TA_A or ATA_A; use Tables 4.4–4.7)
    or c^2 (#3) 5041 × 0.08
    or d^2 (#3) 506 × 0.785
    = 400 in^2/cm^2
12. **Appraised Tree Trunk Increase** (TA_{INCR}) =
    TA_A or ATA_A 400 in^2/cm^2 (#11) – TA_R 12.56 in^2/cm^2 (#6) = 387 in^2/cm^2
13. **Basic Tree Cost** = TA_{INCR} (#12) 387 in^2/cm^2 × **Unit Tree Cost** (#10) $120.00 per in^2/cm^2 + **Installed Tree Cost** (#9) $ 3600 = $ 50,040
14. **Appraised Value** = **Basic Tree Cost** (#13) $ 50040 × **Species** rating (#5) 90 % × **Condition** (#2) 30 % × **Location** (#4) 45 % = $ 6079
15. If the **Appraised Value** is $5,000 or more, round it to the nearest $100; if it is less, round to the nearest $10.
16. **Appraised Value** = (#14) $ 6,100

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The **Wholesale Replacement Tree Cost**, the **Retail Replacement Tree Cost**, or the **Installed Tree Cost** (#9) divided by the **Replacement Tree Size** (#6) can be used for the **Unit Tree Cost** (#10), or it can be set by the Regional Plant Appraisal Committee.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.
2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.
3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.
4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.
5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4' OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.
6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.
7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.
8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.
9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.
10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.
12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.
13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.
14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.
15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.
16. TREES THAT ARE DAMAGED (MORE THAN 20% ENCROACHMENT INTO THE TREE PROTECTION ZONE) SHALL BE REPLACED.

VENTURA COUNTY TREE PROTECTION GUIDELINES

1. All tree protection conditions of approval and mitigation measures shall be printed on grading and building plans submitted for approval by the Building Official.
2. Prior to initiating of and construction activities all tree protection measures shall be installed and verified by the County of Ventura.
3. The applicant shall be responsible for providing the County of Ventura and the project's Monitoring Arborist (Arborist of Record) a minimum 48-hours' notice of any changes in the scope of work and shall insure that all work is performed in accordance with applicable ordinances, permits and procedures. Work performed within the protected dripline zones and the critical root zone (CRZ) of the trees shall be preceded by not less than 48-hours' notice of same to the project's Monitoring Arborist.
4. All work conducted within the protected dripline zone and the CRZ of the trees shall be performed in the presence of the project's Monitoring Arborist. The project's Monitoring Arborist shall be an ISA Certified Arborist, ASCA Registered Consulting Arborist, or other County-approved tree monitor. The protected zone shall commence from a point five (5) feet outside of the canopy and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of a tree. Monitoring of the work by a consulting arborist may be subject to inspection and approval by the County and shall not relieve the contractor of the obligation to fulfill all of these conditions.
5. Grading or trenching work in the protected dripline zone and the CRZ of the trees approved for encroachment must be done using hand implements only; the use of mechanized tools or equipment is prohibited except where absolutely necessary AND pre-approved by the County and the project's Monitoring Arborist. Where absolutely necessary and as approved by the County, limited mechanized equipment may be used as follows: a rubber-tired excavator or larger mechanized equipment may be set up outside of the protected dripline zone of the trees and can reach under the canopies to avoid damage to the overhanging limbs. When pre-approved, other equipment may be used within the protected zone of the trees that have been approved for such encroachment in the Protected Tree Permit. Placement of anti-compaction material prior to protected zone access by equipment is required.
6. Removal of the natural leaf mulch within the protected zone of the project oak trees is prohibited except where absolutely necessary for encroachment.
7. Upon completion of the work associated with each oak tree approved for encroachment, a four to six inch layer of certified mulch shall be placed within the protected zone. Where feasible, the native leaf litter should be retained and used as the mulching material.
8. Equipment, materials, and vehicles shall not be stored, parked or operated within the protected zone of any tree, except on an existing improved road base for work that is being performed with encroachment approval.
9. Prior to issuance of grading permits, the applicant or his/her representative shall provide the County with a copy of the final protective fencing plan for the trees to be preserved onsite.

> WARNING: THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY OF VENTURA (Public Counter Services 805.654.2488)
> THIS FENCE SHALL NOT BE REMOVED.

10. Fences shall remain in place throughout the entire demolition, grubbing, grading, and construction period and shall not be removed without obtaining written authorization from the County of Ventura Planning Division.
11. All work conducted within the protected zone of the trees should be verified by the Monitoring Arborist and the County at the conclusion of the project. A certification letter shall be required for all work conducted upon protected trees and shall be submitted within 30 working days after completion of the work certifying that all of the work was conducted in accordance with the appropriate tree-related permits and the tree-related conditions of approval for the project.
12. Drainage - Natural drainage courses and natural grades around the existing trees shall not be altered. Surface runoff from adjacent areas shall be directed away from preservation areas and shall not increase runoff to those areas. Water shall not be allowed to pond or accumulate within the dripline of any tree.
13. Pruning - Trimming can occur when necessary but will require a permit if the work is significant. Please check with the Planning Division before doing any trimming. While modest pruning practices must always be used to protect the tree's health. No climbing spurs can be used by the tree trimmers.
14. Weed Control - Use of soil sterilizers shall be prohibited under and around existing trees. Sterilizers may leach into the root system and kill the tree. Use of pre-emergent weed killers shall be prohibited within 100 feet of any individual tree or within a natural drainage that seasonally irrigates trees.
15. In order to avoid impacts to nesting raptors and other birds, tree removal should be timed to avoid bird nesting season (February 1st through August 31st). If tree removal activities take place during the specified nesting season, prior to the initiation of any tree trimming, pruning, or removal, the Applicant shall retain a County-qualified biologist to determine presence or absence of nesting birds and shall submit a written report for review and approval by the County of Ventura Planning Division. Should active nests be noted during the survey, tree trimming, pruning or removal shall not be conducted until the County-qualified biologist attest that the nest is no longer active (Ventura County Tree Protection Guidelines, Tree Permit Requirements).

Existing Tree Report												
ID	Botanical Name	Common Name	Average Spread	Height	DBH	No. of Stems	Condition	Recommendation	Vigour	Date Assessed	% CRZ Encroachment	Notes
E.01 - 146	Quercus agrifolia	Coast Live Oak	50'0"	48'0"	22 1/2"	2	D	Retain	Poor	12/13/19	6%	Beetle Activity
E.02 - 147	Quercus agrifolia	Coast Live Oak	30'0"	30'0"	110 1/2"	1	D	Retain	Poor	12/13/19	20%	Dead Wood
E.18 - 416	Quercus agrifolia	Coast Live Oak	45'0"	48'0"	15 1/8"	1	C -	Retain	Average	12/13/19	0%	Beetle Activity, Vertical Cracks
E.19 - 418	Quercus agrifolia	Coast Live Oak	45'0"	50'0"	22 3/8"	2	D -	Retain	Poor	12/13/19	0%	Beetle Activity, Advanced Root Rot
E.20 - 419	Quercus agrifolia	Coast Live Oak	8'0"	16'0"	111 1/2"	2	D	Retain	Average	12/13/19	0%	Beetle Activity
E.21 - 420	Quercus agrifolia	Coast Live Oak	15'0"	17'0"	10 1/2"	1	D	Retain	Average	12/13/19	0%	Beetle Activity, Root Rot, Leaning
E.22 - 421	Quercus agrifolia	Coast Live Oak	15'0"	19'0"	11 3/4"	2	D -	Retain	Poor	12/13/19	0%	Beetle Activity, Root Rot, Dead Wood
E.24 - 423	Quercus agrifolia	Coast Live Oak	12'0"	16'0"	8 3/4"	2	D -	Retain	Poor	12/13/19	0%	Beetle Activity, Vertical Cracks. Exfoliating bark. Very poor health.
E.25 - 424	Quercus agrifolia	Coast Live Oak	22'0"	35'0"	16"	1	F	Retain	Poor	12/13/19	0%	Beetle Activity,Advanced Root Rot, Exfoliating bark. Very Poor Health
E.27 - 170	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	10"	1	F	Retain	Poor	6/23/20	0%	Dead and Removed
E.28 - 180	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	10"	1	F	Retain	Poor	7/30/18	0%	Dead
E.29 - 181	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	10"	1	F	Retain	Poor	7/30/18	0%	Dead
E.30 - 182	Quercus agrifolia	Coast Live Oak	18'0"	20'0"	12"	1	F	Retain	Poor	7/30/18	0%	Dead
E.31 - 183	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	10"	1	F	Retain	Poor	7/30/18	0%	Dead
E.32 -184	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	10"	1	F	Retain	Poor	7/30/18	0%	Dead

NOTES:
A SITE VISIT WAS MADE ON 2/23/20 TO RE-EVALUATE THE PROTECTED OAK TREES AND THE FOLLOWING OBSERVATIONS WERE MADE:.
1. ALL OF THE TREES ARE IN DECLINING CONDITION.
2. APPROXIMATELY FIVE TREES HAVE DIED SINCE MY LAST SITE VISIT IN JAN. 2020.
3. THERE IS EVIDENCE OF MULTIPLE LARGE BRANCH FAILURES FROM NUMEROUS TREES.
4. IT IS LIKELY ADDITIONAL TREES WILL DIE PRIOR TO THE START OF THE PROPOSED DEVELOPMENT OF THE PROPERTY.

Bill Mellett — JULY 10, 2020
ARBORIST SIGNATURE — DATE

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

Bill Mellett — July 28, 2020
ARBORIST SIGNATURE — DATE

TREE PROTECTION PLAN

SCALE: 1" = 30'

0 30' 60' 90'

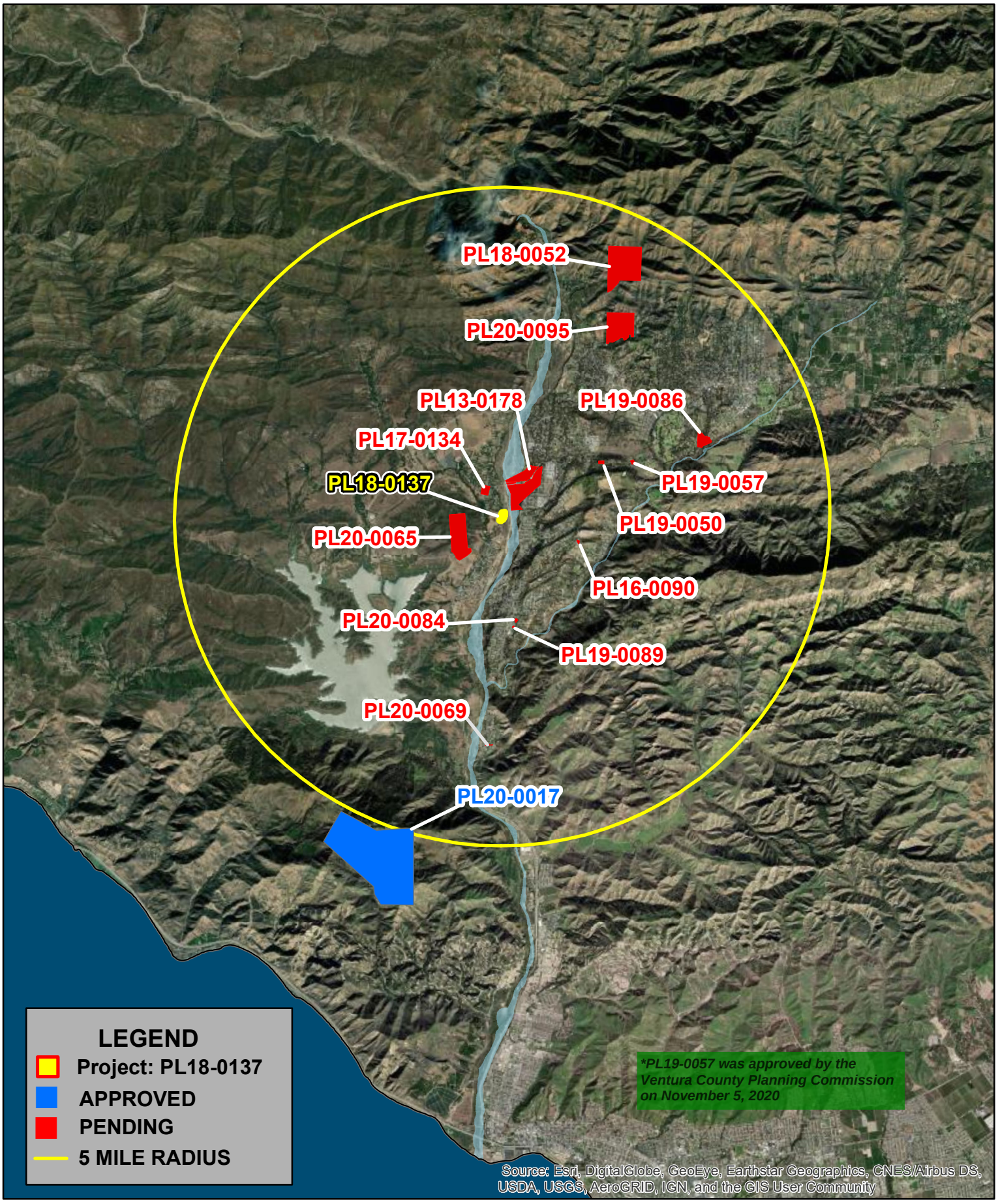
REVISIONS
- 01/16/2020 UPDATE TREE REPORT
- 07/13/2020 UPDATE TREE REPORT
- 07/29/2020 UPDATE TREE REPORT
- 09/15/2020 UPDATE TREE REPORT
- 09/29/2020 UPDATE TREE REPORT

PROJECT: PORTENSTEIN
APN: 032-0-201-105

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
P.O. BOX 1195
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 490-0168
EMAIL@BMDLA.COM

DATE: 08/01/2018
SCALE: AS SHOWN
DRAWN: WLM
JOB: 1828
SHEET: TPP1.0
01 of 01 Sheets

Rev 2/10/20
File name: 2020.07.13 Portenstein TPP1.vwx



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 10-12-2020
This aerial imagery is under the copyrights of Pictometry 2018

RMAgis

County of Ventura
Mitigated Negative Declaration
PL18-0137
Attachment 5 - Pending and Recently Approved Projects List

0 1 2 Miles

RH

Initial Study Biological Assessment

Original ISBA report date: October 12, 2018

Revision report date: March 23, 2020; August 5, 2020, September 25, 2020

Case number: PL18-0137; TPM 6011

Permit type: Tentative Parcel Map

Applicant: Matthew Portenstein

Planning Division case planner: Kristina Boero

Total parcel(s) size (acres): 3.29

Assessor Parcel Number(s): 032-0-201-105

Development proposal description:

The applicant proposes to subdivide the 3.29-acre property into three parcels, including a primary residence on Parcels 1 and 2 and a primary residence and potential caretaker residence on Parcel 3. The three parcels would include a southern 1.79-acre parcel (Parcel 1) and two 0.75 acre parcels (Parcels 2 and 3) to the north. Access to the three parcels and all proposed building pads would be provided from Burnham Road.

Prepared for Ventura County Planning Division by:

As an approved and contracted biologist with 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.

Approved Biologist (signature): 		**Date**: September 25, 2020
Name (printed): Matt Ingamells	Title: Senior Biologist	Company: Padre Associates
Phone: 805/644-2220 ext. 13	email: mingamells@padreinc.com	

Other Biologist (signature):		Date:
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

Initial Study Checklist

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

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

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant

* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

Contents

Maps

Attachments

Summary

The applicant proposes to subdivide the 3.29-acre property into three parcels, including a southern 1.79-acre parcel (Parcel 1) and two 0.75-acre parcels (Parcels 2 and 3) to the north. Access to the three parcels and all proposed building pads would be provided from Burnham Road. The project represents a modification to TPM no. 5878 (Case SD12-002). Therefore, the ISBA prepared for Case SD12-002 was used as a background document for this assessment.

Potentially significant impacts may include:

1. Indirect impacts to Fish's milkwort, a special-status plant species.
2. Loss of breeding habitat for Cooper's hawk.
3. Take of nesting migratory birds due to vegetation removal and construction activity.

Mitigation measures have been provided to reduce these impacts to less than significant levels.

This ISBA was updated/amended on August 4, 2020 to address comments from the Ventura County Planning Division provided in an e-mail from Jennifer Welch dated June 10, 2020. These comments are summarized below:

1. The Tentative Parcel Map, Arborist Report and ISBA are not consistent with one another.
2. Confirm the elimination of the western building site on Parcel 2 as shown in the ISBA.
3. Verify 0.22 acres of oak woodland will be impacted and no oak trees would be removed if the western building site on Parcel 2 is eliminated.
4. Mitigation is required for conversion of oak woodlands.

These comments have been addressed:

1. The Tentative Parcel Map (attached) and Arborist Report Tree Protection Plan (attached) have been updated to be consistent with the ISBA, primarily the elimination of the western building pad on Parcel 2.
2. As shown on the attached Tentative Parcel Map, the western building pad on Parcel 2 has been eliminated to avoid removal of oak trees.
3. The March 23, 2020 ISBA noted that oak tree removal would be avoided and oak woodland impacts reduced from 0.22 acres (October 12, 2018 ISBA) to 0.11 acres by the elimination of the western building pad on Parcel 2. Oak woodland impacts are associated with portions of the Parcel 3 access road and the eastern building pad under oak tree canopies.
4. Oak woodlands would not be converted, tree protection measures as identified on the attached Tree Protection Plan would be implemented to preserve oak trees in the long-term. However, the project arborist indicates oak trees are continuing to decline and die at the project site due to root rot and beetle infestations.

Section 1: Construction Footprint Description

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

Development Proposal Description

The applicant proposes to subdivide the 3.29-acre property into three parcels, including a primary residence on Parcels 1 and 2 and a primary residence and potential caretaker residence on Parcel 3. The three parcels would include a southern 1.79-acre parcel (Parcel 1) and two 0.75 acre parcels (Parcels 2 and 3) to the north. Access to the three parcels and all proposed building pads would be provided from Burnham Road.

Construction Footprint Size

The four proposed building pads with driveways would total approximately 0.74 acres of ground disturbance. Potential fire hazard fuel reduction areas (extending 100 feet from the building pads) would encompass an additional 1.8 acres within the property. Fire hazard fuel reduction would not occur in areas extending beyond the property boundary (Burnham Road public right-of-way and adjacent parcels).

Project Design for Impact Avoidance or Minimization

The building pads have been located to avoid oak tree removal and minimize impacts to oak woodlands. The building pads would also avoid a special-status plant species (Fish's milkwort [*Polygala cornuta* ssp. *fishiae*]) found on Parcel 2 (see Species Map).

Overlay Zones

None on the property.

Zoning

APN 032-0-201-105 (3.29 acres) is zoned R1-20,000 sf.

Elevation

Elevation across the property ranges from approximately 499 feet in the southeastern corner to about 522 feet in the northwestern corner.

Section 2: Survey Information

2.1 Survey Purpose

The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA (California Environmental Quality Act) Initial Study significance finding for biological resources. In general, ISBA's are intended to:

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

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100-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 1 (SA1)

The Survey Area encompassed the entire 3.29-acre property and up to 100-foot buffer which was limited by the lack of access to adjacent private property.

Location

The Survey Area is located in the Ventura River valley, between State Route 150 and Oak View.

Survey Area Boundaries

The Survey Area boundaries encompassed the entire 3.29-acre property and up to 100-foot buffer, including the proposed building pad locations, driveways and potential fuel reduction areas.

Survey Area Environmental Setting

The Survey Area consists of a relatively level area historically used for cattle grazing, and currently used for horse grazing, located just west of Burnham Road. The Survey Area supports annual brome grassland and *Quercus agrifolia* Woodland Alliance.

Surrounding Area Environmental Setting

Residential areas are located to the north and south of the Survey Area, with undeveloped lands and Lake Casitas to the west, and the Ventura River to the east.

