



County of Ventura Planning Division

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Initial Study for Passarelli Planned Development (PD) Permit

Section A – Project Description

1. **Project Case Number:** Planned Development (PD) Permit Case No. PL17-0117
2. **Name of Applicant:** Douglas and Helen Passarelli, 30765 Pacific Coast Highway #104 Malibu, California 90265
3. **Project Location and Assessor's Parcel Numbers:** The 11.15-acre property is located off of Deer Creek Road, to Pacific View Road to Houston Road, in the Santa Monica Mountains of the unincorporated area of Ventura County. The Tax Assessor's parcel numbers (APN) for the property that comprises the project site are 700-0-122-295, -300, and -340 (Attachment 1, Aerial Location Map).
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Map Designation:** Open Space
 - b. **Coastal Area Plan Land Use Map Designation:** Open Space
 - c. **Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)
5. **Description of the Environmental Setting:** The project site, which total 11.15 acres of undeveloped hillside terrain, is located within the western portion of the Santa Monica Mountains. The project site is located between 1,320 and 1,400 feet above Mean Sea Level (MSL) and approximately 2 miles north of the Pacific Ocean. The subject lot was legally created as Parcel C of Parcel Map Waiver 1116, recorded on February 17, 2005.

Vehicular access to the project site is from Houston Road located on APN 700-0-122-300 and -340. An unpaved access driveway extends west from Houston Road and goes north and crossing an ephemeral. The lots to the northwest and northeast are four acres or less in size and most are developed with single-family dwellings. To the west, south and east is undeveloped open space lands.

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

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

The proposed area for construction is a level building pad area (6,513 sq. ft.) within the central portion of the site. In 2014, the building pad was cleared of vegetation without permits.

At the time the site surveys were conducted as indicated in the Initial Study Biological Assessment (ISBA) prepared by Rincon Consultants, Inc., dated June 28, 2017, and revised November 3, 2017, (Exhibit 4), vegetation within the project site building envelope and fuel modification (“development envelope”) consisted of native California sagebrush (*Artemisia californica*) scrub, sugarbush (*Rhus ovata*), foothill needlegrass (*Stipa lepida*) grassland, and clustered tarweed (*Deinandra fasciculata*), while Native California sagebrush scrub and sugarbush chaparral are present on other areas of the property, all of which qualify as Environmentally Sensitive Habitat Area (ESHA). A blue line creek with a 100-foot deed restricted development buffer (County Recorder Instrument No. DOC-2000-0044317-00) is located approximately 400 feet north of the proposed construction footprint, on the parcel to the north.

It should be noted that on November 8, 2018, the Woolsey Fire ignited and burned 96,949 acres of land in Los Angeles and Ventura Counties. In the unincorporated area of Ventura County’s coastal zone south coast region, 19 single-family dwellings were destroyed in the Santa Monica Mountains, nine condominium units and three homes on the seaward side of US Highway 1 (Pacific Coast Highway) were destroyed, and approximately 27 structures were damaged. The subject property is not developed, however all vegetation onsite was burned by the Woolsey fire.

6. **Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct 2,731 square feet (sq. ft.) two-story single-family dwelling with a detached 924 sq. ft. three-car garage and a 1,125 sq. ft. pool, on a cleared building pad (6,513 sq. ft.). Total disturbed area is approximately 2.04

acres. A fence to contain pets is proposed to be located within the 100-foot fuel modification zone around structures. A private well is proposed to provide water to the project and an eight feet diameter water tank is proposed to provide additional water for fire suppression. The well is proposed to be located approximately 50 feet north from the proposed garage and the water tank is proposed to be located approximately 40 feet west of the proposed garage. A private septic system is proposed to handle domestic waste water. A 1,650 cubic feet infiltration/detention basin is proposed west of the proposed building pad and will capture stormwater runoff and allow infiltration, serving to limit runoff from the project site. Access to the site is proposed to be provided by a 15-foot wide private driveway with a hammerhead turn-around for Fire Department access. Estimated earthwork includes 869 cubic yards (cy) of cut and 2,367 cy of fill to prepare the site for the proposed development.

The project will be constructed in phases. Phase One includes the well drilling and test. Phase Two includes the grading and construction of the proposed project. If the well test demonstrates that it can support the proposed residential use of the property, Phase Two will proceed. If the well fails to provide water, the Coastal Planned Development Permit will be modified to restore temporarily disturbed ESHA and to identify a new water source/location. The applicant is also requesting to live on the property in a recreational vehicle during construction in keeping with Section 8175-5.14¹ of the Coastal Zoning Ordinance (CZO).

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

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

¹ Ventura County CZO Sec. 8175-5.14.1 (d) - The temporary *dwelling* may remain on the site for six months, and the *Planning Director* may grant one additional six-month extension if substantial progress toward reconstruction has occurred and a "temporary *building* during construction" cannot be authorized.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 3 of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

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

Permit No.	Permit Type	Description	Status
PL15-0005	CCC & PD	CCC-PM (No. 5949) and a Coastal PD Permit (Case No. PL15-0005) in order to bring an existing 19.16-acre lot into compliance with the Subdivision Map Act and the Ventura County Subdivision Ordinance (VCSO).	Pending
PL15-0083	PD	Minor Modification to PD Permit Case No. LU07-0123 which originally approved for a 3,375 sq. ft. three-story single-family dwelling with a 560 sq. ft. two car garage. The proposed permit modification will add details to the grading and retaining wall system that is necessary to construct the home.	Pending
PL16-0006	PD & LLA	PD Permit for the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment between two lots. No development is proposed.	Pending
PL17-0005	PD	PD Permit for the demolition of an existing single-family dwelling with attached garage and the construction of new single-family dwelling with attached garage and an accessory dwelling unit.	Pending
PL17-0060	CUP	Minor Modification to CUP Case No. LU08-030 for the continued use of seven farm worker dwellings and agricultural accessory buildings for a 20-year period.	Pending
PL17-0088	PD	PD Permit for the construction of a new swimming pool, pool deck and covered open-air non-habitable pool cabana.	Pending
PL17-0103	PD	PD Permit for the construction of a new single-family dwelling with an attached	Pending

		garage, outdoor patio, decks, and a swimming pool.	
PL17-0104	PD	Major Modification to PD Permit No. 1609 for the demolition of existing single-family dwelling and construction of new single-family dwelling and a barn.	Pending
PL17-0130	PD	PD Permit for the construction of 800 linear feet of private driveway in Ventura County to access a proposed single-family dwelling located in Los Angeles County immediately east of Ventura/Los Angeles County line.	Pending
PL18-0010	PD	PD Permit for the restoration of the unpermitted clearing of coastal sage scrub to abate code violation CV17-0225 and CV17-0227.	Pending
PL18-0019	CCC	CCC to legalize a 40-acre property for the purpose of sale, lease, and finance only.	Pending
PL18-0020	PD	PD Permit for the construction of new single-family dwelling with an attached garage, detached pool house, swimming pool and spa, open gazebo to be sited on an existing approved graded pad per PD No. 1959. 1.3-acre vegetation restoration to abate code violation ZV01-0088.	Pending
PL18-0033	PD	PD Permit for the construction of new single-family dwelling with an attached garage, an accessory dwelling unit, swimming pool and spa.	Pending
PL18-0074	PD	PD Permit for the construction of a new single-family dwelling with an attached garage, swimming pool and spa, covered patios and open balconies.	Pending
PL18-0097	PD	PD Permit for residential improvements to an existing single-family dwelling to include interior remodeling, an exterior spiral staircase and new rooftop deck with solar panels and a variance to construct new handrails above the height limit for the zone district.	Pending
PL18-0102	PD	PD Permit for the construction of new single-family dwelling with a new pool and spa, and a powder room.	Pending
PL18-0113	PD	PD Permit for the restoration of native vegetation and soil remediation to abate code violation related to an unpermitted vegetation	Pending

		removal and grading.	
PL18-0122	SPAJ	SPAJ to PD Permit Case No. 355 for the conversion of an existing unfinished basement to a storage room.	Pending

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

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

Section B – Initial Study Checklist and Discussion of Responses²

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

Impact Discussion:

1a. Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the *Ventura County Air Quality Assessment Guidelines*. Therefore, the project will not have a significant impact on regional air quality.

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

Mitigation/Residual Impact(s): None.

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*.