Cover

55% native vegetation

45% non-native vegetation

0% agriculture/grazing

0% bare ground/cleared/graded

0% buildings, paved roads and other impervious cover

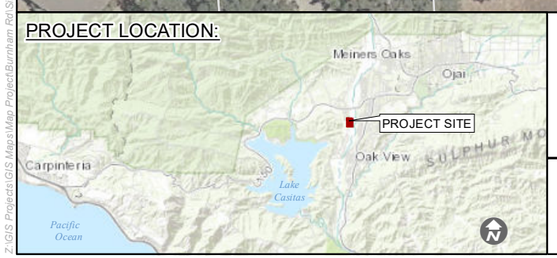
N

BURNHAM ROAD

P1 P2 P3 P4 P5

1 2 146 147 T177 T176 T175 T174 T182 T180 T184 T183 T185 T186 417 416 424 423 421 422 414 412 410 411 420 419 418 409 T349 408 T355 T341 T343 T189 T188 T190 T347 T356 T348 407 404 405 402 415 413 403 406 401 400

PROJECT LOCATION:



LEGEND:

- Photo Location
- Oak Tree Location
- Edge of Pavement
- Proposed Parcel Boundary
- Property Boundary
- Pad Limit
- Assessor Parcel Boundary
- Survey Area (SA1)
- Fuel Reduction Area (100 feet from building pads)

0 75 150
FEET

Source: Google Earth Pro Imagery August 2018, Jensen Design & Survey, Inc
Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME: TENTATIVE PARCEL MAP NO. 6011
VENTURA COUNTY, CA

PROJECT NUMBER: 1802-1701

DATE: March 2020

SITE AND SURVEY MAP

Z:\GIS Projects\GIS Maps\Map Project\Burnham Rd\Site and Survey Map.mxd, 3/23/2020

2.3 Methodology

References

- California Department of Fish and Wildlife, BIOS. (accessed March 19, 2020). BIOS is an internet-based biological data map server. This database was searched to identify other projects that have occurred in the vicinity of the subject property.
- California Department of Fish and Wildlife, RAREFIND5 (accessed March 19, 2020).
- A Manual of California Vegetation (Sawyer, J.O., T. Keeler-Wolf and J.M. Evens, 2009).
- California Department of Fish and Game, Vegetation Classification and Mapping Program, List of California Vegetation Alliances, September 2010.
- CNPS Inventory of Rare and Endangered Plants database.
- Critical habitat mapper, U.S. Fish & Wildlife Service (accessed March 19, 2020).
- Biological Resources CEQA Checklist for PM-5134 (Rincon Consultants, 1999).
- Biological Resources CEQA Checklist for CCC-0208/PM-5373 (Padre Associates, 2002).
- Initial Study Biological Assessment for Tentative Parcel Map. no. 5878; Case SD12-002 (Padre Associates, 2013).
- Seasonal Biological Survey Results for the Gramckow Property Project, Rancho Matilija, California: ZO 04-00008 (David Magney Environmental Consulting, 2006).
- Live Oak Creek Diversion Project Environmental Impact Report (Impact Sciences, 1998).
- Ventura River Levee Certification Vegetation Management Area Biological Survey Report (Padre Associates, 2009a).
- Ojai Valley Trail San Antonio Creek Bridge Mitigated Negative Declaration (Padre Associates, 2009b).

Survey Date & Details

Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	5/15/18	SA1	ISBA	720-855	Walked through all habitat areas on the property, used binoculars to survey adjacent private property		Matt Ingamells
SD2	6/19/18	SA1	Wildlife & oak tree update	710-935	Mapped and measured oak trees within and near proposed building pads, noted any wildlife observed		Matt Ingamells
SD3	3/20/20	SA1	ISBA update	830-1040	Updated botanical and wildlife inventory, and vegetation mapping		Matt Ingamells

Recon .....Reconnaissance
ISBA .....Initial Study Biological Assessment
Botanical.....Botanical Survey

Section 3: The Biological Inventory

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

3.1 Ecological Communities: Plant Communities, Physical Features and Wetlands

Background Research

Each of the references listed in Section 2.3 were consulted to identify biological resources of concern.

Plant Communities

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

Major Plant Communities Summary

The following is a description of each major plant community, based on the vegetation classification of A Manual of California Vegetation (Sawyer at al., 2009).

***Quercus agrifolia* Woodland Alliance**. This community occurs on the property as a strip of oak woodland parallel to Burnham Road. It is dominated by coast live oak (*Quercus agrifolia*) with an understory of non-native annual grasses and herbs including rip-gut grass (*Bromus diandrus*), hare barley (*Hordeum murinum*) and scattered holly-leaf redberry (*Rhamnus ilicifolia*). The health of many of the oak trees in the survey area was declining at the time of the May 15, 2018 biological survey. During the March 20, 2020 biological survey, it was observed that some of these trees had died. Grazing appears to have resulted in the loss of most woody vegetation under the oak canopy. This plant community is considered oak woodland and is subject to the California Oak Woodlands Act.

Annual Brome Grassland. This classification is used to describe historically grazed (cattle, horses, burros) and currently grazed areas (horses) dominated by non-native annual grasses. Dominant species include rip-gut grass, storks-bill (*Erodium botrys*) and fiddle-neck (*Amsinckia menziesii*). The portion of this plant community along Burnham Road appears to be mowed each year to meet County fire prevention requirements.

Physical Features

No potentially important physical features were found within the Survey Area.

Plant Communities							
Map Key (1)	**Association (Santa Monica Mountains Vegetation Classification)**	**Misc. (2)**	**Status (3)**	**Condition (4)**	**Acres in Project Site**	**Acres Impacted**	**Comments (5)**
PC1	*Quercus agrifolia woodland*		G5, S4 Cal OWA	Some trees have died likely due to drought stress, others are in poor health	SA1: 1.55	0.11	Impacts based on earthwork associated with the proposed building pads and driveways
PC2	*Annual brome grassland*			Grazed, mowed (in part)	SA1: 1.74	0.63	Impacts based on earthwork associated with the proposed building pads and driveways

LIC ..... Locally Important Plant Community
ESHA ..... Environmentally Sensitive Habitat Areas (Coastal Zone)
NatureServe Status:
G3/S3 Vulnerable
G4/S4 Apparently Secure
G5 Secure
Cal OWA Protected by the California Oak Woodlands Act

Waters and Wetlands

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

Protected wetlands or waters were not found within the survey area(s).

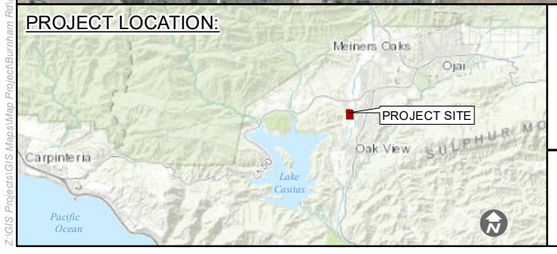
Waters and Wetlands Summary

For the purposes of this ISBA, wetlands are defined as areas that support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions (see Ventura County General Plan Goals, Policies and Programs). The Ventura River is located approximately 400 feet east of the property, and a blue-line stream (Live Oak Creek) is located approximately 750 feet west of the property. The National Wetlands Inventory indicates these drainages support wetlands. However, there are no waters or wetlands on the property.

Water/Wetland Buffers

General Plan Policy 1.5.2-4 requires a minimum 100 foot buffer from significant wetland habitats, but allows adjustment of the buffer upon evaluation by a qualified biologist. Since the property is located at least 400 feet from the nearest waters or wetlands, buffers are not required.

PROJECT LOCATION:



LEGEND:

- SSO2 (Fish's milkwort)
- Edge of Pavement
- Proposed Parcel Boundary
- Property Boundary
- Pad Limit
- Assessor Parcel Boundary
- Fuel Reduction Area (100 feet from building pads)

Plant Communities

- PC1 - Quercus agrifolia woodland
- PC2 - Annual brome grassland

0 75 150
FEET

Source: Google Earth Pro Imagery August 2018, Jensen Design & Survey, Inc
Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
Notes: This map was created for informational and display purposes only.

padre associates, inc.
ENGINEERS, GEOLOGISTS & ENVIRONMENTAL SCIENTISTS

PROJECT NAME:
TENTATIVE PARCEL MAP NO. 6011
VENTURA COUNTY, CA

PROJECT NUMBER: 1802-1701

DATE: March 2020

PLANT COMMUNITIES AND SPECIES MAP

Z:\GIS Projects\GIS Maps\Map Project\Burnham Rd\Plant Communities and Species Map.mxd, 3/23/2020

3.2 Species

Observed Species

A total of 34 vascular plant species were identified during botanical surveys conducted on May 15 and June 19, 2018 and March 20, 2020, within the Survey Area (see Appendix 2-A). Only 15 (44 percent) of these species are native to California, while 19 of these species (56 percent) are non-native species. The high proportion of non-native species indicates that much of the Survey Area has been disturbed by past and current grazing, and periodic mowing (in part). One special-status plant species was found within the Survey Area, Fish's milkwort.

A total of 28 vertebrate animal species were observed within the Survey Area (see Appendix 2-B), including 22 bird species and six mammal species. This list includes one domesticated animal (horse) observed grazing at the site. No special-status wildlife species were observed within the Survey Area.

Protected Trees

Oak trees protected under the County's Non-Coastal Zoning Ordinance Tree Protection Regulations occur on the project site. The project has been revised since the preparation of the original ISBA to eliminate the western building pad on proposed Parcel 2 which would avoid removal of any protected trees. Note that oak tree removals listed in the attached Tree Protection Plan are recommendations only and based solely on tree health and safety evaluations conducted by the project arborist.

Special-Status Species and Nests

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

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

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

Special-Status Species Summary

Fish's milkwort occurs within the Survey Area on proposed Parcel 2. The Special-Status Species Table on page 15 provides a summary of the potential for 15 special-status plant species (SSP1 through SSP15) known from the area to occur within the Survey Area. Due to the long disturbance history, lack of observations during spring botanical surveys conducted in 2013 (see Padre, 2013), on May 15, 2018 and March 20, 2020 and lack of suitable habitat, other special-status plant species are not anticipated to occur within the Survey Area.

The Special-Status Species Table on page 15 provides a summary of the potential for 15 special-status wildlife species (SSP16 through SSP30) known from the area to occur within the Survey Area. Cooper's hawk is known from the area and could nest in oak trees within the Survey Area. Due to the long disturbance history and lack of suitable habitat, other special-status wildlife species are not anticipated to occur within the Survey Area.

Critical habitat for the endangered southwestern willow flycatcher (SSP28) was designated on January 3, 2013 and includes the Ventura River from the Pacific Ocean to Matilija Hot Springs, as close as 230 feet east of the subject property. However, this habitat is unoccupied and designated as critical habitat only to meet recovery goals by providing suitable habitat available to flycatchers to move into if displaced by habitat loss or change.

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	*Quercus agrifolia*	Coast live oak	Protected tree	Observed	Woodlands, chaparral
SSO2	SD1	*Polygala cornuta var. fishiae*	Fish's milkwort	CNPS 4	Observed	Woodlands, chaparral
SSP1	CNDDB	*Astragalus didymocarpus var. milesianus*	Miles' milk-vetch	CNPS 1B	Low	Coastal scrub
SSP2	CNDDB	*Atriplex serenana var. davidsonii*	Davidson's salt-scale	CNPS 1B	Low	Coastal scrub, coastal bluff scrub
SSP3	CNDDB	*Calochortus fimbriatus*	Late-flowered mariposa lily	CNPS 1B	Low-Moderate	Chaparral, woodland, riparian woodland
SSP4	CNDDB	*Frittillaria ojaiensis*	Ojai fritillary	CNPS 1B	Low	Chaparral, broad-leaf forest, lower coniferous forest
SSP5	CNDDB	*Horkelia cuneata var. puberula*	Mesa horkelia	CNPS 1B	Low	Chaparral, woodland, coastal scrub
SSP6	CNDDB	*Imperata brevifolia*	California satin-tail	CNPS 2B	Low	Chaparral, coastal scrub, desert scrub, meadows, riparian scrub
SSP7	CNDDB	*Navarretia ojaiensis*	Ojai navarretia	CNPS 1B	Low	Chaparral, coastal scrub, grassland
SSP8	CNDDB	*Nolina cismontana*	Chaparral nolina	CNPS 1B	Low	Chaparral, coastal scrub
SSP9	CNDDB	*Sagittaria sanfordii*	Sanford's arrowhead	CNPS 1B	None	Freshwater marsh
SSP10	CNDDB	*Sidalcea neomexicana*	Salt Spring checker-bloom	CNPS 2B	Low	Chaparral, coastal scrub, lower coniferous forest, desert scrub
SSP11	CNDDB	*Monardella hypoleuca ssp. hypoleuca*	White-veined monardella	CNPS 1B	Low-Moderate	Chaparral, cismontane woodland
SSP12	CNDDB	*Quercus dumosa*	Nuttall's scrub oak	CNPS 1B	Low	Chaparral, coastal scrub, closed-cone coniferous forest
SSP13	CNPS Inventory	*Pseudognaphalium leucocephalum*	White rabbit-tobacco	CNPS 2B	Low	Chaparral, cismontane woodland, coastal scrub, riparian woodland
SSP14	CNPS Inventory	*Romneya coulterii*	Coulter's matilija poppy	CNPS 4	Low	Chaparral, coastal scrub
SSP15	CNDDB	*Navarretia peninsularis*	Baja navarretia	CNPS 1B	None	Chaparral, coniferous forest above 5000' elevation
SSP16	CNDDB	*Bombus crotchii*	Crotch bumble bee	SA	Low	Chaparral, coastal scrub

Special-Status Species						
SSP17	3,000 feet to the south, Impact Sciences, 1998	*Accipiter cooperii*	Cooper's hawk	WL	Moderate	Woodlands
SSP18	CNDDB	*Chaetodipus californicus femoralis*	Dulzura pocket mouse	SSC	Low	Chaparral, coastal scrub
SSP19	CNDDB	*Emys marmorata*	Western pond turtle	SSC	None	Ponds, stream pools
SSP20	CNDDB	*Lasiurus cinereus*	Hoary bat	SA	Low	Woodland, chaparral
SSP21	CNDDB	*Oncorhynchus mykiss*	Southern steelhead	FE, SSC	None	Perennial coastal streams
SSP22	CNDDB	*Phrynosoma blainvillii*	Coast horned lizard	SSC	Low	Chaparral, coastal scrub
SSP23	CNDDB	*Rana draytonii*	California red-legged frog	FT, SSC	Low-None	Ponds, perennial streams
SSP24	CNDDB	*Diadophis punctatus modestus*	San Bernardino ring-neck snake	SA	Low	Chaparral, coastal scrub
SSP25	Observed in the Ventura River near Casitas Springs, 2010	*Thamnophis hammondii*	Two-striped garter snake	SSC	Low-None	Ponds, streams
SSP26	Padre Associates, 2009a - lower Ventura River	*Vireo bellii pusillus*	Least Bell's vireo	FE, SE	Low	Riparian scrub
SSP27	CNDDB	*Athene cunicularia*	Burrowing owl	SSC	Low-None	Grassland, open shrublands
SSP28	Federal Register 1/3/13	*Empidonax traillii extimus*	Southwestern willow flycatcher	FE, SE	Low (migrant only)	Riparian forest
SSP29	CNDDB	*Eumops perotis femoralis*	Western mastiff bat	SSC	Low	Rock outcrops, chaparral
SSP30	CNDDB	*Taxidea taxus*	American badger	SSC	Low	Grasslands, open shrublands

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSO1	Yes	Yes		Found within the Survey Area within PC1, no oak trees would be removed
SSO2	Yes	Yes		Found within the Survey Area within PC1, not within proposed disturbance area
SSP1	No			
SSP2	No			
SSP3	No			
SSP4	No			
SSP5	No			
SSP6	No			
SSP7	No			
SSP8	No			
SSP9	No			

Special-Status Species				
SSP10	No			
SSP11	No			
SSP12	No			
SSP13	No			
SSP14	No			
SSP15	No			
SSP16	No			
SSP17	Yes	Yes	0.11	Could nest in oak trees on the site
SSP18	No			
SSP19	No			
SSP20	No			
SSP21	No			
SSP22	No			
SSP23	No			
SSP24	No			
SSP25	No			
SSP26	No			
SSP27	No			
SSP28	No			Designated critical habitat (unoccupied) is located along Ventura River approximately 230 feet east of the property.
SSP29	No			
SSP30	No			

FE .....Federal Endangered
FT .....Federal Threatened
FC.....Federal Candidate Species
FSC .....Federal Species of Concern
SA.....CDFW Special Animal
SFP.....California Fully Protected Species
SE.....California Endangered
ST .....California Threatened
SR.....California Rare
SSC .....California Species of Special Concern
WL .....CDFW Watch List
CDFW/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 2B .....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 .....Ventura County Locally Important Species

Nesting Bird Summary

Nests of birds protected by the federal Migratory Bird Treaty Act may be present in the survey areas, primarily within *Quercus agrifolia* Woodland Alliance (PC1).

3.3 Wildlife Movement and Connectivity

Wildlife movement or connectivity features, or evidence thereof, were not found within the survey area(s).

Mapped Corridors or Linkages

The project site and Survey Area are located within a habitat connectivity and wildlife corridor as identified by the Ventura County Planning Division. However, the project site is not located within the Oak View Critical Wildlife Passage Area. The project site and Survey Area are also located within the Sierra Madre-Castaic Connection, one of 15 priority landscape linkages identified by the South Coast Missing Linkages Project.

Connectivity Feature

No connectivity features were observed within Survey Area SA1. The project site includes a perimeter fence used to contain grazing horses. The northern, southern and eastern fencing is composed of woven wire topped with barbed wire, a total of six feet high. The western fence is four feet-tall and composed of barbed wire. Based on the definition provided in Section 8102-0 of the Non-Coastal Zoning Ordinance, the northern, southern and eastern fencing is considered “wildlife impermeable fencing”. The existing fencing substantially limits wildlife movement through the site. Most focused regional wildlife movement in the area is expected to occur along the Ventura River, at least 400 feet east of the Survey Area.

Section 4: Impact Assessment and Mitigation

4.1 Sufficiency of Biological Data

Biological data is sufficient for the purposes of the ISBA.

4.2 Impacts and Mitigation

Cumulative projects assessed in this section include projects listed in the Planning Division Pending Projects List and Recently Approved Projects List in the Ojai Valley and Ventura River Valley.

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

Listed Species

Based on field surveys and habitat assessment, endangered, threatened or rare species were not observed or anticipated to occur on the project site.

Non-listed Special-Status Species

Fish's milkwort occurs on proposed Parcel 2. Due to the long disturbance history, lack of observations during spring botanical surveys conducted in 2013 (see Padre, 2013), 2018 and 2020 and lack of suitable habitat, other special-status plant species are not anticipated to occur on the property. Fish's milkwort would be avoided by the proposed building pads and provided a minimum 20-foot buffer. However, fire hazard fuel reduction activities may result in the disturbance and/or loss of this species.

Special-status wildlife species anticipated to occur on the property are limited to Cooper's hawk, which could nest in oak trees on-site. Potential impacts to Cooper's hawk would be mitigated by measures provided below to address migratory birds.

Significance Finding – Project Impacts: Potentially Significant but Mitigable.

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable.

Avoidance and Minimization Measures
The project design was developed to avoid direct loss of Fish's milkwort.

MM-1: Avoidance of Indirect Impacts to Fish's Milkwort

Purpose: Avoid disturbance or inadvertent loss of Fish's milkwort.

Requirement: Install a fence around the Fish's milkwort population at the project site, approximately 20 feet from the nearest individual during all project-related construction. No disturbance shall be allowed within the fencing, including fuel reduction activities.

Documentation: The required fencing shall be shown on the Tentative Parcel Map and included as a condition of approval.

Timing: The required fencing shall be installed prior to any ground disturbance.

Monitoring and Reporting: Photographs shall be provided to the Planning Director showing the fencing in place prior to approval of the grading permit.

Protected Trees

Implementation of the project as revised would not result in the removal of protected coast live oak trees.

Significance Finding – Project Impacts: No Impact.

Significance Finding – Cumulative Impacts: No Impact.

Birds Protected Under the Migratory Bird Treaty Act and California Fish and Game Code

Potential impacts to nesting migratory birds protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code may include take in the form of removal of active nests during vegetation clearing and grading activities.

Significance Finding – Project Impacts: Potentially Significant but Mitigable.

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable.

The following avoidance and minimization efforts have been proposed In order to offset the potentially significant impacts associated with take of nesting migratory birds (including Cooper's hawk):

MM-2: Nest Avoidance

Impact and Mitigation Goal: To reduce take of nesting migratory birds.

Mitigation Action and Timing: Removal of vegetation shall be conducted in between August 16 and February 28th or 29th, during the fall and winter, after fledging and before the initiation of breeding activities.

Monitoring: No monitoring activities are suggested due to the proposed timing of clearing activities outside of the breeding bird period (generally defined as March 1 through August 15).

Standards of Success: No loss of nesting migratory birds.

MM-3: Breeding Bird Surveys

Impact and Mitigation Goal: To prevent take of nesting migratory birds.

Mitigation Action and Timing: If vegetation removal and/or heavy equipment usage must be conducted during the breeding bird nesting period (generally defined as March 1 through August 15), pre-construction breeding bird surveys shall be performed within vegetation removal and construction areas and within 200 feet of these areas to determine the location of bird nesting sites. If active nests are detected during the breeding season, nests shall be avoided during construction.

Monitoring: A breeding bird survey report shall be submitted to the County Planning Division, including measures to minimize impacts to active nests.

Standards of Success: If active nests are detected during the breeding season, nests shall be avoided during construction. To ensure adequate protection for breeding birds, buffers shall be maintained between active nests of nesting migratory birds and vegetation clearing and other heavy equipment activity. The size of the buffers shall be established in consultation with the California Department of Fish and Wildlife (CDFW) and/or United States Fish and Wildlife Service (USFWS).

B. Ecological Communities Project: LS; Cumulative: LS

Sensitive Plant Communities

No sensitive plant communities were found within the Survey Area. However, oak woodlands are considered valuable under the California Oak Woodlands Act. The proposed project would avoid coast live oak trees; however, proposed residential development would adversely affect 0.11 acres of coast live oak woodland (*Quercus agrifolia* Woodland Alliance) as the access road and eastern building pad on Parcel 3 would be located under oak tree canopies. Implementation of the attached Tree Protection Plan would minimize indirect impacts to oak trees and oak woodland including:

- Oak trees will be fenced to delineate a tree protection area during the construction period.
- No construction equipment or materials will be stored within tree protection areas.
- New utilities will be located in roadways, driveways or designated utility corridors (see attached Tentative Parcel Map).
- Paving within the tree protection area will consist of pervious materials, trenching within the tree protection area will be conducted by hand, and oak roots one inch or greater will be cleanly cut.

Due to the lack of a shrub understory, fuel modification within the oak woodland is anticipated to be limited to seasonal trimming of non-native grasses. Any required oak tree trimming would be conducted in compliance with the County's Tree Protection Regulations (Section 8107-25 of the Non-Coastal Zoning Ordinance). Overall, indirect impacts to coast live oak woodland are considered less than significant.

Significance Finding – Project Impacts: Less than Significant.

Significance Finding – Cumulative Impacts: Less than Significant.

Waters and Wetlands

Wetlands under the Ventura County definition do not occur within the Survey Area. All development would be located at least 400 feet from potential wetlands in the Ventura River. In addition, septic systems proposed for the new residences would be sufficiently distant from the Ventura River to avoid significant water quality impacts to aquatic habitat.

Significance Finding – Project Impacts: Less than Significant.

Significance Finding – Cumulative Impacts: Less than Significant.

C. Wildlife Movement and Connectivity Project: LS; Cumulative: LS

Although specific wildlife movement or connectivity features or barriers were not found within the Survey Area, the project site is located with a habitat connectivity and wildlife corridor as identified by the Ventura County Planning Division. The project site is not located within the Oak View Critical Wildlife Passage Area.

Habitat Loss within a Wildlife Movement Corridor

Habitat loss would be limited to 0.11 acres of low-quality oak woodland with an understory of non-native grassland which does not provide cover for wildlife movement. The affected coast live oak woodland is part of a 1.5-acre patch isolated by grazing land to the west and Burnham Road to the east, and not part of a contiguous woodland.

Isolate Habitat within a Wildlife Movement Corridor

The project site is currently surrounded by and isolated by wildlife impermeable fencing which substantially limits wildlife movement into open space (horse grazing pasture) to the west and the Ventura River to the east. Proposed development of the project site would not further isolate on-site habitat. Future development of the site would be required to utilize wildlife permeable fencing because new wildlife impermeable fencing is prohibited under Section 8109-4.8.3.3 of the Non-Coastal Zoning Ordinance. Therefore, the proposed project should benefit wildlife movement.

Barriers to Wildlife Movement

The proposed project is composed of residential development and would not include any new barriers to wildlife movement. Fences may be erected between the parcels; however, such fences would likely be decorative and must comply with Section 8109-4.8.3.3 of the Non-Coastal Zoning Ordinance which prohibits wildlife impermeable fencing. Therefore, the proposed project should benefit wildlife movement.

Indirect Factors that May Hinder Wildlife Movement

Residences to be constructed on the proposed building pads would include exterior lighting. However, lighting would be required to comply with Section 8109-4.8.2 of the Non-Coastal Zoning Ordinance which would prevent lighting from hindering wildlife movement. In any case, the project site is located immediately adjacent to Burnham Road which is a major light source in the immediate area.

Project residents may keep domestic animals in compliance with County regulations; however, animals that may disturb wildlife (such as dogs) would be contained within the residence at nighttime when most wildlife movement occurs.

Proposed development on up to four building pads would increase human presence at the project site. However, the project area currently supports low-density residential development and the project-related increase in human presence would be minimal.

Significance Finding – Project Impacts: Less than Significant.

Significance Finding – Cumulative Impacts: Less than Significant.

Section 5: Photos

Photos	
Location Parcel 1 **Map Key** P1 **Direction** South **Description** Building pad site on proposed Parcel 1	
Location Parcel 2 **Map Key** P2 **Direction** South **Description** Building pad site on proposed Parcel 2	

Photos	
Location	
Parcel 3	
Map Key	
P3	
Direction	
North	
Description	
Eastern building pad site on proposed Parcel 3	

Photos	
Location Parcel 3 **Map Key** P4 **Direction** North **Description** Western building pad site on proposed Parcel 3	
Location Parcel 2 **Map Key** P5 **Direction** Northwest **Description** Building pad site on proposed Parcel 2 from Burnham Road	

Appendix One

Summary of Biological Resource Regulations

The Ventura County Planning Division, as “lead agency” under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division’s biologists (consultants and staff) in making CEQA findings of significance:

Sensitive Status Species Regulations
Nesting Bird Regulations
Plant Community Regulations
Waters and Wetlands Regulations
Coastal Habitat Regulations
Wildlife Migration Regulations
Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

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

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

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

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

The USFWS requires permits for the ‘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 Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

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

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

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

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

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

The CDFG requires permits for the 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 Game Commission determines to be endangered or threatened. Take is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.”

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 California Department of Fish and Game 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 in a separate Appendix document, "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to www.ventura.org/rma/planning/bio_resources/index.htm.

Nesting Bird Regulations

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

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

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

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

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species, 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

CDFG Rare

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

Environmentally Sensitive Habitat Areas

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

ESHA has been specifically defined in the Santa Monica Mountains. For projects in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has developed a specific three-part test for determining whether habitat there should be considered coastal sage scrub/chaparral ESHA. A memo from a Coastal Commission biologist outlining this test can be found at: www.ventura.org/rma/planning/pdf/bio_resources/ESHA_Santa_Monica_Mountains.pdf.

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 (California Department of Fish and Game)

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 www.ventura.org/rma/planning/pdf/prog_servs/bio_resources/FinalPDF.pdf.

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Game)

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

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

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

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

Ventura County General Plan

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

Biological Resources Policy 1.5.2-3 states**:**

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

Biological Resources Policy 1.5.2-4 states:

> Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Coastal Habitat Regulations

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

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

(a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."

(b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

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

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. The Coastal Commission, the agency charged with administering the Coastal Act, developed a specific three-part test for determining whether habitat in the Malibu area of the Santa Monica Mountains should be considered coastal sage scrub/chaparral ESHA. Given that Malibu is immediately adjacent to the Ventura County part of the Santa Monica Mountains, this three-part test can be used for assessing whether coastal sage scrub and chaparral habitat in the Ventura County coastal zone meets the definition of ESHA. A memo from a Coastal Commission biologist outlines this test and can be found at: www.ventura.org/rma/planning/pdf/bio_resources/ESHA_Santa_Monica_Mountains.pdf.

The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats and dunes. 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: www.ventura.org/rma/planning/programs_services/local_coast/local_coast.htm.

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) do 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 criteria 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: www.ventura.org/rma/planning/programs_services/bio_resources/bio_resources.htm. *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-A

Vascular Plant Flora Observed within the TPM no. 6011 Survey Area (SA1)
Ventura County, California

Scientific Name	Common Name	Habit	Wetland Indicator Status	Family
Acourtia microcephala	Acourtia	PH	UPL	Asteraceae
Amsinckia menziesii	Common fiddle-neck	AH	UPL	Boraginaceae
*Avena fatua**	Wild oats	AG	UPL	Poaceae
Baccharis pilularis	Coyote brush	S	UPL	Asteraceae
*Bromus diandrus**	Ripgut grass	AG	UPL	Poaceae
*Bromus hordeaceus**	Soft chess	AG	FACU	Poaceae
*Capsella bursa-pastoris**	Shepherd's purse	AH	UPL	Brassicaceae
*Carduus pycnocephalus**	Italian thistle	AH	UPL	Asteraceae
Chlorogalum pomeridianum	Soap plant	PH	UPL	Agavaceae
*Erodium botrys**	Storks-bill	AH	UPL	Geraniaceae
*Erodium cicutarium **	Redstem filaree	AH	UPL	Geraniaceae
Festuca microstachys	Annual fescue	AG	UPL	Poaceae
*Festuca perennis**	Italian ryegrass	AG	FAC	Poaceae
Galium aparine	Goose grass	AV	UPL	Rubiaceae
Heteromeles arbutifolia	Toyon	S	UPL	Rosaceae
*Hirschfeldia incana**	Summer mustard	BH	UPL	Brassicaceae
*Hordeum murinum ssp. leporinum**	Hare barley	AG	FACU	Poaceae
Lupinus bicolor	Miniature lupine	AH	UPL	Fabaceae
Malosma laurina	Laurel sumac	S	UPL	Anacardiaceae
*Malva parviflora**	Cheeseweed	AH	UPL	Malvaceae
Marah macrocarpa	Large-fruited manroot	PV	UPL	Cucurbitaceae
*Marrubium vulgare **	White horehound	S	FACU	Lamiaceae
*Medicago polymorpha**	Bur-clover	AH	FACU	Fabaceae
*Opuntia ficus-indica**	Mission prickly pear	S	UPL	Cactaceae
Pholistoma auritum var. auritum	Fiesta flower	AV	UPL	Boraginaceae
Polygala cornuta var. fishiae	Fish's milkwort	PH	UPL	Polygalaceae
Quercus agrifolia var. agrifolia	Coast live oak	T	UPL	Fagaceae
*Raphanus sativus**	Radish	AH	UPL	Brassicaceae
Rhamnus ilicifolia	Holly-leaf redberry	S	UPL	Rhamnaceae
*Rumex crispus **	Curly dock	PH	FAC	Polygonaceae
*Sonchus oleraceus**	Common sow thistle	AH	UPL	Asteraceae
*Stellaria media**	Common chickweed	AH	UPL	Caryophyllaceae
Toxicodendron diversilobum	Poison oak	S/V	UPL	Anacardiaceae
*Trifolium hirtum**	Rose clover	AH	UPL	Fabaceae

Notes: Scientific nomenclature follows Baldwin et al. (2012) and CNPS (2001).
Wetland indicator status from Arid West 2016 Final Regional Wetland Plant List (Lichvar et al., 2016)

"*" indicates non-native species which have become naturalized or persist without cultivation.

Habit Definitions:
- AF = annual fern or fern ally.
- AG = annual grass.
- AH = annual herb.
- BH = biennial herb.
- PF = perennial fern or fern ally.
- PG = perennial grass.
- PH = perennial herb.
- PV = perennial vine.
- S = shrub.
- T = tree.

Wetland Indicator Definitions
- OBL = obligate wetland species, occurs almost always in wetlands (>99% probability)
- FACW = facultative wetland species, usually found in wetlands (67-99% probability).
- FAC = facultative species, equally likely to occur in wetlands or nonwetlands (34-67% probability).
- FACU = facultative upland species, usually occur in nonwetlands (67-99% probability).
- UPL = upland species (less than 1% probability to occur in wtelands)

Appendix 2-B

Vertebrate Animal Species Observed within the TPM no. 6011 Survey Area (SA1)
Ventura County, California

FAMILY Common Name	Scientific Name	Native(1)	Status(2)
BIRDS			
Eurasian collared dove	*Streptopelia decaocoto*	N	--
Mourning dove	*Zenaida macroura*	Y	--
Anna's hummingbird	*Calypte anna*	Y	--
Acorn woodpecker	M*elanerpes formicivorous*	Y	--
American crow	*Corvus corax*	Y	--
Western scrub jay	*Aphelocoma coerulescens*	Y	--
Black phoebe	*Sayornis nigricans*	Y	--
Oak titmouse	*Baeolophus inornatus*	Y	--
Common bushtit	*Psaltriparus minimus*	Y	--
European starling	*Sturnus vulgaris*	N	--
Pacific slope flycatcher	*Empidonax difficilis*	Y	--
Northern mockingbird	*Mimus polyglottos*	Y	--
Yellow-rumped warbler	*Setophaga coronata*	Y	--
Wilson’s warbler	*Cardellina pusilla*	Y	--
California quail	*Callipepla californica*	Y	--
Western bluebird	*Sialia mexicana*	Y	--
Dark-eyed junco	*Junco hyemalis*	Y	--
California towhee	*Melozone crissalis*	Y	--
Spotted towhee	*Pipilo maculatus*	Y	--
Bullock’s oriole	*Icterus bullockii*	Y	--
Hooded oriole	*Icterus cucullatus*	Y	--
House finch	*Carpodacus mexicanus*	Y	--
MAMMALS			
Pocket gopher	*Thomomys bottae*	Y	--
Deer mouse	*Peromyscus maniculatus*	Y	--
Audubon’s cottontail	*Sylvilagus audubonii*	Y	--
Striped skunk	*Mephitis mephitis*	Y	--
Coyote	*Canis latrans*	Y	--
Domestic horse	*Equus caballus*	N	--

(1) Native
Y= Yes
N= No

(2) Status

ATTACHMENT A

CALIFORNIA NATURAL DIVERSITY DATA BASE ELEMENT OCCURRENCES WITHIN 10 MILES OF THE SURVEY AREA

Scientific_Name	Common_Name	Accuracy	Presence	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	specific area	Presumed Extant	None	None	G4	S4		
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	specific area	Presumed Extant	None	None	G4	S4		
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	specific area	Presumed Extant	None	None	G4	S4		
Sagittaria sanfordii	Sanford's arrowhead	80 meters	Extirpated	None	None	G3	S3	1B.2	
Emys marmorata	western pond turtle	1 mile	Presumed Extant	None	None	G3G4	S3		SSC
Emys marmorata	western pond turtle	1/5 mile	Presumed Extant	None	None	G3G4	S3		SSC
Danaus plexippus pop. 1	monarch - California overwintering population	1/5 mile	Presumed Extant	None	None	G4T2T3	S2S3		
Neotoma lepida intermedia	San Diego desert woodrat	80 meters	Presumed Extant	None	None	G5T3T4	S3S4		SSC
Southern California Steelhead Stream	Southern California Steelhead Stream	nonspecific area	Presumed Extant	None	None	GNR	SNR		
Calochortus fimbriatus	late-flowered mariposa-lily	nonspecific area	Presumed Extant	None	None	G3	S3	1B.3	
Sidalcea neomexicana	salt spring checkerbloom	nonspecific area	Presumed Extant	None	None	G4	S2	2B.2	
Gymnogyps californianus	California condor	specific area	Presumed Extant	Endangered	Endangered	G1	S1		FP
Eucyclogobius newberryi	tidewater goby	nonspecific area	Presumed Extant	Endangered	None	G3	S3		SSC
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	specific area	Presumed Extant	None	None	G4	S4		
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	specific area	Presumed Extant	None	None	G4	S4		
California Walnut Woodland	California Walnut Woodland	specific area	Extirpated	None	None	G2	S2.1		
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	specific area	Presumed Extant	None	None	G4	S4		
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	specific area	Presumed Extant	None	None	G4	S4		
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	specific area	Presumed Extant	None	None	G4	S4		
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	specific area	Presumed Extant	None	None	G4	S4		
Southern California Coastal Lagoon	Southern California Coastal Lagoon	nonspecific area	Presumed Extant	None	None	GNR	SNR		
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	1 mile	Presumed Extant	None	None	G4T2	S2	1B.1	
Calochortus fimbriatus	late-flowered mariposa-lily	4/5 mile	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	1 mile	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	1 mile	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	1 mile	Presumed Extant	None	None	G3	S3	1B.3	
Emys marmorata	western pond turtle	1/5 mile	Presumed Extant	None	None	G3G4	S3		SSC
Danaus plexippus pop. 1	monarch - California overwintering population	1/5 mile	Extirpated	None	None	G4T2T3	S2S3		
Danaus plexippus pop. 1	monarch - California overwintering population	2/5 mile	Presumed Extant	None	None	G4T2T3	S2S3		
Emys marmorata	western pond turtle	80 meters	Presumed Extant	None	None	G3G4	S3		SSC
Neotoma lepida intermedia	San Diego desert woodrat	80 meters	Presumed Extant	None	None	G5T3T4	S3S4		SSC
Centromadia parryi ssp. australis	southern tarplant	nonspecific area	Possibly Extirpated	None	None	G3T2	S2	1B.1	
Fritillaria ojaiensis	Ojai fritillary	nonspecific area	Presumed Extant	None	None	G3	S3	1B.2	
Astragalus pycnostachyus var. lanosissimus	Ventura Marsh milk-vetch	5 miles	Possibly Extirpated	Endangered	Endangered	G2T1	S1	1B.1	
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	nonspecific area	Presumed Extant	Endangered	None	G5T1Q	S1		
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	nonspecific area	Presumed Extant	Endangered	None	G5T1Q	S1		
Astragalus didymocarpus var. milesianus	Miles' milk-vetch	1 mile	Presumed Extant	None	None	G5T2	S2	1B.2	
Rana draytonii	California red-legged frog	80 meters	Presumed Extant	Threatened	None	G2G3	S2S3		SSC
Phrynosoma blainvillii	coast horned lizard	80 meters	Presumed Extant	None	None	G3G4	S3S4		SSC
Gila orcuttii	arroyo chub	nonspecific area	Presumed Extant	None	None	G2	S2		SSC
Nolina cismontana	chaparral nolina	4/5 mile	Presumed Extant	None	None	G3	S3	1B.2	
Fritillaria ojaiensis	Ojai fritillary	80 meters	Presumed Extant	None	None	G3	S3	1B.2	
Fritillaria ojaiensis	Ojai fritillary	specific area	Presumed Extant	None	None	G3	S3	1B.2	
Fritillaria ojaiensis	Ojai fritillary	80 meters	Presumed Extant	None	None	G3	S3	1B.2	
Horkelia cuneata var. puberula	mesa horkelia	1 mile	Presumed Extant	None	None	G4T1	S1	1B.1	
Streptanthus campestris	southern jewelflower	nonspecific area	Presumed Extant	None	None	G3	S3	1B.3	
Delphinium umbraculorum	umbrella larkspur	nonspecific area	Presumed Extant	None	None	G3	S3	1B.3	
Choeronycteris mexicana	Mexican long-tongued bat	1 mile	Presumed Extant	None	None	G4	S1		SSC

ATTACHMENT A

CALIFORNIA NATURAL DIVERSITY DATA BASE ELEMENT OCCURRENCES WITHIN 10 MILES OF THE SURVEY AREA

Scientific_Name	Common_Name	Accuracy	Presence	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status
Chaetodipus californicus femoralis	Dulzura pocket mouse	1 mile	Presumed Extant	None	None	G5T3	S3		SSC
Chaetodipus californicus femoralis	Dulzura pocket mouse	1 mile	Presumed Extant	None	None	G5T3	S3		SSC
Charadrius alexandrinus nivosus	western snowy plover	nonspecific area	Possibly Extirpated	Threatened	None	G3T3	S2S3		SSC
Coelus globosus	globose dune beetle	nonspecific area	Possibly Extirpated	None	None	G1G2	S1S2		
Calochortus fimbriatus	late-flowered mariposa-lily	80 meters	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	80 meters	Presumed Extant	None	None	G3	S3	1B.3	
Eumops perotis californicus	western mastiff bat	1 mile	Presumed Extant	None	None	G5T4	S3S4		SSC
Antrozous pallidus	pallid bat	1 mile	Presumed Extant	None	None	G5	S3		SSC
Lasiurus cinereus	hoary bat	1 mile	Presumed Extant	None	None	G5	S4		
Imperata brevifolia	California satintail	nonspecific area	Presumed Extant	None	None	G4	S3	2B.1	
Navarretia ojaiensis	Ojai navarretia	nonspecific area	Presumed Extant	None	None	G2	S2	1B.1	
Navarretia ojaiensis	Ojai navarretia	80 meters	Presumed Extant	None	None	G2	S2	1B.1	
Navarretia ojaiensis	Ojai navarretia	specific area	Presumed Extant	None	None	G2	S2	1B.1	
Navarretia ojaiensis	Ojai navarretia	specific area	Presumed Extant	None	None	G2	S2	1B.1	
Navarretia ojaiensis	Ojai navarretia	80 meters	Presumed Extant	None	None	G2	S2	1B.1	
Navarretia ojaiensis	Ojai navarretia	specific area	Presumed Extant	None	None	G2	S2	1B.1	
Taricha torosa	Coast Range newt	nonspecific area	Presumed Extant	None	None	G4	S4		SSC
Navarretia ojaiensis	Ojai navarretia	1/5 mile	Extirpated	None	None	G2	S2	1B.1	
Taxidea taxus	American badger	80 meters	Presumed Extant	None	None	G5	S3		SSC
Aspidoscelis tigris stejnegeri	coastal whiptail	80 meters	Presumed Extant	None	None	G5T5	S3		SSC
Thamnophis hammondii	two-striped gartersnake	80 meters	Presumed Extant	None	None	G4	S3S4		SSC
Calochortus plummerae	Plummer's mariposa-lily	specific area	Presumed Extant	None	None	G4	S4	4.2	
Rana boylii	foothill yellow-legged frog	nonspecific area	Extirpated	None	Candidate Threat	G3	S3		SSC
Calochortus fimbriatus	late-flowered mariposa-lily	nonspecific area	Presumed Extant	None	None	G3	S3	1B.3	
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	nonspecific area	Presumed Extant	None	None	G5T3	S3	4.3	
Aphanisma blitoides	aphanisma	nonspecific area	Presumed Extant	None	None	G3G4	S2	1B.2	
Atriplex coulteri	Coulter's saltbush	nonspecific area	Presumed Extant	None	None	G3	S1S2	1B.2	
Atriplex pacifica	south coast saltscale	1/10 mile	Presumed Extant	None	None	G4	S2	1B.2	
Coelus globosus	globose dune beetle	nonspecific area	Presumed Extant	None	None	G1G2	S1S2		
Imperata brevifolia	California satintail	80 meters	Presumed Extant	None	None	G4	S3	2B.1	
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	1/10 mile	Presumed Extant	None	None	G4T3	S3	1B.3	
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	nonspecific area	Presumed Extant	None	None	G4T3	S3	1B.3	
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	3/5 mile	Presumed Extant	None	None	G4T3	S3	1B.3	
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	80 meters	Presumed Extant	None	None	G4T3	S3	1B.3	
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	nonspecific area	Presumed Extant	None	None	G4T3	S3	1B.3	
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	80 meters	Presumed Extant	None	None	G4T3	S3	1B.3	
Monardella hypoleuca ssp. hypoleuca	white-veined monardella	nonspecific area	Presumed Extant	None	None	G4T3	S3	1B.3	
Vireo bellii pusillus	least Bell's vireo	80 meters	Presumed Extant	Endangered	Endangered	G5T2	S2		
Vireo bellii pusillus	least Bell's vireo	3/5 mile	Presumed Extant	Endangered	Endangered	G5T2	S2		
Vireo bellii pusillus	least Bell's vireo	nonspecific area	Presumed Extant	Endangered	Endangered	G5T2	S2		
Vireo bellii pusillus	least Bell's vireo	80 meters	Presumed Extant	Endangered	Endangered	G5T2	S2		
Vireo bellii pusillus	least Bell's vireo	nonspecific area	Presumed Extant	Endangered	Endangered	G5T2	S2		
Quercus dumosa	Nuttall's scrub oak	nonspecific area	Presumed Extant	None	None	G3	S3	1B.1	
Quercus dumosa	Nuttall's scrub oak	3/5 mile	Presumed Extant	None	None	G3	S3	1B.1	
Nolina cismontana	chaparral nolina	1/5 mile	Presumed Extant	None	None	G3	S3	1B.2	
Delphinium umbraculorum	umbrella larkspur	80 meters	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	1/10 mile	Presumed Extant	None	None	G3	S3	1B.3	
Fritillaria ojaiensis	Ojai fritillary	nonspecific area	Presumed Extant	None	None	G3	S3	1B.2	