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

Impact Discussion:

2A-1 and 2A-2. The proposed project does not overlie a defined groundwater basin nor is in hydrologic continuity with an over drafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The project proposes the construction of a new single-family dwelling with a detached garage. The applicant is proposing a phased development with the drilling and testing of a well as the first phase. The well must be able to meet the Groundwater Section’s “Pump Test Criteria” in order to demonstrate a permanent supply of water is available for the project. There are currently 26 active groundwater wells within a 2,000-foot radius of the proposed project site. Should the pump test not

meet the necessary criteria, then the test well shall be considered abandoned if not pumped more than eight hours in a year. The County's Well Ordinance state that any person in possession of an abandoned engineering test hole over 50 feet or a water well must destroy the water well per County and State standards. Site plans for the proposed dwelling show the home to be a 2,731sq. ft., 3-bedroom, 4-bathroom dwelling. Water use for the home is not known but typical water use for domestic dwellings is generally less than one-acre foot per year. The proposed construction will increase groundwater extraction; however, the well would be perforated in an area of fractured bedrock and not a recognized groundwater basin. Conditions of overdraft are not expected to result within a basin and the project's impact is considered less than significant.

2A-3 and 2A-4. The proposed project will result in an increase in groundwater extraction of less than 1.0 AFY, however, the proposed project does not overlie a recognized groundwater basin. The proposed project area is not in hydrologic continuity with an over drafted basin and there is no evidence of overdraft in the region. The proposed project is not likely to result in overdraft conditions and is considered to have a less than significant impact to groundwater extraction.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

2B-1 and 2B-2. The proposed project does not overlie a defined groundwater basin nor is in hydrologic continuity with an overdrafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The project proposes the construction of a new single-family dwelling with a detached garage and a new septic system. Sewer service is not available in the area. A Soils Engineering Investigation by Heathcote Geotechnical dated July 14, 2017 states the site is suitable for use with a sand filter septic system with leach lines and outlines installation recommendations. Septic systems are permitted by the County of Ventura Environmental Health Division and regulated by the State Water Resources Control Board. A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project will not degrade groundwater quality and construction of a future onsite septic system is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

2C-1 and 2C-2. The proposed project does not rely on or propose the use of surface water supplies in a fully appropriated stream reach as designated by SWRCB, or where unappropriated surface water is unavailable. Water for the proposed single-family dwelling is proposed to be provided by a domestic water well. The proposed project is considered to have no impact on surface water quantity.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

2D-2. The proposed Planned Development Permit is for the construction of a single-family dwelling with a detached garage, a pool, and driveway outside the County unincorporated urban area³. To minimize impacts to the surrounding chaparral habitat, the applicant is proposing to limit the development to a confined building envelope⁴ of approximately 9,920 sq. ft. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management

³ Ventura County General Plan Section 3.2 Land Use Designations - Urban land use designation is utilized to depict existing and planned urban centers which include commercial and industrial and residential uses where the building intensity is greater than one principal dwelling unit per two acres.

⁴ Ventura County CZO Article 2, Definitions, Building Envelope - The area of a proposed parcel that contains all structures, including but not limited to: the primary residential structure, other accessory residential structures, barns, garages, swimming pools, and storage sheds. Specifically excluded are fences and walls.

Practices (BMP's) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site less than 1 acre determined as High Risk due to average slope greater than 20% to protect surface water quality during construction (Tables 6 & 9 in Subpart 4.F, SW-HR Forms).

As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a Less than Significant (LS) impact related to water quality objectives or standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

considerable contribution to a significant cumulative impact related to the extraction of or access to petroleum resources.

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

Mitigation/Residual Impact(s): None.

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

Review of aerial imagery indicates that the parcel was periodically cleared from at least 1947 to about 1990, in the south eastern portion of the parcel, where the building pad is now proposed, and most recently in about 2014. Houston Road is an existing paved road that traverses north-south along the eastern boundary of the parcel. This road then continues west and connects with Pacific View Road at a residential property located on the adjacent parcel to the northwest of the subject parcel.

Existing Conditions: Post-Woolsey Fire

As indicated under the environmental setting section (Section A, Item No. 5), the Woolsey Fire of November 2018 burnt the entire parcel. The parcel is characteristic of a post-fire condition consisting of charred remains of vegetation and bare soils. Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Habitat burned by wildfire that met the definition of ESHA before the fire shall be afforded the protections of ESHA. For the purposes of impacts analysis and mitigation, the site conditions that existed prior to the pre-fire conditions are considered as baseline, which is characterized in the ISBA.

Baseline: Pre-fire Conditions

An ISBA (June 28, 2017, revised November 3, 2017) was prepared by Rincon Consultants, Inc. (Attachment 4); following site surveys conducted by Rincon biologists on April 28 and May 26, 2017. The Biological Study Area for this project included the building envelope, a 100-foot fuel modification zone, plus a 300-foot buffer—beyond the required fuel modification zone. The biological surveys conducted for the project identified native California sagebrush (*Artemisia californica*) scrub, foothill needlegrass (*Stipa lepida*) grassland, and clustered tarweed (*Deinandra fasciculata*) field present in the development envelope's 100-foot fuel modification zone, and native California sagebrush scrub and sugarbush (*Rhus ovata*) chaparral present in the 300-foot buffer survey area outside of the development envelope. These vegetation communities are locally important, California Department of Fish and Wildlife (CDFW) sensitive, and meet the ESHA criteria, therefore have been mapped as ESHA. Outside of the Biological Study Area, the parcel supports ESHA habitats (Attachment 5).

Impact Discussion:

4A-1. The literature search and California Natural Diversity Database (CNDDDB) analysis for a 10-mile radius around the project site identified 28 special-status plant species and 32 special-status wildlife species, including state and federally listed endangered or threatened species. Of these, 11 special status plant species and 12 special status wildlife species are documented within a five-mile radius of the survey area most of which are not expected to occur within the construction footprint and survey area due to lack of suitable habitat.

Biological surveys conducted on the parcel did not detect federal or state listed endangered, threatened, or California Rare Plant Rank (CRPR) 1 or 2 plant species. These species are not expected to occur within the survey area. During spring 2017, protocol rare plant surveys detected a small population of Catalina mariposa lily, a species designated as CRPR 4.2 (watch list); outside the building footprint but within the Fuel Modification Zone. Catalina mariposa lily has been designated a plant of limited distribution by the California Native Plant Society (CNPS). However, this species is the most common among the several mariposa lilies occurring in Ventura County, and is not considered a locally important species by Ventura County. Catalina mariposa lily is not rare or declining and does not meet the definition of rare or endangered under Section 15380 of the State CEQA Guidelines. Due to these reasons, no specific mitigation measures to mitigate the loss of this species is proposed. However, since this plant species occurs within the ESHA habitat on site, the ESHA mitigation, described later in this document in Section 4B; provides overarching protection for this species on site.

Project implementation will not result in impacts to any plant species that are state or federally recognized as threatened or endangered, or plants that are assigned a rank of 1 or 2 California Rare Plant Rank (CRPR) by the CNPS., In addition, implementation of

the project is not expected to reduce a plant species' populations, habitat, fragment its habitat, or restrict reproductive capacity.

The development envelope does not support habitat conditions conducive to Catalina mariposa lily, and botanical surveys confirmed their absence from these areas. As a result, the proposed project will not directly impact special-status plants. Indirect impacts because of dust generated during construction has the potential to indirectly impact sensitive plant species. Dust impacts would be reduced by adherence to the Ventura County Air Pollution Control District construction dust reduction requirements. The proposed project would not constitute a cumulatively considerable impact to special-status plants.

4A-2. Based on the CNDDDB special status species occurrence analysis, and an evaluation of onsite habitat, two special-status wildlife species; coastal whiptail [*Aspidoscelis tigris stejnegeri*] and coast horned lizard [*Phrynosoma blainvillii*]; both recognized as a Species of Special Concern by the State of California; have a moderate potential to occur on-site and within the development envelope. Neither species was observed during the site surveys. Under the current post-fire conditions, suitable habitat for this species is not present in the entire parcel. While some regeneration of vegetation on the parcel may occur prior to construction, it is likely that there will not be sufficient cover and woody materials for woodrats to build nests on the parcel, in the short term. As a result, project construction activities are not expected to result in direct mortality to these wildlife species within areas to be disturbed.

A woodrat nest was observed north of the construction footprint in California sagebrush scrub habitat. The animal that created and utilized this nest is assumed to be a San Diego desert woodrat (*Neotoma lepida intermedia*, a California Species of Special Concern [SSC]); since it is known to commonly occur in the project area. This species is not expected to occur within the development envelope due to lack of suitable dense scrub habitat. Furthermore, suitable habitat is no longer present all around the development envelope and fuel modification zone (Attachment 4) that support this species. Therefore, the proposed project would not result in significant project-specific impacts to this species. In addition, the proposed project's future potential contribution to a cumulative impact would be less than significant.

Prior to the fire, there was a potential for avian species, particularly passerine (perching bird), to nest in the adjacent scrub habitat. Raptor species were not expected to nest in the study area or project parcel due to lack of adequate nesting habitat (e.g., trees, cliffs). As discussed earlier in Section 4A-1, the entire parcel is currently bare, with all of the vegetation burnt by fire. With some vegetation cover naturally regenerating prior to proposed construction, there is a low potential for nesting bird to occur within the parcel. While the potential is low, avian species could incidentally occur within the areas proposed for construction and be adversely affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibrations). To comply with the protection of such birds afforded by the Migratory Bird Treaty Act and California Department of Fish and Game Code, the proposed project would be subject to a

condition of approval requiring the Applicant to forestall land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and to submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

Mitigation/Residual Impact(s): None.