ATTACHMENT A

CALIFORNIA NATURAL DIVERSITY DATA BASE ELEMENT OCCURRENCES WITHIN 10 MILES OF THE SURVEY AREA

Scientific_Name	Common_Name	Accuracy	Presence	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status
Fritillaria ojaiensis	Ojai fritillary	80 meters	Presumed Extant	None	None	G3	S3	1B.2	
Fritillaria ojaiensis	Ojai fritillary	80 meters	Presumed Extant	None	None	G3	S3	1B.2	
Fritillaria ojaiensis	Ojai fritillary	80 meters	Presumed Extant	None	None	G3	S3	1B.2	
Fritillaria ojaiensis	Ojai fritillary	4/5 mile	Presumed Extant	None	None	G3	S3	1B.2	
Caulanthus lemmonii	Lemmon's jewelflower	1/10 mile	Presumed Extant	None	None	G3	S3	1B.2	
Bombus crotchii	Crotch bumble bee	4/5 mile	Presumed Extant	None	Candidate Endan	G3G4	S1S2		
Bombus crotchii	Crotch bumble bee	1 mile	Presumed Extant	None	Candidate Endan	G3G4	S1S2		
Bombus crotchii	Crotch bumble bee	1 mile	Presumed Extant	None	Candidate Endan	G3G4	S1S2		
Horkelia cuneata var. puberula	mesa horkelia	2/5 mile	Presumed Extant	None	None	G4T1	S1	1B.1	
Horkelia cuneata var. puberula	mesa horkelia	1 mile	Presumed Extant	None	None	G4T1	S1	1B.1	
Agelaius tricolor	tricolored blackbird	2/5 mile	Presumed Extant	None	Threatened	G2G3	S1S2		SSC
Setophaga petechia	yellow warbler	specific area	Presumed Extant	None	None	G5	S3S4		SSC
Diadophis punctatus modestus	San Bernardino ringneck snake	specific area	Presumed Extant	None	None	G5T2T3	S2?		
Diadophis punctatus modestus	San Bernardino ringneck snake	80 meters	Presumed Extant	None	None	G5T2T3	S2?		
Athene cunicularia	burrowing owl	80 meters	Presumed Extant	None	None	G4	S3		SSC
Thamnophis hammondii	two-striped gartersnake	specific area	Presumed Extant	None	None	G4	S3S4		SSC
Emys marmorata	western pond turtle	specific area	Presumed Extant	None	None	G3G4	S3		SSC
Navarretia peninsularis	Baja navarretia	1/5 mile	Presumed Extant	None	None	G3	S2	1B.2	
Emys marmorata	western pond turtle	specific area	Presumed Extant	None	None	G3G4	S3		SSC
Emys marmorata	western pond turtle	specific area	Presumed Extant	None	None	G3G4	S3		SSC
Rana draytonii	California red-legged frog	specific area	Presumed Extant	Threatened	None	G2G3	S2S3		SSC
Thamnophis hammondii	two-striped gartersnake	80 meters	Presumed Extant	None	None	G4	S3S4		SSC
Thamnophis hammondii	two-striped gartersnake	80 meters	Presumed Extant	None	None	G4	S3S4		SSC
Salvadora hexalepis virgultea	coast patch-nosed snake	80 meters	Presumed Extant	None	None	G5T4	S2S3		SSC
Salvadora hexalepis virgultea	coast patch-nosed snake	80 meters	Presumed Extant	None	None	G5T4	S2S3		SSC
Thamnophis hammondii	two-striped gartersnake	nonspecific area	Presumed Extant	None	None	G4	S3S4		SSC
Thamnophis hammondii	two-striped gartersnake	nonspecific area	Presumed Extant	None	None	G4	S3S4		SSC
Emys marmorata	western pond turtle	80 meters	Presumed Extant	None	None	G3G4	S3		SSC
Setophaga petechia	yellow warbler	80 meters	Presumed Extant	None	None	G5	S3S4		SSC
Rana draytonii	California red-legged frog	specific area	Presumed Extant	Threatened	None	G2G3	S2S3		SSC
Layia heterotricha	pale-yellow layia	80 meters	Presumed Extant	None	None	G2	S2	1B.1	
Astragalus didymocarpus var. milesianus	Miles' milk-vetch	1 mile	Presumed Extant	None	None	G5T2	S2	1B.2	
Athene cunicularia	burrowing owl	80 meters	Presumed Extant	None	None	G4	S3		SSC
Nolina cismontana	chaparral nolina	specific area	Presumed Extant	None	None	G3	S3	1B.2	
Calochortus fimbriatus	late-flowered mariposa-lily	specific area	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	specific area	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	specific area	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	specific area	Presumed Extant	None	None	G3	S3	1B.3	
Calochortus fimbriatus	late-flowered mariposa-lily	specific area	Presumed Extant	None	None	G3	S3	1B.3	
Lonicera subspicata var. subspicata	Santa Barbara honeysuckle	specific area	Presumed Extant	None	None	G5T2?	S2?	1B.2	
Thamnophis hammondii	two-striped gartersnake	80 meters	Presumed Extant	None	None	G4	S3S4		SSC
Thamnophis hammondii	two-striped gartersnake	80 meters	Presumed Extant	None	None	G4	S3S4		SSC
Thamnophis hammondii	two-striped gartersnake	80 meters	Presumed Extant	None	None	G4	S3S4		SSC
Thamnophis hammondii	two-striped gartersnake	80 meters	Presumed Extant	None	None	G4	S3S4		SSC
Thamnophis hammondii	two-striped gartersnake	specific area	Presumed Extant	None	None	G4	S3S4		SSC
Emys marmorata	western pond turtle	80 meters	Presumed Extant	None	None	G3G4	S3		SSC
Emys marmorata	western pond turtle	80 meters	Presumed Extant	None	None	G3G4	S3		SSC
Emys marmorata	western pond turtle	80 meters	Presumed Extant	None	None	G3G4	S3		SSC

PARCEL 2
PM 53 73
BK 63 165 53/58
032-0-201-14

PARCEL 3
PM5373
032-0-201-155

PARCEL 1
AREA=1.79 ACRES

PARCEL 2
AREA=0.75 ACRES

PARCEL 3
AREA=0.75 ACRES

PARCEL 3
PM5373

1138 O.R. 386
032-0-201-02

N 17°32'32" E 657.68'

410.43'

N 18°50'13" E 154.28'

N 87°16'47" W 136.72'

N 73°01'47" W 245.17'

N 87°11'19" W 234.63'

N 85°10'00" E 205.58'

117.09'

130.19'

15'

5'

EX. OAK TREE CANOPY

C/L OF EXIST 10' WIDE EASEMENT TO SCE PER DOC NO.14332 RECORDED JUNE 25, 1952 IN BOOK 1073 PAGE 437

PROPOSED 10' WIDE PRIVATE UTILITY EASEMENT

PROPOSED LOT LINE

EX. OAK TREE CANOPY

EX. OAK TREE CANOPY

EX. OAK TREE CANOPY

FISH'S MILKWORT PLANT

URBAN RESIDENTIAL
4-6 DU/AC
ZONE RPD-6 DU/AC
032-0-201-11

FUTURE PAD
6,760 S.F.
FG 522

FUTURE PAD
9,788 S.F.
FG 504

FUTURE PAD
5,890 S.F.
FG 508

FUTURE PAD
4,682 S.F.
FG 512

2% MIN

2% MIN

2% MIN

30'

EX. C/L 20' WIDE EASEMENT TO OAKVIEW SANITARY DISTRICT PER 2616 O.R. 105

EX. FIRE HYDRANT

PROPOSED 4" SEWER LATERAL

EX. HEADWALL

SSMH

SSCO

PROPOSED 6" SEWER LINE

PROPOSED 4" SEWER LATERAL

PROPOSED 6" SEWER LINE

PROPOSED 4" SEWER LATERAL

EX. HEADWALL

PROP. FH

6" WATER

6" WATER

N 18°50'13" E 210.75

=16°45'23"

R=970.00'

283.68'

N 02°04'50" E 76.74'

OHE

W

G

S

BURNHAM ROAD

60'

30'

30'

30'

PROPOSED 10' WIDE PRIVATE UTILITY EASEMENT

EX. 21" VCP SEWER LINE

EX. 21" VCP SEWER LINE

FEMA 100 YEAR FLOOD HAZARD BOUNDARY

ELEVATION 494.00'

EX. 60' WIDE EASEMENT TO COUNTY OF VENTURA PER 617 O.R. 400

PROPOSED 6" SEWER LINE POINT OF CONNECTION

ELEVATION 499.00'

FEMA 100 YEAR FLOOD HAZARD BOUNDARY

EX. 21" VCP SEWER LINE

EX. 8" VCP SEWER MH

E01 – 146
E02 – 147
E18 – 416
E19 – 418
E20 – 419
E21 – 420
E22 – 421
E24 – 423
E25 – 424
E27 – 170
E28 – 180
E29 – 181
E30 – 182
E31 – 183
E32 – 184
T170 T171 T172 T174 T175 T176 T177 T179 T185 T186 T187 T188 T189 T190 T341 T343 T347 T348 T349 T355 T356

PUBLIC UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.

GAS: SOUTHERN CALIFORNIA GAS CO.

TELEPHONE: AT&T

CABLE TELEVISION: SPECTRUM

WATER: VENTURA RIVER WATER DISTRICT

SEWER: OJAI VALLEY SANITATION DISTRICT

LAND USE DATA

A. AREA
GROSS AREA 3.29 ACRES
NET AREA 3.26ACRES

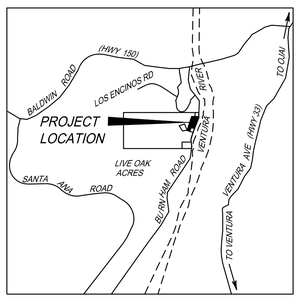
B. PROJECT LOCATION
BURNHAM ROAD, VENTURA COUNTY

C. ZONING & GENERAL PLAN DESIGNATION
R1-20,000 S.F.

D. ASSESSORS PARCEL No.
032-0-201-105

E. PROPERTY USE
EXISTING-VACANT
PROPOSED-RESIDENTIAL

G. FLOOD ZONE
FLOOD ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER PANEL NO. 06111C0566E DATED JANUARY 20, 2010.



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED

20	LOT NUMBER
11.7	PAD ELEV.
	STORM DRAIN
	CATCH BASIN
	SURFACE DRAIN
W	WATER
S	SEWER
FM	FORCE MAIN SEWER
	TOP OF SLOPE
	TOE OF SLOPE
	FLOWLINE
	EASEMENT LINE
8	CONTOUR LINE
	DAYLIGHT LINE
	RETAINING WALL
	BLOCK WALL
	FIRE HYDRANT
	STREET LIGHT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT

EXISTING

	STORM DRAIN
W	WATER
S	SEWER
G	GAS
T	TELEPHONE
OHE	OVERHEAD ELEC.
	WATER VALVE
	FIRE HYDRANT
	POWER POLE
110	CONTOUR LINE
	STREET SIGN

ABBREVIATIONS

FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRATE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE
PVT	PRIVATE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT

CURVE DATA (THIS SHEET ONLY)

	△	R	L	T
1	01°52'00"	970.00'	31.60'	15.80'
2	09°09'30"	970.00'	155.06'	77.69'
3	05°43'50"	970.00'	97.02'	48.55'

NOTE:

1. FOR EXISTING TREE INFORMATION AND ASSESSMENT, SEE THE ARBORIST'S TREE PROTECTION PLAN.
2. TOPOGRAPHIC SURVEY PREPARED BY JENSEN DESIGN & SURVEY INC.

SUBDIVIDER/OWNER:
MATTHEW PORTENSTEIN
P.O. BOX 472
OAK VIEW, CA 93022
(909) 725-9743 CELL
MPORTENSTEIN@GMAIL.COM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROJECT NO. 78-2020

PREPARED BY:

Gamble Engineering Inc.
Civil Engineering & Surveying
1279 Poli Street - Ventura, CA 93001
(805) 652-1973 - www.gambleengineering.com

ISABELLA DO VAL GAMBLE RCE 68224 — 7/29/2020 DATE

No. 68224 EXP. 09-30-21 CIVIL STATE OF CALIFORNIA

TENTATIVE PARCEL MAP 6011
FOR
MATTHEW PORTENSTEIN

LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP No. 5373, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 63, PAGES 55 TO 58 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4' OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
   A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
   B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
   C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.

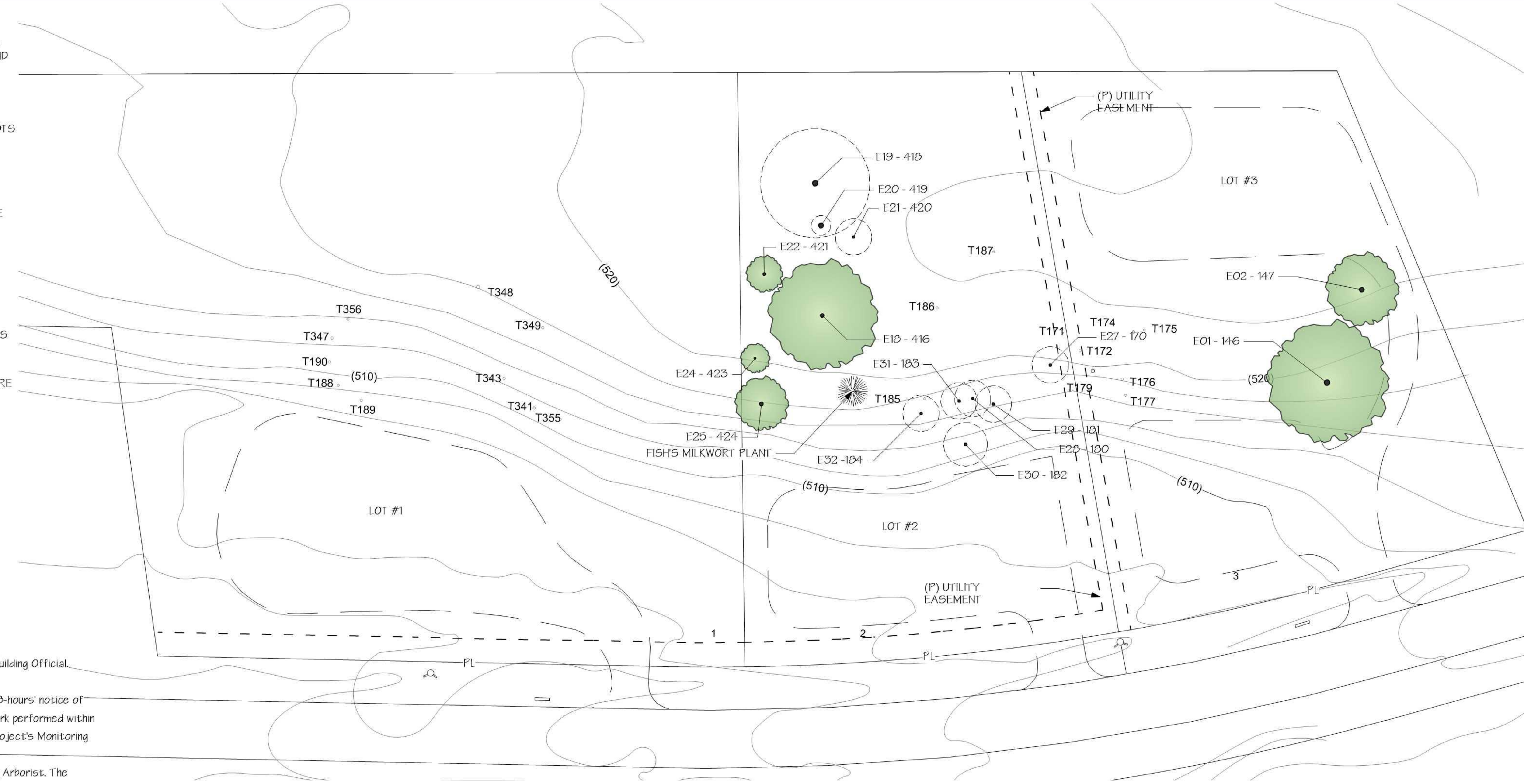
16. TREES THAT ARE DAMAGED (MORE THAN 20% ENCROACHMENT INTO THE TREE PROTECTION ZONE) SHALL BE REPLACED.

VENTURA COUNTY TREE PROTECTION GUIDELINES

1. All tree protection conditions of approval and mitigation measures shall be printed on grading and building plans submitted for approval by the Building Official.
2. Prior to initiating of and construction activities all tree protection measures shall be installed and verified by the County of Ventura.
3. The applicant shall be responsible for providing the County of Ventura and the project's Monitoring Arborist (Arborist of Record) a minimum 48-hours' notice of any changes in the scope of work and shall insure that all work is performed in accordance with applicable ordinances, permits and procedures. Work performed within the protected dripline zones and the critical root zone (CRZ) of the trees shall be preceded by not less than 48-hours' notice of same to the project's Monitoring Arborist.
4. All work conducted within the protected dripline zone and the CRZ of the trees shall be performed in the presence of the project's Monitoring Arborist. The project's Monitoring Arborist shall be an ISA Certified Arborist, ASCA Registered Consulting Arborist, or other County-approved tree monitor. The protected zone shall commence from a point five (5) feet outside of the canopy and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of a tree. Monitoring of the work by a consulting arborist may be subject to inspection and approval by the County and shall not relieve the contractor of the obligation to fulfill all of these conditions.
5. Grading or trenching work in the protected dripline zone and the CRZ of the trees approved for encroachment must be done using hand implements only; the use of mechanized tools or equipment is prohibited except where absolutely necessary AND pre-approved by the County and the project's Monitoring Arborist. Where absolutely necessary and as approved by the County, limited mechanized equipment may be used as follows: a rubber-tired excavator or larger mechanized equipment may be set up outside of the protected dripline zone of the trees and can reach under the canopies to avoid damage to the overhanging limbs. When pre-approved, other equipment may be used within the protected zone of the trees that have been approved for such encroachment in the Protected Tree Permit. Placement of anti-compaction material prior to protected zone access by equipment is required.
6. Removal of the natural leaf mulch within the protected zone of the project oak trees is prohibited except where absolutely necessary for encroachment.
7. Upon completion of the work associated with each oak tree approved for encroachment, a four to six inch layer of certified mulch shall be placed within the protected zone. Where feasible, the native leaf litter should be retained and used as the mulching material.
8. Equipment, materials, and vehicles shall not be stored, parked or operated within the protected zone of any tree, except on an existing improved road base for work that is being performed with encroachment approval.
9. Prior to issuance of grading permits, the applicant or his/her representative shall provide the County with a copy of the final protective fencing plan for the trees to be preserved onsite.

WARNING THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY OF VENTURA (Public Counter Services 805.654.2488) THIS FENCE SHALL NOT BE REMOVED.

10. Fences shall remain in place throughout the entire demolition, grubbing, grading, and construction period and shall not be removed without obtaining written authorization from the County of Ventura Planning Division.
11. All work conducted within the protected zone of the trees should be verified by the Monitoring Arborist and the County at the conclusion of the project. A certification letter shall be required for all work conducted upon protected trees and shall be submitted within 30 working days after completion of the work certifying that all of the work was conducted in accordance with the appropriate tree-related permits and the tree-related conditions of approval for the project.
12. Drainage - Natural drainage courses and natural grades around the existing trees shall not be altered. Surface runoff from adjacent areas shall be directed away from preservation areas and shall not increase runoff to those areas. Water shall not be allowed to pond or accumulate within the dripline of any tree.
13. Pruning - Trimming can occur when necessary but will require a permit if the work is significant. Please check with the Planning Division before doing any trimming. While modest pruning practices must always be used to protect the tree's health. No climbing spurs can be used by the tree trimmers.
14. Weed Control - Use of soil sterilizers shall be prohibited under and around existing trees. Sterilizers may leach into the root system and kill the tree. Use of pre-emergent weed killers shall be prohibited within 100 feet of any individual tree or within a natural drainage that seasonally irrigates trees.
15. In order to avoid impacts to nesting raptors and other birds, tree removal should be timed to avoid bird nesting season (February 1st through August 31st). If tree removal activities take place during the specified nesting season, prior to the initiation of any tree trimming, pruning, or removal, the Applicant shall retain a County-qualified biologist to determine presence or absence of nesting birds and shall submit a written report for review and approval by the County of Ventura Planning Division. Should active nests be noted during the survey, tree trimming, pruning or removal shall not be conducted until the County-qualified biologist attest that the nest is no longer active (Ventura County Tree Protection Guidelines, Tree Permit Requirements).



Existing Tree Report

ID	Botanical Name	Common Name	Average Spread	Height	DBH	No. of Stems	Condition	Recommendation	Vigour	Date Assessed	Notes
E01 - 146	Quercus agrifolia	Coast Live Oak	50'0"	48'0"	2'2 1/2"	2	D	Retain	Poor	12/13/19	Beetle Activity
E02 - 147	Quercus agrifolia	Coast Live Oak	30'0"	30'0"	1'10 1/2"	1	D	Retain	Poor	12/13/19	Dead Wood
E18 - 416	Quercus agrifolia	Coast Live Oak	45'0"	48'0"	1'5 1/8"	1	C -	Retain	Average	12/13/19	Beetle Activity, Vertical Cracks
E19 - 418	Quercus agrifolia	Coast Live Oak	45'0"	50'0"	2'2 3/8"	2	D -	Remove - Poor health	Poor	12/13/19	Beetle Activity, Advanced Root Rot
E20 - 419	Quercus agrifolia	Coast Live Oak	8'0"	16'0"	1'11 1/2"	2	D	Remove - Poor health	Average	12/13/19	Beetle Activity
E21 - 420	Quercus agrifolia	Coast Live Oak	15'0"	17'0"	10 1/2"	1	D	Remove - Poor health	Average	12/13/19	Beetle Activity, Root Rot, Leaning
E22 - 421	Quercus agrifolia	Coast Live Oak	15'0"	19'0"	1'1 3/4"	2	D -	Retain	Poor	12/13/19	Beetle Activity, Root Rot, Dead Wood
E24 - 423	Quercus agrifolia	Coast Live Oak	12'0"	16'0"	8 3/4"	2	D -	Retain	Poor	12/13/19	Beetle Activity, Vertical Cracks. Exfoliating bark. Very poor health.
E25 - 424	Quercus agrifolia	Coast Live Oak	22'0"	35'0"	1'6"	1	F	Retain	Poor	12/13/19	Beetle Activity,Advanced Root Rot, Exfoliating bark. Very Poor Health
E27 - 170	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	1'0"	1	F	Remove - Poor health	Poor	6/23/20	Tree has died and been removed
E28 - 180	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	1'0"	1	F	Remove - Poor health	Poor	7/30/18	Dead
E29 - 181	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	1'0"	1	F	Remove - Poor health	Poor	7/30/18	Dead
E30 - 182	Quercus agrifolia	Coast Live Oak	18'0"	20'0"	1'2"	1	F	Remove - Poor health	Poor	7/30/18	Dead
E31 - 183	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	1'0"	1	F	Remove - Poor health	Poor	7/30/18	Dead
E32 -184	Quercus agrifolia	Coast Live Oak	15'0"	15'0"	1'0"	1	F	Remove - Poor health	Poor	7/30/18	Dead

NOTES:
A SITE VISIT WAS MADE ON 2/23/20 TO RE-EVALUATE THE PROTECTED OAK TREES AND THE FOLLOWING OBSERVATIONS WERE MADE;
1. ALL OF THE TREES ARE IN DECLINING CONDITION.
2. APPROXIMATELY FIVE TREES HAVE DIED SINCE MY LAST SITE VISIT IN JAN. 2020.
3. THERE IS EVIDENCE OF MULTIPLE LARGE BRANCH FAILURES FROM NUMEROUS TREES.
4. IT IS LIKELY ADDITIONAL TREES WILL DIE PRIOR TO THE START OF THE PROPOSED DEVELOPMENT OF THE PROPERTY.

Bill Mellett — JULY 10, 2020
ARBORIST SIGNATURE — DATE

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

Bill Mellett — July 28, 2020
ARBORIST SIGNATURE — DATE

TREE PROTECTION PLAN

SCALE: 1" = 30'

0 30' 60' 90'

REVISIONS
01/16/2020 UPDATE TREE REPORT
07/13/2020 UPDATE TREE REPORT
07/28/2020 UPDATE TREE REPORT

SHEET TITLE: TREE PROTECTION PLAN

PROJECT: PORTENSTEIN
APN: 032-0-201-155

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
P.O. BOX 1119
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
BMDLA.COM

DATE: 08/01/2018
SCALE: AS SHOWN
DRAWN: WLM
JOB: 1828
SHEET: TPP1.0
01 of 01 Sheets

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4' OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

13. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.

16. TREES THAT ARE DAMAGED (MORE THAN 20% ENCROACHMENT INTO THE TREE PROTECTION ZONE) SHALL BE REPLACED.

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

NOTES:

- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

Bill Mellett — JULY 28 2020

ARBORIST SIGNATURE — DATE

VENTURA COUNTY TREE PROTECTION GUIDELINES TREE

1. All tree protection conditions of approval and mitigation measures shall be printed on grading and building plans submitted for approval by the Building Official.
2. Prior to initiating of and construction activities all tree protection measures shall be installed and verified by the County of Ventura.
3. The applicant shall be responsible for providing the County of Ventura and the project's Monitoring Arborist (Arborist of Record) a minimum 48-hours' notice of any changes in the scope of work and shall insure that all work is performed in accordance with applicable ordinances, permits and procedures. Work performed within the protected dripline zones and the critical root zone (CRZ) of the trees shall be preceded by not less than 48-hours' notice of same to the project's Monitoring Arborist.
4. All work conducted within the protected dripline zone and the CRZ of the trees shall be performed in the presence of the project's Monitoring Arborist. The project's Monitoring Arborist shall be an ISA Certified Arborist, ASCA Registered Consulting Arborist, or other County-approved tree monitor. The protected zone shall commence from a point five (5) feet outside of the canopy and extend inwards to the trunk of the tree. In no case shall the protected zone be less than fifteen (15) feet from the trunk of a tree. Monitoring of the work by a consulting arborist may be subject to inspection and approval by the County and shall not relieve the contractor of the obligation to fulfill all of these conditions.
5. Grading or trenching work in the protected dripline zone and the CRZ of the trees approved for encroachment must be done using hand implements only; the use of mechanized tools or equipment is prohibited except where absolutely necessary AND pre-approved by the County and the project's Monitoring Arborist. Where absolutely necessary and as approved by the County, limited mechanized equipment may be used as follows: a rubber-tired excavator or larger mechanized equipment may be set up outside of the protected dripline zone of the trees and can reach under the canopies to avoid damage to the overhanging limbs. When pre-approved, other equipment may be used within the protected zone of the trees that have been approved for such encroachment in the Protected Tree Permit. Placement of anti-compaction material prior to protected zone access by equipment is required.
6. Removal of the natural leaf mulch within the protected zone of the project oak trees is prohibited except where absolutely necessary for encroachment.
7. Upon completion of the work associated with each oak tree approved for encroachment, a four to six inch layer of certified mulch shall be placed within the protected zone. Where feasible, the native leaf litter should be retained and used as the mulching material.
8. Equipment, materials, and vehicles shall not be stored, parked or operated within the protected zone of any tree, except on an existing improved road base for work that is being performed with encroachment approval.
9. Prior to issuance of grading permits, the applicant or his/her representative shall provide the County with a copy of the final protective fencing plan for the trees to be preserved onsite.

WARNING THIS FENCE IS FOR THE PROTECTION OF THIS TREE AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE COUNTY OF VENTURA (Public Counter Services 805.654.2488) THIS FENCE SHALL NOT BE REMOVED.

10. Fences shall remain in place throughout the entire demolition, grubbing, grading, and construction period and shall not be removed without obtaining written authorization from the County of Ventura Planning Division.
11. All work conducted within the protected zone of the trees should be verified by the Monitoring Arborist and the County at the conclusion of the project. A certification letter shall be required for all work conducted upon protected trees and shall be submitted within 30 working days after completion of the work certifying that all of the work was conducted in accordance with the appropriate tree-related permits and the tree-related conditions of approval for the project.
12. Drainage - Natural drainage courses and natural grades around the existing trees shall not be altered. Surface runoff from adjacent areas shall be directed away from preservation areas and shall not increase runoff to those areas. Water shall not be allowed to pond or accumulate within the dripline of any tree.
13. Pruning - Trimming can occur when necessary but will require a permit if the work is significant. Please check with the Planning Division before doing any trimming. While modest pruning practices must always be used to protect the tree's health. No climbing spurs can be used by the tree trimmers.
14. Weed Control - Use of soil sterilizers shall be prohibited under and around existing trees. Sterilizers may leach into the root system and kill the tree. Use of pre-emergent weed killers shall be prohibited within 100 feet of any individual tree or within a natural drainage that seasonally irrigates trees.
15. In order to avoid impacts to nesting raptors and other birds, tree removal should be timed to avoid bird nesting season (February 1st through August 31st). If tree removal activities take place during the specified nesting season, prior to the initiation of any tree trimming, pruning, or removal, the Applicant shall retain a County-qualified biologist to determine presence or absence of nesting birds and shall submit a written report for review and approval by the County of Ventura Planning Division. Should active nests be noted during the survey, tree trimming, pruning or removal shall not be conducted until the County-qualified biologist attest that the nest is no longer active (Ventura County Tree Protection Guidelines, Tree Permit Requirements).

REVISIONS
JULY 28, 2020

SHEET TITLE: TREE PROTECTION PLAN NOTES

PROJECT: PORTENSTEIN

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
P.O. BOX 691
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0148
BMDLA.COM

DATE: 07/17/2015
SCALE: AS SHOWN
DRAWN: WLM/XXX
JOB: 0000
SHEET: L 1.2
02 of 02 Sheets

TREE PROTECTION PLAN NOTES

SCALE: 1" = 30'

0 30' 60' 90'

MARK KRUGER GEOLOGY, INC.

10120 National Boulevard, Los Angeles, CA 90034
Tel: 310-866-8977
Fax: 310-204-2459

markkruger72@gmail.com
markkrugergeology.com

October 18, 2018
MKG 18-1001

Mr. Matthew Portenstein
P.O. Box 62
Big Bear City, CA 92314

SUBJECT: Updated Soils and Engineering Geologic Recommendations for Tentative Parcel Map 6011, APN 032-0-201-105, Burnham Road, Live Oak Acres, Ojai Area, County of Ventura, California.

REFERENCE:
Preliminary Soils and Engineering Geologic Investigation for Proposed Tentative Parcel Map No. 5878, APN 032-0-201-105 & APN 032-01-201-155, 2245 Los Encinos Road, Live Oak Acres, Ojai Area, County of Ventura, California; Prepared by Mark Kruger Geology, Inc., MKG 11-301, Report dated May 6, 2011.

ELECTRONIC FILE NOTE

The data contained on this electronic file (if provided) shall only be used as a submittal requirement for the appropriate government municipality and is for reference use only. The data contained on this electronic file shall not be used for any other purpose unless authorized by the express written permission of Mark Kruger Geology, Inc. (MKG). The review of this geotechnical report shall only be performed by MKG's client, the client's authorized representatives, and/or qualified professionals whose possession of this electronic reference copy is permitted by law. An official printed or hard copy of this report should contain wet ink signature(s) and stamps of the undersigned licensed MKG engineering geologist and/or geotechnical engineer. This electronic referenced copy should be considered unofficial if this note, the wet ink signature(s) and stamp(s) by the undersigned licensed MKG professional(s) are not provided in this report. The modification, duplication, transferring, transmitting and/or sharing of any portion of this electronic reference copy by any person, company, business or organization, other than MKG, is strictly prohibited, is a criminal offence, and shall be prosecuted to the fullest extent of the law.

INTRODUCTION

At your request, this report presents our updated soils and engineering geologic recommendations for proposed Tentative Parcel Map 6011. This update is based on our recent site observations on October 8, 2018 and our referenced soils and engineering-geologic report prepared for the subject site.

PROPOSED DEVELOPMENT

The findings and recommendations contained in this report are based on preliminary plans provided by the client's representative and our review of our referenced report dated May 6, 2011.

It is proposed to construct three (3) single-family residences and associated structures on Parcels 1, 2 and 3 of Tentative Parcel Map 6011. The approximate building locations for Parcels 1 through 3 are shown on our Geotechnical Map, Plate 1 and are illustrated on our Geologic Cross Sections X-X' through Z-Z', Plates CS-1 through CS-3. The existing residence at 955 Burnham Road will remain. Parcels 1 through 3 are located adjacent to Burnham Road. Access to the future residences on Parcels 1, 2 and 3 will be provided via new driveways off of Burnham Road. Final site development plans await the recommendations of this report. The remaining parcels addressed in our referenced report dated May 11, 2011 are not included within Tentative Parcel Map 6011.

Slope gradients in the area of the proposed building sites vary from essentially level to flatter than 4:1 (H:V). Based on our review of the current site plan prepared by Jensen Design and Survey of Ventura, California (Plate 1) minimal grading appears to be necessary in order to achieve the desired grade for the proposed building pads. Standard cut and fill grading may be utilized in order to achieve the desired grade for the proposed building sites. Any new manufactured cut and fill slope gradients should be 2:1 (H:V) or flatter. We understand that the proposed structures will be connected to the public sewer.

Based on our field investigation, the upper 3-feet of the earth materials at the site (residual soil, alluvium and/or older alluvium) are <u>not</u> considered to be suitable for support of the proposed structures and/or for support of new compacted fill. In this case, we recommend that the proposed structures be supported on a blanket of new compacted fill benched into the underlying, firm alluvium or older alluvium. All recommendations presented in our referenced report dated May 6, 2011, not superseded herein, remain applicable and in effect.

SITE CONDITIONS

The site was recently visited on October 8, 2018 by the undersigned engineering geologist to observe present site conditions. At the time of our site visit, surface conditions on site and in the area of the proposed structures were essentially the same as those described in our referenced report dated May 6, 2011. No geologic hazards were observed to affect the area of the proposed improvements.

Update

This report is based on our recent field observations on October 8, 2018 and our referenced soils and engineering-geologic report prepared for the subject site. At the time of our recent site visit, surface conditions in the area of the proposed structures appeared to be essentially the same as those described in our referenced report dated May 6, 2011 and we concur with the previous findings and analysis with respect to the proposed improvements at the subject site, addressed herein. Based on our recent site visit, it is our finding that the recommendations presented in our referenced report dated May 6, 2011, not superseded herein, should be incorporated into the building and/or grading plans. Mark Kruger Geology, Inc. will provide geotechnical and engineering geologic services for the proposed structures at the subject site.

RECOMMENDATIONS

Based on the findings of our investigation, the site is considered to be suitable from a soils and engineering geologic standpoint for construction of the proposed structures, provided the recommendations included herein are followed and integrated into the building and/or grading plans.

Seismic Design

It is our opinion that future structures should be designed in accordance with the applicable seismic building code as determined by the structural engineer. The subject site is located within **Site Class D** per the 2016 California Building Code (based on the ASCE 7-2010 with July 2013 errata). The following values of short and long period accelerations are recommended for the Risk-Targeted Maximum Considered Earthquake (MCE_R). The design spectral response acceleration parameters presented on the following table for **Site Class D**, generated by the USGS Seismic Design Map Website (https://geohazards.usgs.gov/designmaps.us/application.php), may be utilized for seismic design:

Site location (latitude, longitude):(34.417, 119.305)				
Spectral Period, T (second)	Site Class B MCE spectral acceleration (g)	Site Class D MCE spectral acceleration (g)		**Site Class D DBE spectral acceleration (g)**
0.2	$S_s = 2.255$	Fa = 1.0	$S_{MS} = 2.255$	S_{DS} = **1.503**
1.0	$S_1 = 0.825$	$F_V = 1.5$	$S_{M1} = 1.237$	S_{D1} = **0.825**

The structural engineer should verify the provided coefficients based upon **Site Class D** prior to use in design.

The southern California region is seismically active and commonly experiences strong ground shaking resulting from earthquakes along active faults. An "active fault" is defined as a fault that has been active in the last 11,000 years and is well defined at the surface. The Northridge Thrust fault (part of the Oak Ridge fault system) which produced the January 17, 1994, Northridge Earthquake did not meet the definition of an "active fault" because this blind thrust fault was apparently not well defined at the surface. Many other blind thrust faults or unknown faults exist in southern California. Earthquakes along these faults are part of a continuous, naturally occurring process which has contributed to the characteristic landscape of southern California. Research on earthquakes during the past forty years has greatly enhanced our knowledge on the nature of faulting in California, however, seismology is a relatively new science and standard procedures for prediction of geoseismic parameters have not yet been widely accepted. The time, location, and magnitude of an earthquake cannot be accurately predicted at this time. Data on most faults and the nature of earthquakes in California is presently incomplete and/or on-going. Numerous investigations performed by the United States Geological Survey, California Department of Conservation, and other research institutions have presented methods to quantify the nature of earthquakes and their estimated impact on existing and future structures.

Ground shaking resulting from a moderate to major earthquake (Magnitude 6.0 or greater) can be expected during the lifespan of the existing and/or proposed structures. Property owners and the general public should be aware that any structure or slope in the southern California region could be subject to significant damage as a result of a moderate or major earthquake. The potential exists throughout southern California for strong ground motion similar to that which struck the Los Angeles region during the January 17, 1994, Northridge Earthquake. Several destructive earthquakes have affected southern California during the span of recorded history.

Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and prevent loss of life as a result of a moderate or a major earthquake. They <u>are not</u> intended to totally prevent damage to structures, graded slopes and natural hillsides due to moderate or major earthquakes. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible form of protection for your property against major earthquake damage. Damage to sidewalks, steps, decks, patios and similar exterior improvements can be expected as these are not normally controlled by the building code.

At your request, this firm could conduct a site specific strong motion study to provide ground response data for use by a structural engineer to design structures to withstand a major earthquake. Such a study is not required by present building codes, and is beyond the scope of this investigation.

Major foundation problems are not anticipated as a result of earthquake induced liquefaction, fault ground rupture or displacement, and differential settlement of natural earth-materials, provided the proposed foundation system is constructed as recommended herein, within the limitations presented above.

Geotechnical Setback Area

Any potential future structures located within 50-feet (measured horizontally) from the top of the slope descending into Live Oak Creek should be reviewed by this office and should be analyzed on a case by case basis. The proposed building sites are currently located about 800 feet away from the top of the slope adjacent to Live Oak Creek. Slope stability analysis and additional geotechnical recommendations may be necessary for structures located within 50-feet from the top of the descending slope. **No** new habitable or permanent structures, new sewage disposal system(s), swimming pools, dense vegetation requiring excessive irrigation, etc., are to be permitted within the Geotechnical Setback Area unless they are reviewed and approved by this office.

Site Preparation and Geotechnical Considerations

Prior to construction/grading, the area of the proposed development should be clear of any loose surficial soils, vegetation and/or man-made debris. Demolition debris and other unsuitable materials should be stripped and removed from the site. Water lines or other old utility lines or installations to be abandoned should be removed or crushed in place. Holes resulting from removal of buried obstructions which extend below finished site grades should be backfilled with compacted soils.

Based on our investigation, the upper 3-feet of the earth materials at the site (residual soil, alluvium and/or older alluvium) are not considered to be suitable for support of the proposed structures and/or for support of new compacted fill. In this case, we recommend that the proposed structures be supported on a blanket of new compacted fill benched into the underlying, firm alluvium or older alluvium. The compacted fill blanket should extend a minimum of 3-feet laterally beyond the proposed foundations and a minimum of 3-feet below existing grade or a minimum of 1-foot below the base of the proposed foundations, whichever is deeper. Deeper and/or wider removal depths may be necessary based on our site observations during grading.

Due to potentially high or perched groundwater levels during grading, it may be necessary to install a 12-inch thick blanket of 3/4-inch thick gravel along the bottom of the removal excavations. All

new fill should be benched into firm alluvium or older alluvium (atop the 3/4-inch gravel, if necessary) and compacted to at least 90 percent of the maximum dry density, as determined by the current ASTM D1557 Method. Conventional floor slabs supported on certified compacted fill or raised wood floors may be utilized for the proposed structures. The new compacted fill depth shall not exceed a 15 percent differential fill thickness across the proposed building footprint.

In addition, we recommend that all boulders and cobbles (rocks larger than 8-inches in maximum dimension) be excluded from the new compacted fill. Due to the size and quantity of boulders and cobbles at the site, it may be necessary to import fill for the proposed building areas. Imported fill materials should be thoroughly tested, at the time of fill placement, to ensure that the new fill is compacted to 90 percent of the maximum dry density, as determined by the current ASTM Method D1557. Imported materials should be a sandy type of material and approved by the geotechnical engineer prior to transporting to the job site.

In order to mitigate against potentially high groundwater levels at the site, we recommend that a subsurface interceptor drainage system (french drain) be installed along the north, south and west sides of the proposed residences. Additional recommendations for the proposed subsurface interceptor drainage system are provided below. A typical interceptor drain detail is provided on Plate ID-1 presented in our referenced report dated May 6, 2011.