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

4B-1 and 4B-2. Plant communities are considered special status if designated sensitive by CDFW (2010) or are considered Locally Important by the County of Ventura. Plant communities are also provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as ESHA. As indicated in the ISBA (Attachment 4), within the Biological Study Area (approximately 4.77 acres), there is approximately 4.29 acres of sensitive plant communities including California sagebrush, sugarbush chaparral, foothill needlegrass grassland, and clustered tarweed field, qualifies as ESHA. Outside of the Biological Study Area, the parcel supports ESHA habitats (Attachment 5).

Grading and other construction activities associated with the project would occur within 100 feet of ESHA and could result in inadvertent entrance into, or removal of sensitive plant communities or degradation to the edges of these communities, creating edge effects. These direct and indirect impacts to sensitive plant communities would result in significant impacts; however, with the implementation of a mitigation measure BIO-1 that requires exclusionary fencing for ESHA, impacts would be less than significant. Dust impacts would be reduced by adherence to the Ventura County Air Pollution Control District construction dust reduction requirements.

Sensitive communities adjacent to the development footprint also have the potential to be indirectly impacted by the introduction of invasive species. The introduction and proliferation of invasive plants is a potentially significant impact; however, impacts will be mitigated to a less than significant level by implementing mitigation measure BIO-2, prohibiting the use of invasive plants and seed in a landscape plan and erosion control seed mix. With the implementation of Mitigation Measures BIO-1 and BIO-2, impacts to sensitive plant communities would be mitigated to a less than significant level.

Mitigation:

Mitigation Measure BIO-1: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing

Purpose: To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with the Goal 1.5.1 Ventura County General Plan Goal Policies and Programs (updated 2015), ground disturbance and vegetation removal in ESHA outside of the construction is prohibited.

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

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

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

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

Mitigation Measure BIO-2: Invasive Species Seeding and Landscaping

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

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

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

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

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

Residual Impact:

With the implementation of Mitigation Measures BIO-1 and BIO-2, project specific impacts to sensitive plant communities will be less than significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to sensitive plant communities.

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

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

Impact Discussion:

4C-1 - 4C-4. There are no potential jurisdictional waters present within the Biological Study Area. A blue line creek, which is a tributary of Deer Creek, is mapped approximately 400 feet north, upslope of the building envelope. This hydrological feature is mapped as a temporarily flooded intermittent streambed by the National Wetlands Inventory (NWI). Deer Creek ultimately drains into the Pacific Ocean, approximately two miles south from the project site. The Pacific Ocean is a “Waters of the United States.”

The development envelope avoids drainages entirely, no direct impacts to the chemical, biological, and physical functions of waters and wetlands would occur. When considering the extent of the impacts observed relative to the size of the watershed, as well as the location within the watershed, it is unlikely that project activities would have significant indirect impacts to the chemical, biological, and physical functions of these drainages. Nearly all grading associated with the proposed project occurs downslope of the blue line channel, and as a result, would not lead to significant indirect impacts to surface water quality. In addition, stormwater and run-off would be captured by the

proposed 1,650 cubic feet infiltration/detention basin. Indirect impacts from development of the project, such as fuel management, sedimentation and run-off, would be less than significant with adherence to Ventura County Stormwater Quality Management Ordinance No. 4142. The Ventura County Watershed Protection District Water Quality Section has imposed conditions on the project, incorporated herein by reference, that would require a Post-Construction Stormwater Management Plan and Compliance with Stormwater Development Construction Program to ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CS004002 (Ventura County, 2016). As a result, direct, indirect, and cumulatively considerable impacts to waters and wetlands will be less than significant.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

4D-1 and 4D-2. The entire parcel is located within the Coastal Zone. ESHA is defined in the California Coastal Act 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” (California Coastal Act Sec. 30107.5). There are approximately 4.29 acres of sensitive plant communities that constitute ESHA in the Biological Study Area (Attachment 4). The project will be constructed in phases. Phase One includes the well drilling and test. Phase Two includes the grading and construction of the proposed project. If the well test demonstrates that it can support the proposed residential use of the property, Phase Two will proceed. If the well fails to provide water, the Coastal PD Permit will be modified to restore temporarily disturbed ESHA and to identify a new water source/location. Permanent impacts to ESHA habitat from proposed development and required fuel modification is estimated to be a total of 1.76 acres. This includes

approximately 1.03 acres of California sagebrush scrub, 0.21 acres of sugarbush chaparral, 0.24 acres of foothill needlegrass grassland, and 0.28 acres of clustered tarweed field.

The permanent loss of 1.76 acres of sensitive plant communities that constitute ESHA is considered a significant impact. Therefore, to compensate for the loss of ESHA, recommended Mitigation Measure BIO-3 is proposed requiring the Permittee to enhance, restore, establish and preserve ESHA at a 2:1 mitigation to impact ratio (3.52 acres of mitigation to offset 1.76 acres of loss of ESHA).

In Southern California, coastal sage scrub and chaparral is a fire-dominated vegetation type. Fires are a natural part of these ecosystems, increasing soil formation and fertility, removing thatch and litter, returning nutrients to the soil with the ash and enabling post-fire native plants to sprout and germinate (CNPS, 2018)⁵. In general, areas that supported native vegetation communities (ESHA), should experience post-fire recovery of native vegetation, with the native soils contributing as a “seed bank.” However, fire can also promote the proliferation of some undesirable invasive plant species, over native plant species. Due to the magnitude and intensity of the Woolsey Fire, recovery of natural vegetation on the parcel may be constrained or hindered by growth of invasive plant species. With the vegetation cover burnt off, areas of the parcel prone to erosion (due to steep slopes), may also exacerbate unsuitable conditions for natural regeneration of native vegetation. As a result, restoration entailing seeding and planting may be required to ensure success of the mitigation. Therefore, the County staff have proposed an approach to ESHA compensatory mitigation that includes a combination of restoration, enhancement, establishment and preservation elements, outlined in Mitigation Measure BIO-3: Compensatory Mitigation for Loss of ESHA

While the County’s preferred method for achieving compensatory mitigation for ESHA impacts is on-site mitigation, Mitigation Measure BIO-3, includes the option of achieving ESHA compensatory mitigation either on- or off-site. These options are included in the mitigation as contingencies, in the event that on-site enhancement/restoration is not feasible. Following the Woolsey Fire, the Applicant submitted an ESHA Conceptual Restoration Plan prepared by Rincon Consultants, Inc. (January 2019), to enhance/restore burned areas at a 2:1 ratio, which will be the primary implementing guidance for achieving on-site mitigation.

Potential impacts to post-fire recovery ESHA will be prevented through implementation of Mitigation Measure BIO-1 which requires exclusionary fencing during construction (See Section 4B). With the implementation of this mitigation measure, direct impacts to ESHA would be mitigated to a less than significant level. Indirect impacts to ESHA could result from the introduction and proliferation of invasive plants. This can occur through the inadvertent transportation of seed or propagules or the intentional use of invasive plants in seed mixes or landscaping. Introduction of invasive plants degrade the quality of plant communities and wildlife habitat and would result in significant impacts to ESHA. However, with the implementation of Mitigation Measure BIO-2 (See Section

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

4B), impacts would be mitigated to a less than significant level and cumulatively considerable impacts would be less than significant.

The Applicant will be required to comply with the Ventura County Fire Protection District Fire Hazard Reduction Program (FHRP)⁶. Initial compliance with the FHRP will require vegetation be removed, thinned and sufficiently spaced within a minimum 100-foot fuel modification zone that is designated around combustible structures (and 10 feet from access roads). ESHA adjacent to the fuel modification zone has the potential to be indirectly impacted by the introduction of invasive species inadvertently transported into the area from anthropogenic activities. Sensitive communities adjacent to the fuel modification zone also have the potential to be indirectly impacted by the introduction and proliferation of invasive plants; however, with the implementation of Mitigation Measure BIO-4, impacts would be mitigated to a less than significant level and cumulatively considerable impacts would be less than significant.

Mitigation/Residual Impact(s)

Mitigation Measure BIO-3 Compensatory Mitigation for loss of ESHA

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

Requirement: The Permittee shall restore, enhance, establish and permanently preserve onsite ESHA at a 2:1 mitigation-to-impact ratio, or preserve currently unprotected offsite ESHA in the Santa Monica Mountains at a 2:1 mitigation-to-impact ratio. One of these options, or a combination of the two, as described below, must be used to provide 3.52 acres of compensatory mitigation to offset 1.76 acres of ESHA that was cleared without a permit and is being removed for development purposes:

Option 1: Offsite Preservation

The Permittee shall provide for the permanent protection of currently unprotected ESHA in the Santa Monica Mountains by acquiring and/or conveying land (either in fee title or in the form of a conservation easement) containing the unprotected habitats to a public agency or conservation organization approved by the County, or by funding the acquisition and management of such land by a public agency or conservation organization approved by the County. Such land to be protected is hereinafter referred to as "Conservation Land."