Any fill slopes should be supported on a minimum 12-foot wide keyway which extends at least 3-feet into firm alluvium or older alluvium or by an engineered, toe of slope retaining wall (if applicable). Any new cut or fill slopes should be 2:1 (H:V) or flatter. On-site materials are considered to be suitable for compaction, provided that all deleterious materials and large boulders and cobbles are removed from the site prior to compaction (rocks larger than 8-inches in maximum dimension). The bottom to receive new structural compacted fill (exposing firm alluvium or older alluvium) should be inspected and approved by a representative from Mark Kruger Geology, Inc. prior to compaction work. Please refer to the attached grading guidelines for additional recommendations.

In order to mitigate against potentially high groundwater levels, it may be desirable to elevate the building sites. In this case, we recommend that the building sites be raised about 2-feet above existing grade.

Imported materials should be a sandy type of material and approved by the geotechnical engineer prior to transporting to the job site. The sandy material should <u>not</u> have an Expansion Index which exceeds 20 and should not contain rocks larger than 8-inches maximum size.

Subdrainage

Any fill slopes, over 5-feet in height, (if applicable) should be provided with a subdrainage system unless reviewed and approved by the geotechnical engineer. Subdrains should be placed along the heel of all keyways and along benches at the base of the fill at 10-foot vertical intervals (where applicable). Subdrains should consist of 4-inch diameter perforated PVC pipe in 1 cubic foot per linear foot of 3/4-inch gravel or CalTrans Class II permeable material. If 3/4-inch gravel is used the gravel should be wrapped with filter fabric. If CalTrans Class II permeable material is used the pipe should be wrapped with filter fabric. Each subdrain should be provided with solid pipe outlets at 50-foot intervals.

Windrows

As discussed above, we recommend that all boulders and cobbles (rocks larger than 8-inches in maximum dimension) be excluded from the compacted fill in the proposed building areas. It may be desirable to bury the large boulders and cobbles on the subject property. Any rock burial should **not** be placed under the building pads or driveway areas or adjacent to descending slopes. The following recommendations are intended to minimize the potential for settlement for the potential rock burial areas.

The boulders (windrows) should be placed edge to edge and not piled upon each other. Granular compacted fill should be placed over the boulders and flooded into the voids between the boulders. Compacted fill should be placed around and over each windrow and compacted to at least 90 percent of the maximum dry density, as determined by the current ASTM D1557 Method. The windrows should be vertically staggered and placed at least 10-feet apart (or equipment width, whichever is greater). The windrows should not be placed within 20-feet (measured horizontally) from the top of the descending slope or within 5-feet of the ground surface. The upper 5-feet of the new fill should consist of granular compacted fill. The windrow placement should be continuously observed and approved by a representative from Mark Kruger Geology, Inc. After completion of the windrows and associated compacted fill, we recommend that the windrow locations be surveyed for future maintenance. Periodic maintenance and repair may be necessary due to possible settlement in the windrow locations. A typical rock burial detail is provided on Plate RB-1 presented in our referenced report dated May 6, 2011.

Foundation Setback

The depth of the foundations shall satisfy the required H/3 slope setback distance *(horizontal distance measured from the bottom of foundations to the surface of the descending slope or finished grade, whichever is deeper must be a minimum of one-third the overall vertical slope (H) height of the*

descending slope/minimum of 5 feet and up to a maximum of 40 feet) from the surface of the descending slope or finished grade, whichever is deeper.

All other setbacks from the top or toe of slope should comply with the minimum requirements of the controlling governmental agency.

Building Clearance

Any structures located below ascending slopes steeper than 3:1 (H:V) should be setback from the toe of the slope a horizontal distance equal to one-half the vertical height for structures and one-fourth the vertical height for pools and spas. This distance should not be less than 3-feet, nor need exceed 15-feet (H/2) for structures. For pool and/or spa structures this distance should not be less than 3-feet, nor need exceed 7.5-feet (H/4).

Based on the current building locations and gentle slope gradients, it appears that building clearance requirements for the proposed structures have been satisfied.

Foundation Design

1. Shallow Foundations

Conventional continuous and spread footings are adequate for support of the proposed structures and should be supported in firm compacted fill. Exterior continuous footings should be at least 15-inches in width and at least 18-inches into firm compacted fill. Continuous footings may be designed using a bearing pressure of 1,500 psf for compacted fill.

Spread footings may be designed using a bearing pressure of 2000 psf for compacted fill. The dimensions on independent footings should be a minimum of 2-feet square and founded at least 24 inches into firm compacted fill. Footings should be reinforced with a minimum of 2 #4 bar of steel near the base of the footing and 2 #4 bar of steel near the top of the foundation wall. The bottom of footings should be pre-saturated to about 3 percent above optimum moisture content prior to placement of concrete.

A 20 percent increase is allowable for each additional foot of excavation depth into firm compacted fill and 10 percent increase for each additional foot of excavation width into firm compacted fill up to a maximum value of 4000 psf.

Footings should be located below a line measured at a 45 degrees angle from the bottom of any utility trench, unless reviewed and approved by the Soils Engineer.

2. Dynamic Increase

The bearing pressure given is for the total of dead and frequently applied live loads and may be increased by one-third for short duration loading which includes the effects of wind or seismic forces.

3. Foundation Settlement

Settlement of the proposed foundation system supported in firm compacted fill is expected to occur on initial load application. The maximum settlement is expected to be ¾-inch. Differential settlement is not expected to exceed 0.4 inch within a span of 30-feet. These estimates may be exceeded in the event of strong or severe ground shaking resulting from a major earthquake or for any portion of the structure not supported into firm compacted fill, as recommended.

4. Lateral Load Design

Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure within the terrace deposits. An allowable coefficient of friction of 0.3 for compacted fill may be used with the dead load forces.

Passive earth pressure may be computed as an equivalent fluid having a density of 250 pcf for bedrock with a maximum earth pressure of 3,750 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

Floor Slabs

Conventional floor slabs supported on certified compacted fill or raised wood floors may be utilized for the proposed structures (See Site Preparation and Geotechnical Considerations Section above). All unsuitable material may be removed and recompacted to 90 percent of the maximum dry density, as determined by the current ASTM D1557 Method. All new fill should be benched into firm alluvium or older alluvium. Due to potential high groundwater levels at the site on Parcels 1 and 2, the client should consider providing a thicker plastic vapor retarder/ barrier or additional waterproofing materials below the proposed floor slabs.

Floor slabs should be reinforced with a minimum of #4 rebar spaced at a minimum distance of 16-inches on center, each way. Slabs to be covered with flooring should be protected by an acceptable plastic vapor retarder/barrier (minimum 10 mil thickness). To prevent punctures and aid in the concrete cure, the barrier should be covered with a 2-inch layer of sand per ACI Manuel of Concrete Practice, 2006.

A minimum 4-inch-thick capillary break consisting of compacted clean graded 3/4-inch gravel should be placed below the vapor retarder/barrier if the slab level is below the surrounding finished grade.

If moisture vapor transmission is a concern to the facility owner, an expert should be consulted to provide additional recommendations for the design and construction of slabs in moisture sensitive flooring areas.

Interceptor Drain System

In order to mitigate the presence of perched or high groundwater levels, we recommend that a subsurface interceptor drainage system (french drain) be installed along the north, south and west sides of the proposed structures. The trench should transfer drainage to a sump pump or other acceptable drainage device. All pad and roof drainage should be collected and transferred to an approved location in non-erosive drainage devices. Drainage should not be allowed to descend a slope in a concentrated manner, pond on the pad or against any foundation or retaining wall. We recommend that a civil engineer be consulted to evaluate potential options for transporting the drainage to an acceptable location. A typical interceptor drain detail is provided on Plate ID-1 presented in our referenced report dated May 6, 2011.

The subsurface interceptor drainage system should consist of an 18-inch wide trench excavated to a depth of about 3-feet below existing grade (or as determined by the geotechnical engineer), along the north, south and west sides of the proposed structures. The base of the trench should extend at least 2-feet below the slab sub-grade level of the proposed structures or approximately 3-feet below existing grade, whichever is deeper. We recommend that the trench excavation be left open for a period of about 1 week so that a representative from this office can monitor the base of the seepage level (if necessary). Based on our as-built observations, the depth of the trench may vary. The base of the trench should be at least 12-inches below the lowest observed seepage level (if possible). A perforated 4-inch diameter Schedule 40 PVC pipe should be installed at the base of the trench, which should maintain a minimum 2 percent flow gradient towards the outlet or sump pump. The trench should be filled with Caltrans Class II permeable material or 3/4-inch gravel and should be compacted utilizing a vibratory compactor. The top of the trench should be covered with a minimum 24-inch compacted fill cap.

All excavations shall be made in accordance with the regulations of the State of California, Division of Industrial Safety. These recommended temporary excavation slopes do not preclude local raveling and sloughing.

Retaining Walls

Freestanding retaining walls less than 10-feet in height may be designed for active pressures shown on the following table. Restrained retaining walls with a level back slope, should be designed utilizing a trapezoidal distribution of 38H psf, where "H" is the height of the wall in feet as shown on Plate RW-1. The deflection of the retaining walls shall be analyzed by the structural engineer. Any surcharge due to adjacent structures should be added by the structural engineer.

Surface Slope of Retained Material Horizontal to Vertical	Equivalent Fluid Weight (pcf)
	Older Alluvium
LEVEL	35
5 to 1	35
4 to 1	35
3 to 1	38
2 to 1	43

Retaining walls greater than 6 feet in height should be designed for seismic earth pressures. We recommend a "seismic earth pressure" in terms of an Equivalent Fluid Weight of 65 pcf be used for both cantilevered and restrained wall design. A triangular pressure distribution can be used for design, and the resultant force can be assumed to be a 1/3 of the height of the wall from the wall base. This "seismic earth pressure" does not need to be added to the "static earth pressure" when considering load combination in structural design.

All walls should be effectively waterproofed, provided with an adequate subdrainage system, and backfilled in accordance with the attached retaining wall backfill and subdrain details (Plate RWD-1). We recommend you hire a waterproofing expert to determine your waterproofing requirements. Waterproofing details, application methods or effectiveness in preventing moisture intrusion are beyond the scope of our work authorization and not the responsibility of Mark Kruger Geology, Inc. The subdrainage system, including outlet locations, should be clearly shown on the building and/or grading plans. The contractor is responsible to ensure that all subdrain outlets are constructed per plan.

While all backfill should be compacted to the required density, care should be taken when working close to new walls to prevent excessive lateral pressure.

Swimming Pool

Future swimming pools and spas may be supported on a conventional pool shell bearing into future compacted fill benched into the underlying, firm older alluvium (minimum of 2 feet of compacted fill below the base of the pool/spa shell). The pool and spa shells should be designed for free standing conditions and moderately expansive soils. All pool and spa walls should be designed for a minimum equivalent fluid pressure of 65 pcf. We recommend that a hydrostatic relief valve be provided for the pool and spa structure. Prior to placement of steel, the pool/spa excavation(s) should be observed by a representative of this firm.

In the case of a spa being planned structurally continuous with the pool shell, the spa should either be designed to be entirely supported by the pool shell (i.e. cantilevered) or the spa support should be derived at a depth comparable to that of the pool (i.e. deep). The structural engineer should exercise

extreme care in this area. The transition area between the pool and spa is a common area for cracks to develop.

Pool/spa decking should be cast free of the swimming pool/spa and water stops should be provided between the bond beam and the adjacent decking/hardscape. Surface drainage around the pool should be provided to keep water from ponding or seeping into the ground. Surface water shall be collected and conducted through non-erosive devices to the street, storm drain, or other approved disposal area. Leakage from the swimming pool, spa or any other appurtenant plumbing could create an artificial groundwater condition which could have a deleterious effect on the pool and/or spa structure; therefore, it is imperative that all plumbing and pool/spa features be absolutely leak-free.

The pool should be designed for any possible surcharge loading from nearby structures or retaining walls, should the pool fall within a 45 degree (1:1) plane from the surcharging structure applicable). Typically, a ramp is used to allow access to the equipment when making the pool excavation (if applicable). At the completion of the pool and after the hardening of the concrete or gunite, the pool ramp should be backfilled with soil compacted to at least 90 percent of the maximum density as determined by the current ASTM D1557.

Swimming Pool and Spa Subdrainage

The proposed pool and spa should be provided with a subdrainage system to protect the slope from saturation due to potential pool leakage. The subdrain should consist of a bottom blanket of impermeable geofabric below a 6 inch thick blanket of clean, compacted ¾ inch gravel, or Class II permeable material. A 4 inch diameter perforated PVC pipe should be embedded in the central portion of the gravel so as to collect any water trapped in the gravel. The subdrain pipe should be provided with a cut off wall and solid pipe outlet to the surface or to a sump with an automatic pump. A typical pool subdrain detail is presented on Plate PS-1 in our referenced report dated May 6, 2011.

Temporary Excavations

The maximum recommended height of unsurcharged, temporary vertical excavations in the earth materials at the site is 4 feet. Excavations above this height should be trimmed to a 1:1 (H:V) ratio or should be shored.

Due to potential caving in the alluvium/older alluvium due to high or perched groundwater levels and boulders and cobbles at the site, temporary shoring may be necessary for the recommended subsurface interceptor drainage system (french drain) for the proposed structures. It is the contractor's responsibility to provide sufficient shoring during construction (where necessary). We recommend that any trench excavations at the site be conducted with continuously observed by a representative from this

office. If adverse conditions are encountered during excavations, additional recommendations may be necessary.

We recommend that all temporary excavations at the site be observed and monitored by our representative in the field to verify soil conditions. All temporary excavations should be observed during excavation by a representative of this firm. Should the observation reveal any geologic hazard, appropriate treatment will be recommended.

All excavations shall be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health, (Cal/OSHA). These recommended temporary excavation slopes do not preclude local raveling and sloughing. Provided our recommendations are followed, the resulting temporary excavations are anticipated to be safe from a geotechnical standpoint for the proposed construction operations, and should not expose workers to hazards due to cave-ins, provided that geologic conditions exposed by the excavations are as anticipated.

Confined or trench excavations (i.e. retaining walls or utility trench excavations) should be made in accordance with the regulations of the State of California, Division of Occupational Safety and Health (Cal/OSHA). We recommend that confined excavations should be shored using hydraulic shoring, screw jacks or timber shoring, as determined by the project engineer.

All excavations should be stabilized within 30 days of initial excavation. Water should not be allowed to pond on the top of the excavation or to flow towards it. No vehicular surcharge should be allowed within 3 feet of the top of cut.

It is recommended that a pre-excavation site meeting be attended by the grading contractor, the soils engineer and an agency representative to discuss methods and sequence of subterranean excavation.

Monitoring and Pre-Construction Survey

It will be the responsibility of the grading contractor to maintain an accurate monitoring system of the performance of the temporary excavations at the site (if necessary). The intent of this program will be to produce an accurate and on-going record of the horizontal and vertical deflections of the temporary shoring system.

It is anticipated that a Surveyor may be required to construct and maintain the monitoring system (if necessary). Both vertical and horizontal movements should be measured on a weekly basis and the record of performance should be submitted to both the Geotechnical Engineer and the Structural (Shoring) Engineer. Accuracy should be maintained within one-hundred of a foot and the record should be produced in a readily understandable form. The Surveyor should submit to the Geotechnical Engineer, prior to start of excavation, a plan that indicates the method selected for monitoring the excavation(s).

It is suggested that some attempt be made to secure movements or survey points for horizontal measurements of the subgrade displaced some 3 to 4 feet back of the shoring elements. It is suggested that several locations be selected at the top of the pile and the performance of such monuments would be included with the monitoring records submitted each week.

Monitoring of the excavation performance should be started prior to the beginning of the initial excavation (if necessary). The weekly schedule of performance monitoring may be modified as the job progresses. Once the subterranean structure has been constructed, monitoring of the performance will no longer be required.

We recommend that the client's representative prepare a pre-construction survey prior to site development (if necessary). The pre-construction survey should document existing site conditions and performance of offsite structures prior to construction (where applicable). We recommend that any temporary shoring or slot cut excavations at the site be conducted with frequent observation by a representative from this office. If adverse conditions are encountered during excavations, additional recommendations may be necessary. The excavations should be monitored by a representative from this office. The monitoring may be provided by a licensed surveyor during construction to determine deformation monitoring of adjacent structures and possible deflection of the shoring piles and/or temporary excavations (if applicable). It is recommended that the survey monitoring performed by others, be provided weekly for the first month and monthly afterward for a period of 6 months or as determined by your representatives (if applicable). Additional design recommendations (i.e. bracing, tie back) may be necessary depending on field conditions, and should be determined by the project engineer (if applicable).

Pavement

Prior to placing pavement, the subgrade should be scarified to a depth of 12-inches, moistened or dried out to optimum moisture content, and recompacted to at least 90 percent of the maximum dry density, as determined by the current ASTM Method D1557.

A flexible pavement section consisting of 3-inches of asphalt concrete over 4-inches of base material should be used. A flexible pavement section consisting of 4-inches of asphalt concrete over 6-inches of base material should be used for service lanes, if applicable (truck and loading area). The base material may be crushed aggregate.

As an alternative, a rigid pavement section consisting of Portland Cement Concrete (PCC) can be used. The traffic loading is expected to be primarily light vehicles. Recommendations for the rigid concrete pavement design is provided herein on the following table.

Compressive Strength of Concrete @ 28 days	3500 psi
Modulus of Rupture of Concrete @ 28 days	550 psi
Concrete Thickness	4 inches
90 Percent Compacted Subbase	12 inches
Contraction Joint Spacing	10 ft.
Depth of Joint	1 inch

Concrete slabs should be separated from other structures or fixed objects within or abutting the paved area by isolation joints. This serves to offset the effects of the differential horizontal and vertical movements of the structures which may fracture the concrete slab. When isolation joints are located where wheel and other loads are applied, the pavement edge at the joint should be thickened by 20 percent or two inches, whichever is greater.

A joint filler should be applied to any new isolated joints within the concrete slab. The joint filler should extend through the slab thickness and should be recessed below the pavement surface so that the joint can be sealed with joint sealant material. The types of joint filler materials recommended include bituminous mastic, bituminous impregnated cellulose or cork, sponge rubber, or resin-bound cork. Joint filler materials should be installed in accordance with the recommendations of the manufacturer.

Patio Slabs and Hardscape

It may be desirable to support new patio slabs and hardscape (patios, steps, walkways, etc.) on the existing surficial soils. These structures are not normally subject to building code requirements for structural support. In order to reduce the potential for distress due to potential settlement, it may be desirable to provide additional subgrade preparation and additional steel and concrete thickness for the proposed patio slabs and hardscape at the site. At a minimum, we recommend that patio slabs and hardscape be reinforced with a minimum of #4 rebar spaced at a maximum distance of 16 inches on center, each way. The upper 12 inches of existing surficial soils (depending on field conditions) to be used for slab support should be removed and recompacted to 90 percent of the maximum dry density, as determined by ASTM Method D1557. It should be noted that patio slabs/hardscape constructed to the preceding specification may be subject to distress over time. Periodic maintenance or replacement may be necessary.

Drainage Protection

We recommend that a comprehensive drainage improvement plan be implemented for the subject site. This would include transferring all upslope drainage to an approved area in non-erosive drainage

devices. Proper site drainage will help mitigate but may not eliminate potential surface water hazards.

All pad and roof drainage should be collected and transferred to the street or an approved area in non-erosive drainage devices. Drainage should not be allowed to descend any slope in a concentrated manner, pond on the pad or against any foundation or retaining wall.

Retaining walls with an ascending slope should be equipped with a minimum 12 inches of freeboard. A minimum 12 inch wide open "V" drain should be placed behind the retaining walls so that all up slope flows are directed around the proposed structures to the street or other approved disposal area.

The California Building Code (CBC, 2016) recommends a minimum 5 percent slope away from the perpendicular face of the building wall for a minimum horizontal distance of 10 feet (where space permits). We recommend a minimum 5 percent slope away from the building foundations for a horizontal distance of 3 feet be established for any landscape areas immediately adjacent to the building foundations. In addition, we recommend a minimum 2 percent slope away from the building foundations be established for any impervious surfaces immediately adjacent to the building foundations for a minimum horizontal distance of 10 feet (where space permits). Lastly, we recommend the installation of roof gutters and downspouts which deposit water into a buried drain system be installed instead of discharging surface water into planter areas adjacent to structures.

It is the responsibility of the contractor and ultimately the developer and/or property owner to ensure that all drainage devices are installed and maintained in accordance with the approved plans, our recommendations, and the requirements of all applicable municipal agencies. This includes installation and maintenance of all subdrain outlets and surface drainage devices.

It is recommended that watering be limited or stopped altogether during the rainy season when little irrigation is required. Over-saturation of the ground can cause major subsurface damage. Maintaining a proper drainage system will minimize the shrink/swell potential of sub-soils.

Preventive Slope Maintenance

To minimize sloughing on slope faces, it is recommended that a slope maintenance program shall be implemented as soon as possible. Slope maintenance may include proper drainage control, planting, irrigation and rodent control. Planting of approved deep-rooted shrubs and a dense lightweight ground cover is recommended for the upper portions of the ascending slope (if applicable). A landscape architect or landscape contractor experienced in this area should be consulted for appropriate slope planting recommendations.