The Permittee also shall provide for the establishment of an endowment to fund the long-term stewardship of the Conservation Land. The Permittee shall fund this endowment with a principal amount that, when managed and invested prudently with an estimated rate of return similar to that of other endowments for similar purposes, is reasonably anticipated to cover the annual costs associated with the

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

management, maintenance, monitoring, reporting, and other activities identified in the Conservation Plan (defined below) for the long-term stewardship of the Conservation Land.

The Permittee also shall make a one-time payment which will provide for the initial stewardship costs of the Conservation Land for up to three years while the endowment begins to accumulate investment earnings. The funds for the initial stewardship costs are distinct from the above-described funds for establishing the endowment. If there are funds remaining at the completion of the initial stewardship period, the funds shall be conveyed to the Permittee.

The acreages of ESHA vegetation alliances impacted by the Permittee's project must closely approximate the acreages of vegetation alliances preserved on the Conservation Land. The selected Conservation Land must be an undeveloped, legal lot, and have equivalent or greater overall habitat value than the ESHA that was cleared without a permit and is being removed for development purposes. The area selected as the Conservation Land shall be reviewed by the Planning Director and the party responsible for the long-term stewardship of the Conservation Land, for adequacy. If the selected Conservation Land has less than equivalent habitat value than the ESHA that is being mitigated, the Permittee must also provide funding for the enhancement and restoration of the Conservation Land.

The acreage that must be permanently protected under this option is 3.52, or the difference between 3.52 and the acreage that is restored, enhanced, established and preserved in accordance with Option 2 set forth below.

Option 2: On-Site Restoration, Enhancement, Establishment, Preservation

The Permittee shall contract with a County-approved qualified biologist to prepare a Habitat Mitigation Plan (HMP) that must include restoring the plant communities referenced in the Initial Study Biological Assessment (ISBA) (Rincon Consultants, Inc., June 28, 2017, revised November 3, 2017). The HMP shall include, but not be limited to, the following components:

- A description of the purpose and goals of the mitigation project including the improvement of specific physical, chemical, and/or biological functions at the mitigation site.
- A description of the ESHA type(s) and amount(s) that will be provided by the mitigation and how the mitigation method (i.e., restoration, establishment, enhancement, and preservation) will achieve the mitigation project goals.
- A description of compensatory mitigation sites, including a site plan of the location and rationale for site selection. Mitigation sites shall be prioritized in the following order: (1) areas where ESHA was removed without a permit and is being removed for development purposes; (2) areas where water quality can be improved through habitat enhancement, such as riparian corridors;

and (3) areas identified by the qualified biologist that will need additional management, for example, natural dispersion of seed does not exist or the area in question is compacted or subject to erosion.

- A plant palette and methods of salvaging, propagating, and planting the site to be restored.
- Methods of soil preparation.
- Method and timing of irrigation.
- Best Management Practices (BMPs) that will be utilized to avoid erosion and excessive runoff before plant establishment.
- Maintenance and monitoring necessary to ensure that the restored plant communities meet the success criteria.
- Schedule for restoration activities including weed abatement, propagating and planting, soil preparation, irrigation, erosion control, qualitative and quantitative monitoring, and reporting to the County. Identification of measurable performance standards for each objective to evaluate the success of the compensatory mitigation.
- Identification of contingency and adaptive management measures to address unforeseen changes in site conditions or other components of the mitigation project.
- An Adaptive Management component that identifies specific approaches to mitigation or implementation measures that will be undertaken in the light of the fire affected conditions, to meet the goals and objectives of the HMP.

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

- The mitigation site(s) shall attain a native percent cover that reflects that of a high quality reference site, and the plant communities referenced in the Initial Study Biological Assessment (ISBA) (Rincon Consultants, Inc., June 28, 2017, revised November 3, 2017), as proposed by a qualified biologist and approved by the Planning Director in the HMP;
- Nonnative species shall comprise less than five percent cover and zero percent cover of species listed as “High” on the California Invasive Plant Council’s Invasive Plant Inventory Database [Updated 2011] (or its successor); and

- The native plantings shall survive at least two years without irrigation.

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

Option 1: Offsite Preservation:

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

- The location, acreage, and habitat types for all land proposed to be permanently protected;
- Provisions for initial and long-term stewardship of the Conservation Land and the estimated annual costs thereof;
- The annual reporting, as defined in the Conservation Plan, shall be conducted by the party responsible for the long-term stewardship of the Conservation Land. Annual reports regarding the condition and stewardship of the Conservation Land shall be made available to the Planning Director, upon request;
- The identity and qualifications of the proposed public agency or conservation organization responsible for acquisition, protection, and/or long-term stewardship of the Conservation Land;
- A description of, and schedule for, the acquisition and/or conveyance (in fee title or by conservation easement) of the Conservation Land to the party selected to provide for its long-term stewardship;
- The proposed amount of the endowment and detailed description of how the amount of the endowment is computed; and
- The proposed amount of the initial stewardship costs, detailed description of how it is computed, and the duration of the initial stewardship period.

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

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

The Permittee shall submit to the Planning Division for review and approval, a HMP, prepared by a County-approved qualified biologist, that satisfies the applicable requirements of this condition. Monitoring reports shall be submitted and reviewed

by the Planning Director pursuant to the schedule outlined in the approved HMP. If success criteria are not met within the seven-year monitoring period, contingency measures shall be implemented, and restoration and monitoring shall continue until success criteria are met.

Options 1 and 2 – Permanent Protection of ESHA:

- All offsite Conservation Land shall be permanently protected through a conservation easement or deed restriction and subsequently conveyed (in fee title or in the form of a conservation easement) to a County-approved public agency or conservation organization.

- All onsite ESHA shall be permanently protected through a conservation easement or deed restriction and subsequently conveyed (in the form of a conservation easement) to a County-approved public agency or conservation organization. If a County-approved public agency or conservation organization cannot be identified that will accept conveyance of a conservation easement, a conservation instrument such as a deed restriction may be used instead to restrict future development of the area.

The conservation easement(s), deed restriction(s) and/or other conservation instrument(s) shall be submitted to the Planning Division for review and approval along with the Conservation Plan or HMP.

Each conservation easement, deed restriction or other conservation instrument shall:

- a. Include a copy of this condition of approval, a site-specific ESHA map, and legal description and map(s) of the areas that are subject to the conservation easement, deed restriction or other conservation instrument (“Protected Areas”);

- b. Include provisions for the long-term preservation and maintenance of the Protected Areas by describing what maintenance activities are allowed, and by stating that the following are prohibited in the Protected Areas:
 - (1) removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;

 - (2) dumping, filling, storing, disposal, burying, or stockpiling of any natural or manmade materials;

 - (3) erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;

- (4) placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
 - (5) operation of dune buggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
 - (6) removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as necessary for controlled burns or fuel reduction as regulated by the Ventura County Fire Protection District, or for removal of non-native species and native habitat restoration or maintenance under the direction of a qualified biologist;
 - (7) application of insecticides or herbicides, poisons, or fertilizers;
 - (8) grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;
 - (9) agricultural activity of any kind including the harvesting of native materials for commercial purposes;
 - (10) planting, introduction, or dispersal of non-native plant or animal species;
 - (11) hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
 - (12) manipulating, impounding or altering any natural watercourse, body of water or water circulation and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
 - (13) artificial lighting that illuminates or is directed towards ESHA; and
 - (14) other activities that damage the existing flora, fauna or hydrologic conditions;
- c. Be recorded with the Office of County Recorder, with a copy of the recorded document provided to the Planning Division.

Timing: The Permittee shall submit a Conservation Plan (Option 1) or HMP (Option 2), along with the conservation easement(s), deed restriction(s) or other conservation instrument(s), in accordance with the applicable requirements of this condition (above) to the Planning Director for review and approval prior to zoning clearance for the water

well (Phase I). Depending on the option(s) selected, the following additional timing requirements will apply:

Option 1: Offsite Preservation:

The Conservation Plan shall be fully implemented no later than one year after the Planning Director's approval of the Conservation Plan. This shall include:

- The funding of the required endowment for the Conservation Land.
- Making the above-referenced one-time payment of initial stewardship costs as directed by the Planning Division.
- Providing the final recorded conservation easement and/or other legal instrument required by this condition and the Conservation Plan.

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

Implementation of the HMP pursuant to the schedule stated therein shall begin no later than six months after the Planning Director's approval of the HMP.

Monitoring and Reporting: The Planning Division maintains a copy of the recorded conservation easement or deed restriction, or conservation instrument, in the Project file. The Planning Division has the authority to inspect the property subject to the conservation easement or deed restriction, or conservation instrument, to ensure that it is maintained as required. If the Planning Division confirms that the restricted area has not been maintained as required, enforcement actions may be enacted in accordance with § 8183-5 of the Ventura County Coastal Zoning Ordinance.

Mitigation Measure BIO-4: Fuel Modification Plan

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

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

Documentation: A Fuel Modification Plan prepared by a County-approved qualified biologist. Following all fuel modification activities, a County-approved biologist shall submit to the Planning Division an annual report that confirms that vegetation modification activities avoided disturbance to ESHA.

Timing: The Permittee shall submit a Fuel Modification Plan prior to issuance of a Zoning Clearance for construction. A County-approved biologist shall submit annual reports on fuel modification activities to the Planning Division by July 1 of each year. (June 1 is the deadline for fuel modification.)

Monitoring and Reporting: The Permittee shall submit the Fuel Modification Plan to Planning Division and the Ventura County Fire Protection District for review and approval to assure compliance with the requirements of this condition prior to issuance of a Zoning Clearance for construction. The Permittee shall submit the annual reports to the Planning Division to assure compliance with the requirements of this condition. The Planning Division maintains copies of the Fuel Modification Plan and the annual reports provided by the Permittee in the Project file. (PL-46)

As a result, the proposed project will not result in direct impacts to ESHA, and any indirect impacts to ESHA would be less than significant.

With the implementation of Mitigation Measures BIO-3 and BIO-4, the proposed project is expected to reduce potential indirect impacts to ESHA to a level below significance and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to ESHA.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								

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

Impact Discussion:

4E-1 - 4E-4. The proposed project development envelope and fuel modification zone are located outside of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. The Project site is located approximately 4.6 miles southeast of this mapped Habitat Connectivity Corridor. Therefore, project development will not result in removal of habitat within a designated movement corridor. However, Little Sycamore Canyon, located to the east of the development footprint, serves as a movement corridor to Big Sycamore Canyon that eventually connects to the outer boundary of the Santa Monica - Sierra Madre Habitat Connectivity Corridor.

Natural open space is present to the west, east and south of the development footprint, that provides linkages to allow movement between large open space areas. Constraints to wildlife movement are located north and east of the project site where there is residential housing, Pacific View Road and Cotharin Road. Despite its location outside of the mapped linkage, the extensive native vegetation on much of the project parcel likely supports wildlife habitat and facilitates wildlife migration. As the proposed project is within 1,000 feet of existing development along Houston Road, the proposed location of the single-family dwelling will not greatly hinder the east-west or north-south wildlife movements on the parcel.

No physical barriers to connectivity exist for the project site; however; certain types of fencing that are typically erected with housing development, can create barriers to wildlife movement and habitat connectivity. To avoid future construction of barriers to wildlife movement and associated significant impacts, Mitigation Measure BIO-5 is

proposed, which will require fencing outside the development footprint to be permeable to wildlife.

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

No lighting is proposed as part the of the proposed project; however reasonably foreseeable development of a single-family residence will likely incorporate lighting that could have a significant impact on wildlife movement if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measures BIO-5 and BIO-6 are proposed. Implementation of these measures are expected to reduce potential direct and indirect; short-term and long-term impacts to a less than significant level.

Mitigation:

Mitigation Measure BIO-5: Fencing Adjacent to Wildlife Corridors

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

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

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

Documentation: The Permittee shall submit plans to the Planning Division for review and approval, which identify all fences to be constructed on the Project site. These

plans must identify the fence locations and include schematic elevations detailing the design of, and materials to be used in, the fencing.

Timing: The Permittee shall submit the plans to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction. The Permittee shall install the approved fencing, prior to issuance of a Certificate of Occupancy for principal use or structure.

Monitoring and Reporting: The Permittee shall submit the plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The Planning Division has the authority to conduct site inspections to ensure that the Permittee installs and maintains the fencing in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance. (PL-51)

Mitigation Measure BIO-6: Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare Condition

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

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

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

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

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is

installed according to the approved lighting plan prior to the issuance of a Certificate of Occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance. (PL-50)

Residual Impacts

With implementation of mitigation measures BIO-5 and BIO-6, impacts to wildlife movement will be mitigated to a less-than-significant level.

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

Impact Discussion:

4F. The Proposed Project is consistent with the *Ventura County General Plan Goals and Policies* and the policies of the Coastal Area Plan. The proposed project is more than 300 feet from any waters or wetlands and will not result in removal of habitat within a designated Wildlife Movement Corridor. As indicated in the ISBA (Attachment 4) within the Biological Study Area (approximately 4.77 acres), there is approximately 4.29 acres of sensitive plant communities including California sagebrush, sugarbush chaparral, foothill needlegrass grassland, and clustered tarweed field, qualifies as ESHA. Outside of the Biological Study Area, the parcel supports ESHA habitats (Attachment 5).

The Coastal Zoning Ordinance and Coastal Area Plan require that all ESHA areas not utilized for permitted development be permanently maintained in open space through a recorded easement or other appropriate means (South Coast Coastal Area Plan Policy F.3, CZO Sec. 8177-4.1.2). The proposed project will be consistent with Policy F.3 with the implementation of Mitigation Measure BIO-3 (above), which will require the Permittee to enhance, restore, establish and preserve ESHA at a 2:1 mitigation to impact ratio (3.52 acres of mitigation to offset 1.76 acres of loss of ESHA), and record the project conditions of approval and ESHA map (Attachment 5) in the property’s chain of title to provide notice of the restrictions on the property’s use. As a result, the project is consistent with all relevant General Plan and Coastal Area Plan policies governing biological resources.

Residual Impact(s):

With the implementation of Mitigation Measure BIO-3, residual impacts will be less than significant.

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

6a and 6b. The proposed project site does not include any land within the Scenic Resource Protection (SRP) Overlay Zone. However, the site is located within the Santa Monica Mountains Overlay Zone. The Santa Monica Mountains consist of sensitive habitats, such as riparian corridors, native chaparral and oak woodlands. Public Resources Code (PRC) Section 30240 requires development in areas adjacent to ESHA be designed to prevent impacts which would significantly degrade those areas. Pursuant to Mitigation Measure BIO-4, the applicant will be required to submit a fuel modification plan prohibiting invasive and non-native plants within 100 feet of the building envelope. With the implementation of Mitigation Measure BIO-3, which will preserve the ESHA onsite and mitigate for the loss of ESHA, the propose project will not substantially degrade the vegetation on site.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, and to be visually compatible with the character of surrounding areas. Planning Division staff conducted a site visit on October 12, 2017 and determined that the proposed project site was not noticeably visible from nearby public roadways (Pacific View and Cotharin Road) or public viewing locations. The proposed project will not be visible from California State Highway 1 – Pacific Coast Highway or the nearest trails that are part of the Point Mugu State Park Trail System, including Big Sycamore Canyon Trail and Yellow Hill Trail. The California Department of Parks and Recreation’s Point Mugu State Park Trail is approximately 0.7 miles north of the

proposed project site. The Yellow Hill Trail is approximately 1.8 miles southeast of the proposed project, and the Big Sycamore Canyon Trail is approximately 2.3 miles west of the proposed project site. In addition, the proposed project site is located greater than 1,000 feet from publicly owned park lands.

In order to ensure proposed development blends in with the natural environmental of the Santa Monica Mountains, the project will be conditioned to require that the single-family dwelling and detached garage be painted with earth tone colors and non-reflective paints. With the design of the house intended to blend in with the natural environment, the proposed project would result in less-than-significant project-specific impacts and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

7a. The proposed project is underlain by sedimentary bedrock assigned to the Lower Topanga Formation of Miocene geologic age (Geologic & Soils Engineering Investigation, SubSurface Designs Inc., May 19, 2017). In accordance with the *Ventura*

County Initial Study Assessment Guidelines, the Lower Topanga geologic formation is not considered to have a High, or Moderate to High incidence of paleontological resources and a determination of no impact can be made. Therefore, the proposed project will not create a project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

Although the proposed project is unlikely to result in impacts to paleontological resources, future ground disturbance activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources that are inadvertently encountered during ground disturbance activities.

Paleontological Resources Discovered During Grading

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

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

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

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

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

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the

Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance (select appropriate). (PL-56)

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

8A-1 – 8A-2. The applicant provided a Phase I Cultural Resource Study from a qualified cultural resources consultant (Rincon Consultants, Inc., July 2018). The study included a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, a Native American Consultation, and an intensive field survey for the proposed project site.