To reduce the risk of problems relating to slope instability, a program of continual slope maintenance is necessary. This maintenance program should include but need not be limited to

annual cleanout of existing drainage ways, sealing of any cracks, elimination of gophers and earth burrowing rodents, maintaining low water consumptive, fire retardant, deep rooted ground cover and proper irrigation.

A vital part of slope maintenance is proper watering. This includes not only providing enough water to support plant life, but also monitoring the irrigation system so that over-watering does not occur.

Hillside properties are typically subject to potential geotechnical hazards including settlement, slope failures, slumping, spalling of slopes, erosion and concentrated slopes. It must be emphasized that responsible maintenance of these slopes, and the property in general, by the owner, using proper methods, can reduce the risk of these hazards significantly.

Previous Recommendations

All recommendations presented in our referenced report dated May 6, 2011, not superseded herein, remain applicable and in effect.

GENERAL INFORMATION

Accuracy of Provided Drawings

Mark Kruger Geology, Inc. (MKG) investigation, analysis, findings and/or recommendations of a site, with respect to the proposed improvements, are often dependent on several factors or information provided to MKG by the client and/or the client's representative(s). Provided information or *Drawings* may include topographic surveys, architectural drawings, engineering plans and/or grading plans. It is MKG's assumption that the provided *Drawings*, to be utilized as part of our investigation, accurately depict topographic conditions, existing and/or proposed structures and grades, property lines, easements, etc. It should be understood that MKG's use of the provided *Drawings* does not mean or confirm that the provided *Drawings* are accurate. If revisions are made to the site *Drawings*, these documents should be submitted to MKG as soon as possible. Additional exploration, analysis and/or revised recommendations may be necessary depending upon our review of the revised *Drawings*, etc.

Environmentally Hazardous or Non-Hazardous Materials

It should be clearly understood that environmental geologic services are **not** within the scope of this study. Environmental geologic services may include the detection of hazardous or non-hazardous materials, wastes or substances existing on the site from research of available records, exploratory methods, sampling, laboratory analysis, etc. or the recommended treatment and/or disposal of these materials, wastes or substances. If hazardous or non-hazardous materials, wastes or substances are revealed by supplementary investigations or studies or are encountered during construction or grading operations, appropriate environmental investigation(s) and analysis may be required. In this case, mitigation and/or treatment of hazardous or non-hazardous materials, wastes or substances may be necessary. It should be understood that the property owner and potential future property owner(s) shall acknowledge and/or indemnify that MKG has neither created or contributed to the creation or existence of any hazardous or non-hazardous materials, wastes or substances or otherwise dangerous conditions at the site. All site generated hazardous or non-hazardous materials, wastes or substances are the possession and responsibility of the property owner and potential future property owner(s).

Plan Review

This report is based on the development plans provided to our office. We recommend that the client's representative(s) provide a complete set of the construction, building and/or grading plans to our office for review and/or approval, prior to initiation of construction. Any change in the scope of the project, from that addressed herein, may require additional geotechnical services by MKG. Formal plans should be reviewed and approved by MKG, prior to initiation of construction. The appropriate government reviewing agency may require that the building and/or grading plans be signed by a licensed geotechnical engineer and/or a licensed engineering geologist, prior to initiation of construction. The plan review fees will be billed in accordance with our current fee schedule.

Government Reviewing Agency and Additional Geotechnical Services

This report is intended for submittal to the appropriate governmental authorities that control the issuance of necessary permits. The client or client's representative should submit the geotechnical reports to the appropriate government reviewing agency, unless specific arrangements are made with this office. It should be noted that the government reviewing agency has various fees for reviewing geotechnical reports, the fees for which are not included within our scope of work. If applicable, the report submittal fees will be billed in accordance with our current fee schedule. All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. It should be understood that the government reviewing agency may approve or deny

any portion of the proposed development, which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan review and signature, construction observations, meetings, etc. The fees for generating additional reports, letters, exploration, analysis, etc. will be billed on a time and material basis, per our previously approved work acknowledgment or a pre-determined, agreed fee.

Site Observations during Construction

The appropriate government reviewing agency or building department requires that the geotechnical consultant of record provide site observations during grading and construction. The purpose of the site inspections is to verify site geotechnical and/or engineering geologic conditions and conformance with the intensions of the recommendations addressed herein. Although certain geotechnical and/or engineering geologic observations may not be required by the building department, the more site inspections typically reduce the risk for future problems. It is the client's or the client's representative(s) responsibility to contact the appropriate building department or building official regarding approval for all required inspections. Following is a general list of inspections required by this firm.

a) Pre-grade meetings
b) Foundation excavations for all structures (residence, retaining walls, pools, etc.)
c) Temporary excavations/shoring
d) Bottom excavations for primary and/or secondary structural fills
e) Keyway excavations
f) Compaction testing for primary and secondary structural fills
g) Compaction testing for retaining wall backfill and utility trenches
h) Subdrains for retaining walls, swimming pools or ponds

It is recommended that all foundation excavations be approved by this firm prior to placing forms, steel reinforcement and/or concrete. Any fill which is placed at the site should be tested for compaction, especially if used for engineering purposes. All cut-slopes and temporary excavations should be observed by a representative of this firm. Should the observation reveal any unforeseen hazard, appropriate action will be recommended.

Representatives of MKG will observe work in progress, perform tests on soil, and observe excavations and trenches. Excavation bottom observations should be requested before the placement of subdrains or compacted fill. The approved plans and permits should be on the job site and available for review by this office. The site inspections during construction will be billed on a time and material basis in accordance with our current fee schedule.

It is advised that the client contact MKG at least **1 week** in advance of commencing constructing and/or grading to allow for contractual agreements for geotechnical services during the construction phases of your project. Please advise this office at least **48 hours** prior to any required verification or approval.

Construction Site Maintenance

It is the responsibility of the contractor to maintain a safe construction site and for the safe operation of all equipment. When excavations exist on the site, the areas should be secured by placing appropriate coverings, fencing, warning signs, etc. All excavations should be properly covered and secured. Excavation stock piles or spoil piles should either be removed from the site or be property compacted, in accordance with recommendations presented herein. Fill temporarily stock-piled on the site should be placed in stable or approved areas and away from slopes, excavations or improvements.

Earth materials generated from grading should not be disposed of along slopes or other unapproved locations. Workers should not be allowed to enter any un-shored excavations over 5-feet in depth, or depth specified herein. Water should not be allowed to saturate open footing trenches. Temporary erosion control measures and proper drainage control should be followed, especially during the rainy season.

It should be understood that the project contractor or others shall supervise and direct the work and they shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work.

Periodic or continuous observation by MKG is not intended to include verification of dimensions or review of the adequacy of the contractor's safety measures in, on, or near the construction site.

Final Reports

During or upon completion of the project or grading, the appropriate government reviewing agency or building department often requires interim or final geotechnical reports prepared by this firm to document that foundations and/or fill placement were conducted per the recommendations addressed herein and/or the approved building and/or grading plans. Interim or final geotechnical reports are often required for placement of primary or secondary structural fill, retaining wall backfill, slope repairs, pile observations, etc. The interim or final geotechnical reports will be billed on a time and material basis, in accordance with our current fee schedule.

General Conditions and Limitations

This report and the exploration are subject to the following conditions. Please read this section carefully, it limits our liability.

This report is based on the development plans provided to our office. In the event that any significant changes (from those discussed herein) in the design and/or location of the proposed structure(s) are planned, the conclusions and recommendations contained in this report may not be considered valid unless the changes are reviewed by MKG and the conclusions and recommendations are modified and/or approved by this firm after such review.

The conclusions and recommendations contained herein are based on the findings and observations made at the test pit, trench and/or boring locations. While no great variations in fill, soil and/or bedrock conditions are anticipated, if conditions are encountered during construction which appears to differ from those disclosed herein, this firm should be notified immediately, so as to consider the need for modifications or revised geotechnical recommendations. Compliance with the design concepts, specifications or recommendations during construction requires our review during construction which pertains to the specific recommendations contained herein.

The subsurface conditions, excavations, characteristics and geologic structure described herein and shown on the enclosed cross-section(s) have been projected from individual test pits, trenches and/or borings placed on the subject property. The subsurface conditions and excavation characteristics, and geologic structure shown should in no way be construed to reflect any variations which may occur between or away from these exploratory excavations. The projection of geologic data is based on available information and experience and should not be considered exact.

It should be noted that fluctuations in the level of the groundwater may occur at the site due to variations in rainfall, temperature, irrigation, water line leaks, sewage disposal and/or other factors not evident at the time of measurements reported herein. MKG assumes no responsibility for groundwater variations which may occur across the site. High groundwater levels can be extremely hazardous and saturation of earth materials can cause subsidence, settlement and/or slippage at the site.

The intent of this report is to advise our client and/or client's representative(s) on soils and engineering geologic conditions at the site with respect to the proposed improvements. Implementation of the advice presented in the Recommendations Section of this report is intended to reduce the risk associated with the proposed project and should not be construed to imply total performance of the project. It should be understood that geotechnical consulting and the contents of this report are not perfect. Any errors or omissions noted by any party reviewing this report, and/or any other geotechnical aspect of this project, should be reported to this firm as soon as possible.

Geotechnical engineering is characterized by uncertainty or is described as an inexact science or art. The conclusions and recommendations presented herein are partly based on;
1) the evaluation of technical data gathered by this firm, 2) standard of practice, 3) experience, and, 4) professional judgment. The conclusions and recommendations presented herein should be considered advice. Other geotechnical consultants could arrive at different conclusions and recommendations. This report has been prepared in accordance with generally accepted practice. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.

It should be understood that MKG's services are limited to the disciplines of soils engineering and/or engineering geology. While MKG may refer various professionals or outside services, working in associated disciplines, to their client's or client's representatives, MKG is not responsible for the performance of work by third parties, which may include, but are not limited to, surveyors, civil or structural engineers, architects, contractors, etc. It should be clearly understood that MKG is not a licensed surveyor, architect, civil or structural engineer or contractor. MKG's periodic or continuous inspection(s) of geotechnical work on an MKG project shall not relieve third party professionals of their responsibility to perform their work in accordance with the applicable and/or approved geotechnical reports, plans, specifications, safety requirements, etc. It should be understood that MKG's periodic or continuous inspection(s) of geotechnical work on an MKG project does not imply that MKG is observing, verifying and/or approving all site work. MKG will only make site inspections, per our approved work authorization agreement(s) and/or related to the appropriate geotechnical field services provided by MKG and will not relieve others of their professional responsibilities.

Should the project be delayed beyond the period of one year after the date of this report, the site should be observed and the report reviewed to consider possible changed conditions.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

This report has been compiled for the exclusive use of **MR. MATTHEW PORTENSTEIN** and his authorized representatives. It shall not be transferred to, or used by, a third party, to another project or applied to any other project on this site, other than as described herein, without the written consent and/or thorough review by this firm.

This report is issued with the understanding that it is the responsibility of the owner, or their representative, to assure that the information and recommendations contained herein are called to the attention of the designers and builders for the project.

Mark Kruger Geology, Inc. appreciates the opportunity to provide our geotechnical services for the project. Please do not hesitate to contact our office should you have any additional questions or comments.

MARK KRUGER GEOLOGY, INC.

Mark Kruger, C.E.G. 2345
Principal Geologist

Sean Lin, G.E. 2921
Principal Engineer

PROFESSIONAL GEOLOGIST
MARK KRUGER
No. 2345
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHI HSIN LIN
No. 2921
Exp. 9/30/20
GEOTECHNICAL
STATE OF CALIFORNIA

Attachments: See Appendix
MK:BS

General Grading Guidelines

Site Clearing

Any existing brush, loose fill and/or porous soils shall be excavated to competent native materials, approved soils or bedrock. Prior to the placement of any new compacted fill, the bottom to receive new compacted fill should be scarified and cleared of all debris. All new compact ted fill should be compacted to 90 percent of the laboratory standard under the direction of the geotechnical engineer in accordance with the following recommendations.

Any underground structures such as cesspools, cisterns, septic tanks, mining shafts, tunnels, wells, pipelines, or other structures not located prior to grading, are to be removed or treated in a manner recommend by the geotechnical engineer. Soft, dry, spongy, highly fractured, or otherwise unsuitable ground extending to such a depth that surface processing cannot adequately improve the condition should be over-excavated down to firm ground and approved by the geotechnical engineer before compaction and filling operations continue. Over-excavated and processed soils which have been properly mixed and moisture-conditioned should be recompacted to the minimum relative compaction, as specified in these guidelines.

Preparation

After the bottom to receive new compacted fill has been cleared, scarified and approved by the geotechnical engineer, it shall be brought to a proper moisture content and compacted to not less than 90 percent of the maximum dry density, in accordance with the current ASTM D1557 method.

All areas to receive fill, including processing areas, removal areas, and toe of fill benches should be observed and approved by the geotechnical engineer and/or engineering geologist prior to placement of fill. Fills may then be properly placed and compacted until design grades are attained.

Existing ground which is determined to be satisfactory for support of the fills should be scarified to a minimum depth of 6-inches or as directed by the geotechnical engineer. After the scarified ground is brought to optimum moisture or greater and mixed, the materials should be compacted, as specified herein. If the scarified zone is greater than 6-inches in depth, it may be necessary to remove the excess and place the material in lifts restricted to about 6-inches in compacted thickness.

Existing ground which is not satisfactory to support compacted fill should be over-excavated as required in the geotechnical report or by the on-site geotechnical consultants. Scarification, disking, or other acceptable form of mixing should continue until the soils are broken down and free of large lumps or clods, until the working surface is reasonably uniform and free of ruts, hollows, hummocks or other uneven features which would inhibit compaction, as described herein.

Materials

The earth materials used in the placement of compacted fill should be free of excessive organic matter and other deleterious substances and shall not contain rocks or debris greater than 8-inches in maximum dimension. Imported fill materials should be approved by the geotechnical engineer and may be obtained from any other approved source.

General Grading Guidelines (Continued)

Any earth material imported or excavated on the property may be utilized in the fill provided that each material has been determined to be suitable by the geotechnical engineer. These materials should be free of roots, tree branches, other organic matter or other deleterious materials. All unsuitable materials should be removed from the fill, as directed by the geotechnical engineer. Soils of poor gradation, undesirable expansion potential, or substandard strength characteristics may be designated by the geotechnical consultant as unsuitable and may require blending with other soils to serve as a satisfactory fill material.

Fill materials derived from benching operations should be dispersed throughout the fill area and blended with other soils or bedrock derived materials. Benching operations should not result in the benched material being placed with a single equipment width from the fill/soil or fill/bedrock contact.

Oversized materials defined as rock or other unsuitable materials with a maximum dimension of greater than 8-inches should not be buried or placed in fills unless the location of the materials and disposal methods are specifically approved by the geotechnical engineer. Oversized material should be taken off site or placed in accordance with the recommendations of the geotechnical engineer in areas designated as suitable for rock disposal.

If import material is required for grading, representative samples of the material to be utilized as compacted fill should be analyzed in the laboratory by the geotechnical engineer to determine its physical properties. If any material other than that previously tested is encountered during grading operations, a appropriate analysis of the material should be conducted by the geotechnical engineer as soon as possible.

Placing, Spreading and Compacting Fill Materials

Fill materials shall be placed in layers which when compacted shall not exceed 8 inches in thickness. Each layer or lift shall be spread evenly and shall be thoroughly mixed during the spreading process to ensure uniformity of material and moisture of each layer or lift.

Where the moisture content of the fill material is below the optimum value determined by the geotechnical engineer, water shall be uniformly added to obtain the approximate optimum moisture content. Where the moisture content of the fill materials is higher than the optimum value determined by the geotechnical engineer, the fill materials shall be aerated by blading, disking or mixing with dry earth materials until the optimum moisture content is obtained.

After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to not less than 90 percent of the maximum dry density in accordance with the current ASTM D1557 method. Cohesionless soil having less than 15 percent finer than 0.005 millimeters (such as base material or pea gravel) shall be compacted to a minimum of 95 percent of the maximum dry density.

Compaction shall be by sheepfoot roller, tract rolling or other types of acceptable compaction equipment of such design that they will be able to compact the fill material to the specified density. Compaction equipment should be adequately sized and should be specifically designed for soil compaction or of proven reliability to efficiently achieve the specified degree of compaction. Rolling shall be accomplished while the fill material is at the specified moisture content, to ensure that the desired density has been obtained. The final surface of the areas to review slabs-on-grade should be rolled to a dense smooth surface.

General Grading Guidelines (Continued)

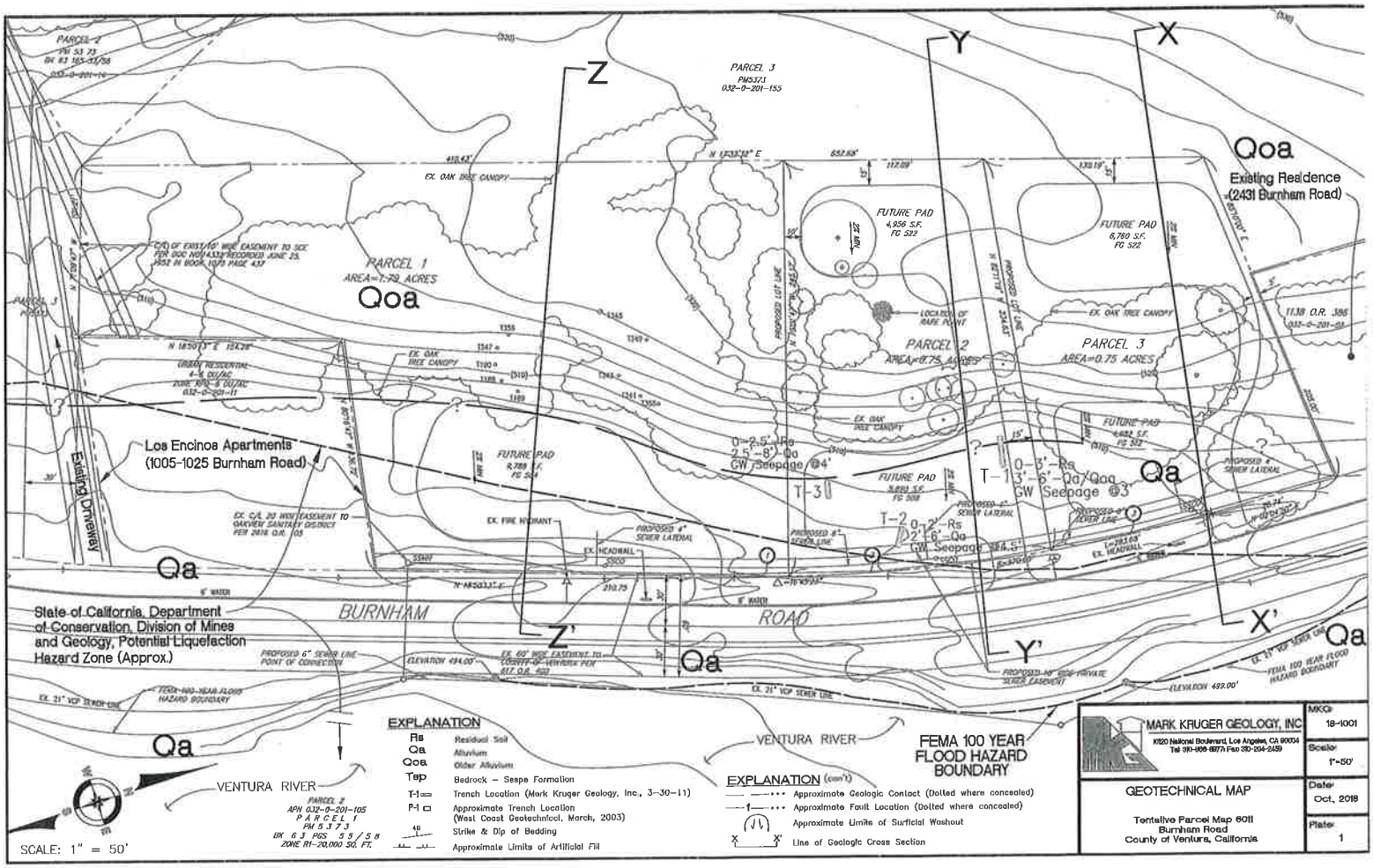
Field density tests shall be made by the geotechnical engineer at intervals not to exceed 2 feet of fill height. Where sheepfoot rollers are used, the compacted fill may be disturbed to a depth of several inches and the density reading shall be taken in the compacted material below the disturbed surface. When these readings indicate that the density of any earth fill placed at the site is below the required 90 percent density, the material in question shall be removed and recompacted until the required density has been obtained. No additional fill shall be placed in an area until the last placed lift of fill has been tested and found to meet the density and moisture requirements and is approved by the geotechnical engineer.

Where fills are to be placed on ground with slope steeper than 5:1 (H:V), the ground should be stepped or benched. The lowest bench, which will act as a keyway, should be a minimum of 15-feet in width and should be at least 3-feet deep into firm material (measured on the down slope side of the keyway). The keyway excavation should be approved by the geotechnical engineer and/or engineering geologist. In fill over cut slope conditions, the recommended minimum width of the lowest bench or keyway is also 15-feet with the key founded on firm material, as designed by the geotechnical consultant. As a general rule, unless specifically recommended otherwise by the geotechnical engineer, the minimum width of the fill keyway should be approximately equal to ½ the height of the slope.

Standard benching is generally 4-feet (minimum) vertically, exposing from, acceptable material. Benching may be used to remove unsuitable materials, although it is understood that the vertical height of the bench may exceed 4-feet. Pre-stripping may be considered for unsuitable materials in excess of 4-feet in thickness.

Compaction of slopes should be accomplished by over-building a minimum of 3-feet horizontally, and subsequently trimming back to the design slope configuration. Testing shall be performed as the fill is elevated to evaluate compaction as the fill core is being developed. Special efforts may be necessary to attain the specified compaction in the fill slope zone. Final slope shaping should be performed by trimming and removing loose materials with appropriate equipment. A final determination of fill slope compaction should be based on observation and/or testing of the finished slope face. Where compacted fill slopes are designed steeper than 2:1 (H:V), special material types, a higher minimum relative compaction, and special grading procedures, may be recommended. If an alternative to over-building and cutting back the compacted fill slopes is desired, than additional grading recommendations will be required by the geotechnical engineer. Erosion control and drainage devices should be designed by the project civil engineer in compliance with the recommendations of the geotechnical engineer or engineering geologist.

The grading specifications addressed herein should be a part of the development plans. The geotechnical engineer shall review and approve the grading plan(s) prior to construction/grading.



EXPLANATION

Rs	Residual Soil
Qa	Alluvium
Qoa	Older Alluvium
Tsp	Bedrock – Seepe Formation
T-1	Trench Location (Mark Kruger Geology, Inc., 3-30-11)
P-1	Approximate Trench Location (West Coast Geotechnical, March, 2003)
45	Strike & Dip of Bedding
	Approximate Limits of Artificial Fill

EXPLANATION (con't)

	Approximate Geologic Contact (Dotted where concealed)
1	Approximate Fault Location (Dotted where concealed)
	Approximate Limits of Surficial Washout
X X'	Line of Geologic Cross Section

MARK KRUGER GEOLOGY, INC
11620 National Boulevard, Los Angeles, CA 90064
Tel 310-966-1977A Fax 310-204-2459

MKG 18-1001

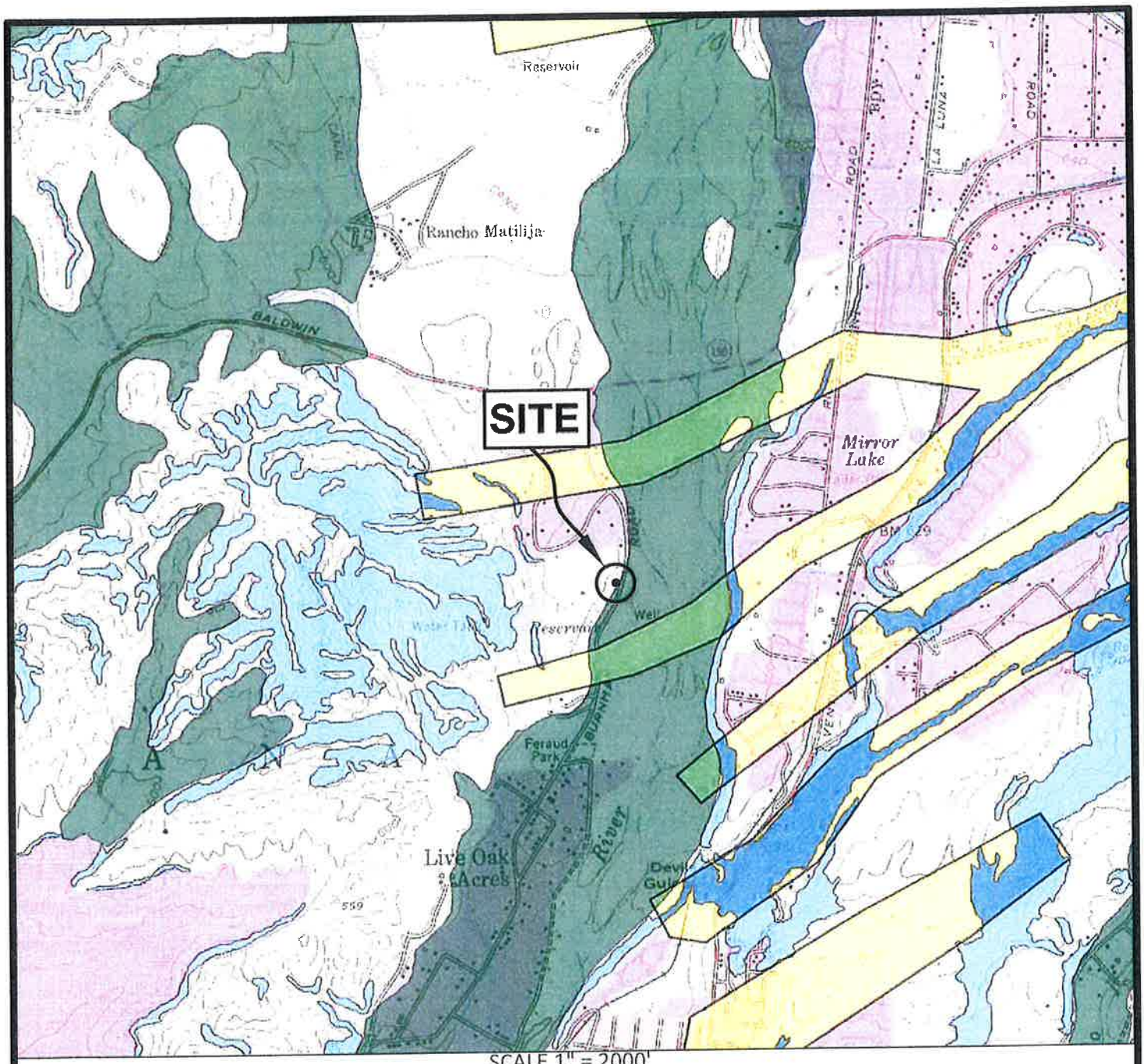
Scale: 1"=50'

GEOTECHNICAL MAP

Tentative Parcel Map 6011
Burnham Road
County of Ventura, California

Date: Oct., 2018

Plate: 1



SCALE 1" = 2000'

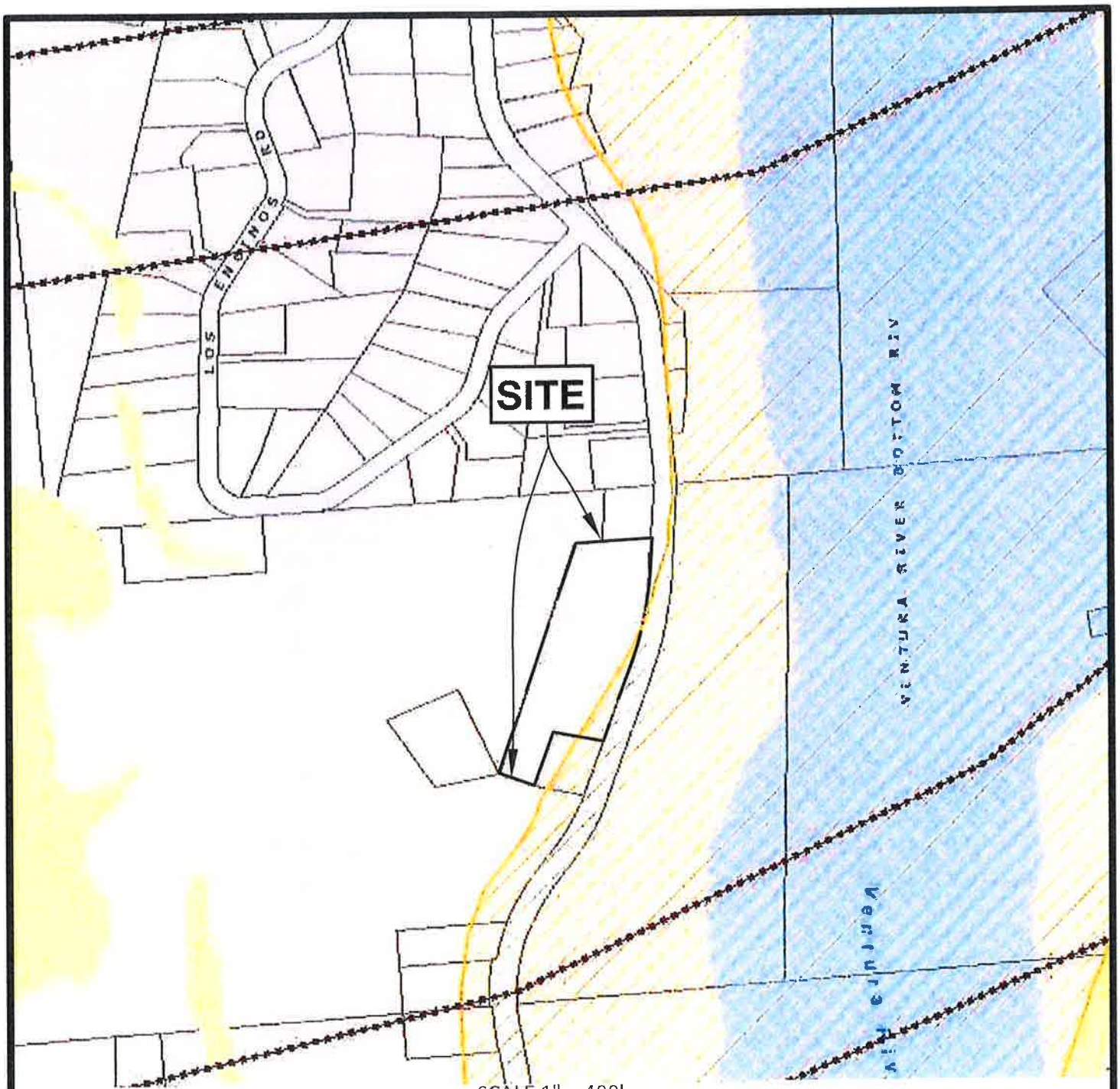
Reference: State of California, Division of Mines and Geology, Seismic Hazard Zones, Matilija Quadrangle, Ventura, County, California, Released April 17, 2003, Scale 1"= 2,000'.

MARK KRUGER GEOLOGY, INC.
10120 National Boulevard, Los Angeles, CA 90034
Tel: 310-866-8977; Fax: 310-204-2459

SEISMIC HAZARD MAP

Barnhum Road
Ojai, California

DATE: Oct., 2018	MKG 18-1001	PLATE 2



SCALE 1" = 400'

Legend

- Earthquake Fault Hazard Zones
- Liquefaction
- Potential EQ-Induced Landslides
- Parcels

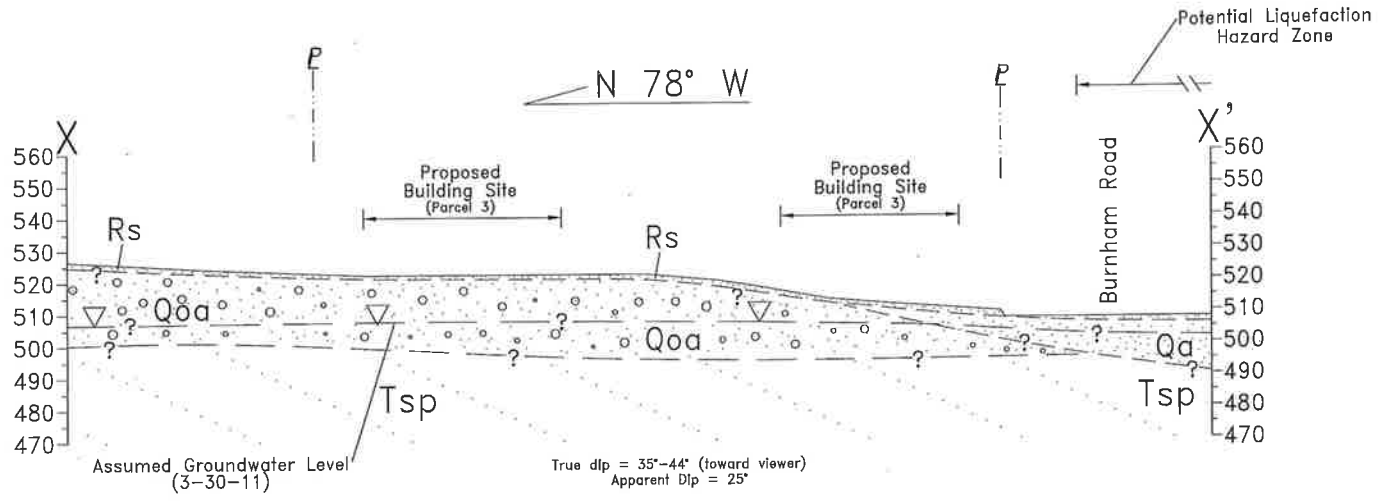
Reference: http://gis.ventura.org/CountyView/

MARK KRUGER GEOLOGY, INC.
10120 National Boulevard, Los Angeles, CA 90034
Tel: 310-866-8977; Fax: 310-204-2459

SEISMIC HAZARD MAP

Barnhum Road
Ojai, California

DATE: Oct., 2018	MKG 18-1001	PLATE 3



SCALE: 1"=30'

MARK KRUGER GEOLOGY, INC.
1020 National Boulevard, Los Angeles, CA 90034
Tel: 310-868-8977; Fax: 310-204-2459

MKG: 18-1001

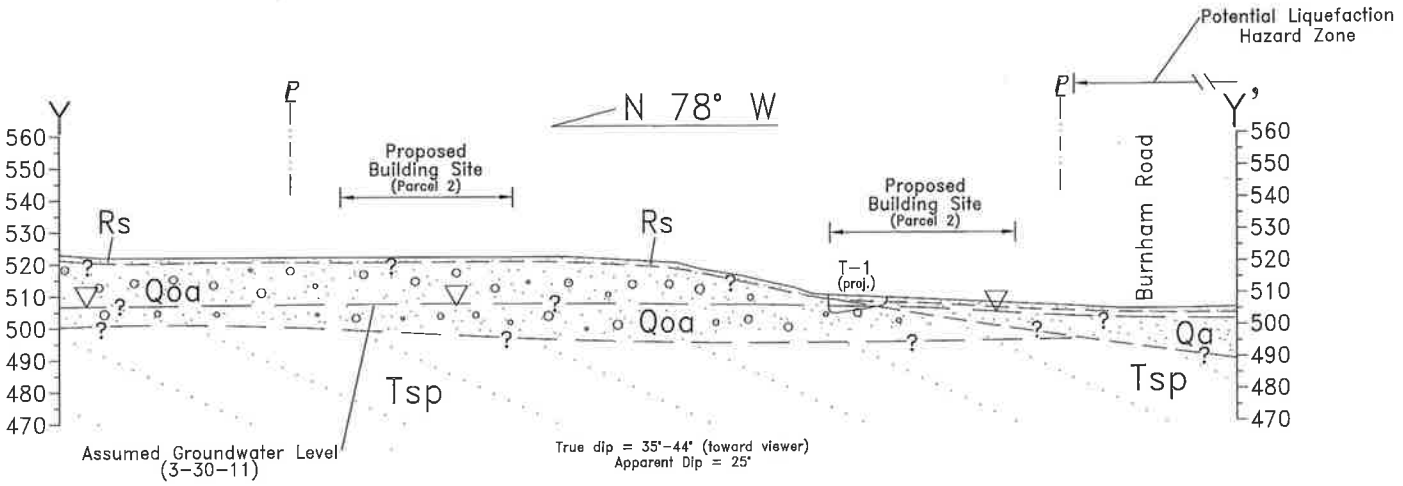
Scale: 1"=30'

GEOLOGIC CROSS SECTION X-X'

Tentative Parcel Map 6011
Burnham Road,
County of Ventura, California

Date: Oct, 2018

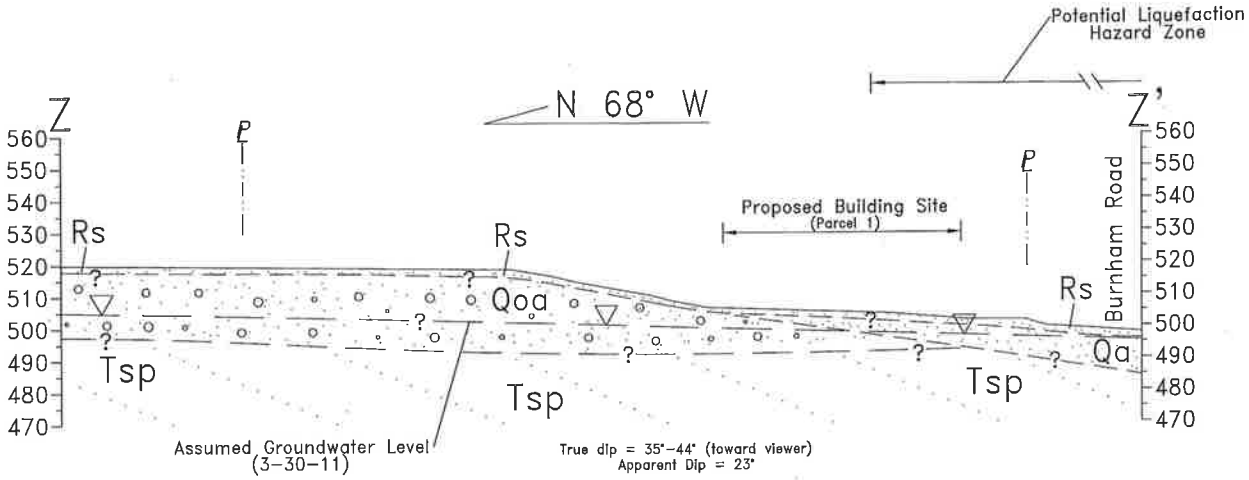
Plate: CS-1



SCALE: 1"=30'

MARK KRUGER GEOLOGY, INC. 10120 National Boulevard, Los Angeles, CA 90034 Tel: 310-866-8977; Fax: 310-204-2459	MKG: 18-1001
	Scale: 1"=30'
GEOLOGIC CROSS SECTION Y-Y' Tentative Parcel Map 6011 Burnham Road, County of Ventura, California	Date: Oct., 2018
	Plate: CS-2

Note: Section Y-Y' modified from Section C-C' presented in May 6, 2011 referenced report.



SCALE: 1"=30'

MARK KRUGER GEOLOGY, INC. 10120 National Boulevard, Los Angeles, CA 90034 Tel: 310-838-8977; Fax 310-204-2459	MKG: 18-1001
	Scale: 1"=30'
GEOLOGIC CROSS SECTION Z-Z' Tentative Parcel Map 6011 Burnham Road, County of Ventura, California	Date: Oct., 2018
	Plate: CS-3

Note: Section Z-Z' modified from Section D-D' presented in May 6, 2011 referenced report.

Attachment 8 - Works Cited
Tentative Parcel Map No. 6011 (Case No. PL18-0137)

Ventura County Initial Study Assessment Guidelines, April 26, 2011

Ventura County Non-coastal Coastal Zoning Ordinance, January 14, 2021

Tentative Parcel Map prepared by Gamble Engineering, Inc., dated July 29, 2020

Arborist Report, prepared by Bill Millet Design Landscape Architect, dated July 10, 2020 and revised October 5, 2020

Dead Tree Report, prepared by Bill Millet Design Landscape Architect, dated October 5, 2020

Tree Protection Plan, prepared by Bill Millet Design Landscape Architect, dated August 1, 2018 and revised July 28, 2020

Pending and Approved Projects in Unincorporated Ventura County, County of Ventura Resource Management Agency GIS Department, dated October 12, 2020

Initial Study Biological Assessment, prepared by Padre Associates, dated March 23, 2020 and revised August 5, 2020 and September 25, 2020

Casitas Municipal Water District Conditional Water Availability Letter, dated October 23, 2018

Ojai Valley Sanitation District Will Serve Letter, dated March 27, 2018

Mitigated Negative Declaration for Tentative Parcel Map No. 5878 (Case No. SD12-0002), County of Ventra Planning Division, adopted July 10 2015

Preliminary Soils and Engineering Geologic Investigation for Tentative Parcel Map No. 5878 (Case No. SD12-0002), prepared by Mark Kruger Geology, Inc., dated October 18, 2018

Ventura County Local Agency Formation Commission Certificate of Completion for Annexation into Ojai Valley Sanitation District (Parcel B), recorded on December 16, 2019.

Formal Notification of Determination that a Project Application is Complete and Notification of Native American Consultation Opportunity to Julie Tumamait- Senslie of the Barbareno-Ventureno Mission Indians for Tentative Parcel Map No. 6011, Ventura County Planning Division, dated May 29, 2020

Watershed Protection District, Advanced Planning Floodplain, Nathaniel Summerville, November 21, 2018

Watershed Protection District, Planning and Regulatory Division, Nathaniel Summerville November 21, 2018

Ventura County Public Works Agency, Surface Water Quality Section, Ewelina Mutkowska, January 23, 2019

Ventura County Agricultural Commissioner's Office, Monica Sanoja, November 23, 2019

Integrated Waste Management Division, Tobie Mitchell, November 6, 2018

Ventura County Planning Division, Planning Biologist, Manju Venkat, December 3, 2018

Ventura County Environmental Health Division, Paolo Quinto, November 23, 2018

Ventura County Fire Protection District, John Dodd, November 11, 2018

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, March 25, 2019

Ventura County Public Works Agency, Development and Inspection Services Division, Jim O'Tousa, March 25, 2019

Ventura County Watershed Protection District, Groundwater Section, Kim Loeb, December 12, 2018

Ventura County Planning GIS data layers, 2021

Ventura County 2040 General Plan October 15, 2020

Ojai Valley Area Plan, October 15, 2020

Initial Study for SD12-0002