CHRIS records search identified a total of 11 previously conducted cultural resources studies within a 0.5-mile radius of the project site. Of the 11 studies, one includes the project site. The cultural resources records search identified one previously recorded cultural resource within the 0.5-mile radius of the project site (CA-VEN-209/H). However, this previously recorded resource is located west beyond the project site and does not intersect the project site.

The Native American Heritage Commission (NAHC) was contacted and requested a Sacred Lands File (SLF) search of the project site and vicinity. Results from SLF submitted to NAHC did not indicate any known resources in the vicinity of the project site. NAHC provided six Native American contacts that may have knowledge of cultural resources in the project vicinity. Letters and/or emails to each of the NAHC-listed contacts were sent requesting information of the project site and within the vicinity. No comments were received. Furthermore, pursuant to Public Resources Code Section 21080.3.1 et seq., on July 19, 2018, a formal request (AB-52) was sent to Native American representatives for consultation regarding the proposed project's potential impact to tribal coastal resources. No comments were received.

No prehistoric or historical period cultural resources were observed during the pedestrian survey of the project site. Additionally, examination of subsurface geological deposits indicates there is a low potential for buried archaeological deposits to be present on the project site. Although the proposed project is unlikely to result in impacts to archaeological resources, future ground disturbance activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources that are inadvertently encountered during ground disturbance activities.

With the inclusion of archaeological resources conditions (noted below), the proposed project would not demolish or materially alter in an adverse manner the physical characteristics of an archaeological resource in a local register, pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code. Therefore, the proposed project will have a less than significant impact on archaeological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

Archaeological Resources Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

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

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

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning

Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance. (PL-58)

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (PIng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) 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 – 8B-4. The subject property currently does not include any existing development other than the previously cleared unpermitted dirt pad. Therefore, the proposed project will have no impact on historical resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to historical resources.

Mitigation/Residual Impact(s): None.

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

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 9b. The project site is approximately 2 miles north of the Pacific Ocean and is located between 1,320 and 1,400 feet above Mean Sea Level (MSL). The proposed project's distance from the coast does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to coastal beaches or sand dunes.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

11a. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building code adopted from the California Building Code, requires structures be designed to withstand this ground shaking. The seismic design parameters are provided by the Geologic and Soils Engineering Investigation Report, prepared by Subsurface Designs, Inc., dated May 19, 2017, page 10. These parameters may need to be updated to the building code in effect at the time the application for a building permit is submitted. The requirements of the building code will reduce the effects of ground shaking to less than significant (LS).

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

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

12a. The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. Additionally, the subject property is underlain by bedrock, therefore, the potential for liquefaction to occur at the project site is remote (Geologic & Soils Engineering Investigation, SubSurface Designs, Inc., May 19, 2017).

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

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

13a. The project site is approximately 2 miles north of the Pacific Ocean and is located between 1,320 and 1,400 feet above Mean Sea Level (MSL). The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated March 28, 2017, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, 2017) and is not subject to seiche hazard. Therefore, the proposed project will not have a project-specific impact related to potential seiche hazard. The hazards from seiche will affect each project individually; and no cumulative seiche hazard will occur as a result of other approved, proposed, or probable projects.

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

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

14a. The site is located in a hillside area of Ventura County. Mapped landslides are present within the property along the northern edge. The Geologic and Soils Engineering Investigation, prepared by Subsurface Designs, Inc., dated May 19, 2017 and November 22, 2017 concluded that the mapped landslide does not pose a hazard to the proposed development, page 6, at the project site and that the results of their slope stability meet or exceed minimum requirements to indicate the slopes are stable from a geotechnical standpoint. In this regard, the proposed project project-specific impacts related to landside hazards will be less-than-significant. The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								

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

Impact Discussion:

15a. The Expansion index test contained in the Geologic and Soils Report, prepared by Subsurface Designs, dated May 19, 2017, indicates the near surface soils for the site possess medium expansion (EI = 58, 52, Page A-II-2).

Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The hazard associated with adverse effects of expansive soils is considered to be less-than-significant. The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

17a-1. The net impervious area due to the project and will be approximately 10,000 sq. ft. The project will be completed according to current codes and standards. Any increase in runoff from the project will be detained by a designed 1,650 cubic feet infiltration/detention basin in accordance with the Preliminary Hydrology Letter, prepared by Jensen Design and Survey, dated July 20, 2017.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

17b-1 – 17b-4. The site is not located in or adjacent to a Federal Emergency Management Agency (FEMA) 1% annual chance (100-year) floodplain as evidenced the effective Digital Flood Insurance Rate Map (DFIRM) 06111C1140E (January 20, 2010). The project site is located in a “Zone X-Unshaded” 500-year floodplain. The nearest floodplain is the Pacific Ocean, which is located approximately 2 miles south and downslope of the project site. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to flooding.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

18a. The proposed project is located in the High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area. Fire Station 56 located at 11855 Pacific Coast Highway in Malibu, is approximately 5 miles southeast of the project site. The project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code and Fire Code. The proposed project will be subject to conditions of approval to ensure the project is in conformance with current California State Law and the Ventura County Fire Protection District Ordinance. Therefore, the proposed project will not create a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative fire hazards impact.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

19a and 19b. The proposed project site is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula or Naval Base Ventura County airports. The nearest airport to the project site is the Naval Base Mugu Airport, which is located approximately 12 miles to the northwest of the proposed project site. The proposed project will not involve any obstructions to navigable airspace, as all possible future development on-site will be limited to a maximum height of 35 feet. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established deferral criteria set forth in the Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

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

20b-2. The proposed project will not generate hazardous waste and is consistent with the *Ventura County General Plan Goals and Policies* for Item 20b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

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

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

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

Impact Discussion:

21a. In order to determine whether a project will result in a significant noise impact, the Ventura County Initial Study Assessment Guidelines set forth standards to determine whether the proposed use is a “Noise Sensitive Use” or a “Noise Generator.” Noise sensitive uses are dwellings, schools, hospitals, nursing homes, churches and libraries. The proposed project, consisting of a single-family dwelling unit, a detached garage, and a pool, is considered a noise sensitive use.

The proposed project is located near California State Route 1 but is outside the CNEL 60dB(A) noise contour as mapped in the Resource Management Agency Geographic Information System (RMA-GIS) noise contour maps. Therefore, future residential uses will not be subject to noise levels from traffic along California State Route 1, which are incompatible with residential uses. In addition, the proposed project site is not located near any railroads or airports (both of which are approximately 9 miles and 12 miles away, respectively). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

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

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

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

21e. The temporary construction activities required to develop the project site as described in the Section A6, Project Description, of this Initial Study may include blasting, pile-driving vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities that may temporarily exceed the threshold criteria defined in the Transit Noise and Vibration Impact Assessment, written by Carl Hanson, David Towers, and Lance Meister, dated May 2006 (Initial Study Assessment Guidelines, page 119). The proposed project will be subject to a condition of approval for construction noise to ensure that the proposed project complies with the requirements of the Ventura County General Plan *Goals, Policies and Programs Policy 2.16.2-1(5), Construction Noise Threshold Criteria and Control Plan (2010a)*, Therefore, the proposed project will not have a potentially significant project-specific vibratory impact, and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

22a. The project site is situated in the hillside terrain of the Santa Monica Mountains. The area proposed for the single-family dwelling is along the crest of a northwest-southwest trending hillside on a level building pad area within the central portion of the site. The project site is not visible from any road in the County Regional Road Network, and, therefore, does not have the potential to create a new source of disability glare or discomfort glare for motorists. Proposed building materials include stucco, plywood, concrete, and guardrail with tempered glass panels and stainless-steel railing. As discussed in Sections 4E and 6 of this Initial Study (above), potential impacts from glare will be mitigated to a less than significant level by implementing mitigation measures BIO-6, which requires the Permittee to provide to the Planning Division for review and approval, a Lighting Plan. Additionally, as discussed in Section 6, the Permittee shall submit a materials sample/color board at the time of construction of the new single-family dwelling and shall utilize natural building materials and colors (earth tones and non-reflective paints) on exterior surfaces of all structures. Therefore, the project-specific glare impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant glare impacts.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

23a. The proposed project has the potential to impact public health due to the use of an onsite wastewater disposal system (OWTS). An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. Potential impact can be reduced to less than

significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. Septic tanks must be pumped by a Ventura County EHD permitted pumper truck and septage wastes must be disposed of in an approved manner.

The Water for the project is proposed from a new onsite water well. Ground water may contain contaminants harmful to human health. Well water used for domestic purposes (drinking, cooking, and sanitary purposes) must meet federal and state drinking water standards. Compliance with federal, state, and local laws related to water well siting and drilling, water quality testing, and onsite wastewater treatment system setbacks will reduce impacts to less than significant.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (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 project is consistent with the General Plan "Open Space" land use designation, the Coastal Area Plan "Open Space" designation, and the Coastal Zoning Ordinance COS-10 ac-sdf/M zoning designation. The proposed project is consistent with the land use and maximum building density requirements of the General Plan. The applicant is not requesting a change in land use or zoning designations or parcel size.

The surrounding properties have the same zoning designations and land use designations as the proposed project site and consists primarily of open space and rural residential development. Adjoining lots to the north, east, and northwest are developed with residential single-family dwellings. Lots to the west, south and southeast are undeveloped. The proposed project is for the construction of a single-family dwelling with a detached garage and a pool; therefore, future development will be compatible with the existing residential development within the vicinity of the project site.

The proposed project has been evaluated for conformance with the County's Coastal Zoning Ordinance applicable requirements for the construction of a new single-family dwelling, including building setbacks, height limits, and other performance standards for new homes. Additionally, pending projects in the vicinity of the proposed project are also subject to mitigation measures to preserve the natural character of the Santa Monica Mountains by avoiding ESHA or mitigating for the loss of ESHA and in keeping with the development standards set forth in the Ventura County Coastal Ordinance (§ 8175-2 et seq.). Additionally, as discussed in Sections 6 (above) the proposed project will be conditioned to require the Permittee to submit to the Planning Division for review and approval, plans and a materials sample/color board for the new single-family

dwelling prior to issuance of a Zoning Clearance for the construction of the proposed residential dwelling to ensure the proposed residence is compatible with the natural environment of the Santa Monica Mountains. Therefore, the project-specific community character impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant community character impacts.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

26a. No dwelling units currently exist on the project site. The proposed project is for the construction of one single family dwelling on the project site and will not eliminate three or more dwelling units. The project, in fact, would result in the development of one new single-family dwelling unit, which will add to the County’s housing stock. Therefore, the proposed project will not have a significant project-specific impact to housing. The

proposed project will not make a cumulatively considerable contribution to a significant cumulative housing impact.

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

26c. The proposed single-family dwelling will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed residential project would not facilitate the development of a new commercial, institutional, industrial, or other employment-generating use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(1)-a. The project, as proposed, will create an entitlement to generate additional traffic on the local public roads and the Regional Road Network. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County

Ordinance Code, Division 8, Chapter 6 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee (TIMF) from developments. This project is subject to this Ordinance and Policy. With payment of the TIMF(s), the Level of Service (LOS) and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse traffic impacts relating to LOS will be a Less Than Significant.

Recommended Condition of Approval

Condition of Approval - Traffic Impact Mitigation Fee (TIMF)

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the PWATD collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The applicant/permittee shall deposit with the PWA – Transportation Department a TIMF. The trip generation rate and TIMF will be calculated based on the applicant's information. The applicant/permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index. Based on the applicant's information:

- a. The TIMF due to the County would be: $\$113 = 1^{**} \text{ DU (Single Family)} \times \113^{***} per DU

Notes

1. **Construction of one Single Family Dwelling Unit based on the information provided by the applicant.
2. ***County TIMF fees for Single Family Dwelling Unit in the Coastal Area District #13

Documentation: The applicant/permittee shall come to the PWA Transportation Department counter, fill out the TIMF form, and pay the TIMF. The applicant/permittee shall provide a copy of the Conditions of Approval for the project. The fee may not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance of Use Inauguration.

Monitoring and Reporting: The PWATD will review and approve the payment of the TIMF. (TD – 1, RMA – 135)

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The proposed project is for the construction of a single-family dwelling, a detached garage, and a pool. When development occurs, the low volume of traffic that may be generated by the development will not have the potential to alter the existing level of safety of the County-maintained roadways, intersections and state highway near the project.

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

Therefore, the proposed project will have a less-than-significant project-specific impact related to safety/design of County roads and will not make a cumulatively considerable contribution to a significant cumulative impact related to safety/design of County roads.

Notice of Substandard Access Roads:

Intent: The County requires the applicant/permittee or property owner/sub-divider to record a Notice of Substandard Access Roads (NSSAR) when the project/development

is near a substandard road, which may not be improved to the current County Road Standard in the future.

Description of Requirement: The applicant/permittee or the property owner/sub-divider shall provide record notice to successors in interest of the property that the existing road systems in the area are not considered standard; that, although such roads do not create an unreasonable risk of harm when used with due care, in a manner in which it is reasonably foreseeable that they will be used, these roads are of a rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built today, and that the County does not currently and also may not in the future have funds available to improve these roads.

The NOTICE OF SUBSTANDARD ACCESS ROADS condition shall include the following:

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

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

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

Monitoring: The PWA Transportation Department will accept the recorded Notice of Substandard Access Roads from the applicant/permittee in conformance with the project conditions. (TD – 18, RMA – 152)

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(3)-a. All roads leading to the parcel, such as Pacific View Road and Houston Road, are existing and meet minimum VCFPD access standards. No private roads are proposed for this project. An onsite 15-foot wide private driveway is proposed with a hammerhead turn-around for Fire Department access, which will be required to meet the adopted Private Road Guidelines and Access Standards of the Ventura County Fire Protection District (VCFPD) as identified in the Initial Study Assessment Guidelines. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the safety and design of private access.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
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. U.S. Highway 1, Pacific View Road and Houston Road are existing roads serving the project site. No public or private roads are proposed for this project. An onsite 15-foot wide private driveway is proposed with a hammerhead turn-around for Fire Department access, which will be required to meet the adopted Private Road Guidelines and Access Standards of the Ventura County Fire Protection District (VCFPD) as identified in the Initial Study Assessment Guidelines. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to tactical access.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 – 27b-2. The project does not purport to generate additional bicycle and pedestrian traffic on the County of Ventura Regional Road Network and local public roads. There is no pedestrian and/or bicycle crossing on State Highway 1. Furthermore, the most appropriate County road standard for roadways in rural areas do not require pedestrian facilities (sidewalks) and/or bicycle facilities (bike lanes). Therefore, the proposed project will not have a project-specific adverse impact and will not make a cumulatively considerable contribution to a significant cumulative impact to pedestrian and bicycle facilities/traffic.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

27d-1. The proposed project site is located approximately nine miles from the nearest railroad and would not interfere with an existing railroad's facilities or operations. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to railroad facilities or operations.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

27e-1 and 27-e-2. The proposed project site is located approximately 12 miles southeast from the nearest airport, Naval Base Mugu Airport, and is not located within a sphere of influence of any County-operated airport. Furthermore, the proposed single-family dwelling will not exceed the maximum height of 35 feet allowed by the Ventura County Coastal Zoning Ordinance and will not involve the introduction of substantial lighting, or other features that could interfere with air traffic safety. Additionally, potential impacts from glare will be mitigated to a less than significant level by implementing mitigation measure BIO-6 which requires the Permittee to provide to the Planning Division for review and approval, a Lighting Plan and a recommended condition of approval requiring the Applicant to submit a materials sample/color board for the construction of residential dwelling. Therefore, the proposed project will not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact, related to interference with airports.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
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 Planning GIS mapping system indicates that the proposed project is not located over or near any existing pipelines. The nearest pipeline is located approximately 11 miles north of the project site. Therefore, the proposed project will not result in a project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28a-1. Water service for the project is proposed from a new on-site water well which has not yet been drilled. The proposed project will occur in two phases: Phase I will authorize drilling the new water well; Phase II will authorize construction of the residence. Ground water may contain contaminants harmful to human health, therefore, water quality analysis shall be submitted to Ventura County Environmental Health Division (EHD) in order to verify well water quality meets applicable drinking water standards prior to the authorization of Phase II. The Applicant will be required to obtain a Certification of Water Quality from EHD prior to building permit issuance. The use of an on-site wastewater treatment system (OWTS) has the potential for contaminating groundwater supplies. Conformance with the Ventura County Building Code, as well as proper water well siting, drilling and testing will reduce any project-specific and cumulative impacts to a level considered less than significant.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28b-1. There is currently no water supply for the proposed project. The proposed project will occur in two phases: Phase I will authorize drilling a new water well; Phase II will authorize construction of the residence. A “Pump and Recovery Test” for the test well must be submitted to the County for approval by the Groundwater Section. The well must be able to meet the Groundwater Section’s “Pump Test Criteria” in order to demonstrate a permanent supply of water is available for the project. Should the pump test not meet the necessary criteria, then the test well shall be considered abandoned if not pumped more than eight hours in a year. The County’s Well Ordinance states that any person in possession of an abandoned engineering test hole over 50 feet or a water well must destroy the water well per County and State standards. If the well can meet the County’s “Pump Test Criteria,” then the project’s impact is considered less than significant with regard to water supply quantity.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28c-1. The Applicant will be required to provide an onsite water supply including fire hydrants that meet the required fire flow in accordance with the Ventura County Waterworks Manual and Ventura County Fire Protection District Fire Code. Additionally, an eight feet diameter water tank is proposed to provide additional water for fire suppression. Therefore, fire flow impacts would be less-than-significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

29a-1. The proposed project is for the construction of a single-family dwelling with a detached garage and a pool, which includes the installation of a new onsite wastewater treatment system (OWTS) for domestic wastewater disposal. A soils report dated July 14, 2017 indicates the site is suitable for an OWTS consisting of one 1500-gallon septic tank, a sand filter distribution bed, and leach lines. Septic feasibility has been demonstrated. A complete and detailed evaluation of the proposed OWTS shall be conducted by Environmental Health Division (EHD) Liquid Waste Program staff during the plan review and construction. EHD Liquid Waste Program staff shall review and verify all relevant documentation, including but not limited to: geotechnical report, system design calculations, compliance with local building codes, and historic geological data for the area. Conformance with the County Building Code Ordinance, state OWTS policy, and EHD guidelines, as well as proper routine maintenance of OWTS, will reduce any project-specific and cumulative impacts to a level considered less than significant.

29a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29a of the *Ventura County Initial Study Assessment Guidelines*, provided the septic systems are properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?		X				X		
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

30a. The project site is not currently served with electricity but is located in an area which is currently served by existing electrical facilities provided by Southern California Edison. The proposed project will involve the installation of underground electrical lines to existing electrical points of connection. The proposed project will utilize a propane tank and therefore, a natural gas service line connection will not be required. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
1) 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 proposed Project is situated approximately one mile west of Little Sycamore Canyon, which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No direct connections to this District channel are proposed or indicated on the applicant’s submitted materials. It is understood that impacts from increase impervious area and stormwater drainage design 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 requiring that runoff from the proposed Project site will 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 determines that the proposed project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the environmental assessment is less than significant on redline channels under the jurisdiction of the Ventura County Watershed Protection District.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

31b-1 – 31b-4. The project preserves the existing trend of runoff and local drainage patterns. The project runoff will be similar to the present flow and no increase in effects on Areas of Special Flood Hazard will occur than the pre-project condition. This project will not create an obstruction of flow in the existing drainage as site runoff will maintain the drainage conditions that presently exist. The project will not result in an increase in runoff from the existing conditions due to the impervious conditions created by the proposed structures. The project has offsetting features for the proposed impervious surfaces. These features include a 1,650 cubic feet infiltration/detention basin. The offsite drainage patterns will be unaltered. The project does not drain or discharge directly into a channel and will not affect the capacity or create a potential for overflow due to the storage of the detention basin. The project will not result in an increase in flow from the existing conditions as the runoff from impervious surfaces will be offset by a detention/infiltration basin. There will be no adverse effects to Areas of Special Flood Hazard, regulatory channels, and natural and man-made channels. The project will be completed according to current codes and standards. Therefore, the impacts of the

project on drainage facilities not under the jurisdiction of the Watershed Protection District are less than significant.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

32a. The proposed project is for the construction of a single-family dwelling with a detached garage and a pool, which is included within a project category that has been determined to have the potential to increase demand for law enforcement or emergency services. The nearest Ventura County Sheriff’s Station is the Camarillo Airport Sheriff’s Station located at 100 Durley Avenue, Camarillo, CA 93010, which is approximately 19 miles away from the proposed project site. The nearest Los Angeles County Sheriff’s Station, Malibu/Lost Hills Sheriff’s Station, located at 27050 Agoura Road, Agoura Hills, CA 91301, is approximately 30 miles away from the project site. The proposed project will not substantially increase demand for law enforcement or emergency services. Therefore, the proposed project would have less than significant project-specific impact and would not make a cumulatively considerable contribution to a significant cumulative impact to emergency services.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
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 – 33a-2. The nearest fire station is Ventura County Fire Station No. 56 which is five miles from the proposed project via Yerba Buena Road or Deer Creek Road and CA State Highway 1 – Pacific Coast Highway. The distance from Fire Station 56 to the project site is adequate and the proposed project will not require a new fire station or additional personnel. Therefore, the proposed project will have a less-than-significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

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

Mitigation/Residual Impact(s): None.

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

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

33b-2. As stated in this Initial Study (above), the nearest fire station to the project site is Ventura County Fire Station 56, which is located approximately five miles to the southeast of the project site on CA State Highway 1 – Pacific Coast Highway. The distance from Fire Station 56 to the project site is adequate. Additionally, the Ventura County Fire Protection District has included a Condition of Approval for the proposed project, which will require the applicant to provide an onsite water supply and fire hydrants that can meet the required fire flow in accordance with the Ventura County Waterworks Manual and the Ventura County Fire Protection District’s Fire Code.

A new fire station or equipment will not be required to serve the proposed project. Therefore, the proposed project would not have a project specific impact or contribute to a cumulatively considerable significant impact to fire personnel, equipment, or facilities.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?		X						
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?						X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 – 34b-4. The proposed project itself will not have an impact on the operations of an existing public library facility. The Planning Division staff analyzed Figure 4.9.1 (County Library Facilities map, *Ventura County General Plan Public Facilities and Services Appendix*, May 8, 2007 Edition) and determined that the proposed project is not located adjacent to or near any County library facilities. The nearest public library to the project site, Ray D. Prueter Library, is located approximately 20 miles northwest of the project site. Therefore, the proposed use and development of the subject property does not have the potential to create project-specific impacts which would interfere with the use of the library. Moreover, the modest incremental increase in the demand for library services that would result from the proposed project would not result in a significant drain on library resources, thereby warranting the need for the construction of new facilities that could result in adverse physical changes to the environment. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X			X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> 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 and 35b. The proposed single-family dwelling may result in an increased demand for recreation, parks, and/or trails and corridors in the local area. However, the potential increase in population in the Santa Monica Mountains as a result of the proposed project is minimal and will not impede the future development of local parks facilities. Therefore, the proposed project will result in less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact, related to recreational facilities.

35c. The proposed project 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 project site. The closest hiking trails are the California Department of Parks and Recreation’s Point Mugu State Park Trail, which is approximately 0.7 miles north of the proposed project site, and the Big Sycamore Canyon Trail, which is approximately 2.3 miles west of the

proposed project site. In addition, no Quimby fees will be required as the proposed project does not involve a subdivision of three lots or more. Therefore, the proposed project will result in less than significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

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

Mitigation/Residual Impact(s): None.

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

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

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

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

Section C – Mandatory Findings of Significance

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

Findings Discussion:

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

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

Section D – Determination of Environmental Document

Based on this initial evaluation:

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



 Pearl Suphakarn, Case Planner

3/5/2019

 Date

Attachments:

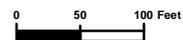
- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – List and Map of Ventura County Pending and Recently Approved Projects, October 2018
- Attachment 4 – Initial Study Biological Assessment, Rincon Consultants, Inc., June 28, 2017, revised November 3, 2017
- Attachment 5 – ESHA Map for the Project Site
- Attachment 6 – Works Cited



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 04-02-2018
This aerial imagery is under the
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Source: Pictometry, Nov. 2017



County of Ventura
Mitigated Negative Declaration
PL17-0117
Attachment 1 - Aerial Location Map



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



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**HOUSE FIRST FLOOR PLAN,
 DOOR/WINDOW SCHEDULE**

SCALE
 1/4" = 1'-0"

DATE
 10/30/17

SHEET NO.

A2



NEW DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	THICK	SWING	MATERIAL	NOTES
A	6'-0"	6'-6"	1 3/4"	L	WOOD/GLASS	3° DOOR W/ SIDELIGHT
B	2'-6"	6'-6"	1 3/8"	R	WOOD	
C	3'-0"	6'-6"	1 3/8"	L	WOOD	
D	3'-0"	6'-6"	1 3/4"	L	METAL	EXTERIOR DOORS
E	3'-0"	6'-6"	1 3/4"	R	METAL	EXTERIOR DOORS
F	2'-6"	6'-6"	1 3/8"	R		
G	2'-6"	6'-6"	1 3/8"	L		
H	10'-0"	8'-0"		SLIDER	GLASS W/ METAL CLAD WOOD	FLEETWOOD
I	2'-6"	6'-6"	1 3/8"	R		
J	10'-0"	8'-0"		SLIDER	GLASS W/ METAL CLAD WOOD	
K						NOT USED
L	3'-0"	6'-6"	1 3/8"		WOOD	
M	10'-0"	8'-0"		SLIDER	GLASS W/ METAL CLAD WOOD	FLEETWOOD
N	2'-6"	6'-6"	1 3/8"	R	WOOD	
O	2'-6"	6'-6"	1 3/8"	L	WOOD	
P	2'-6"	6'-6"	1 3/8"	R	WOOD	
Q	2'-6"	6'-6"	1 3/8"	L	WOOD	
R	2'-6"	6'-6"	1 3/8"	R	WOOD	
S	2'-6"	6'-6"	1 3/8"	R	WOOD	
T	2'-6"	6'-6"	1 3/8"	L	WOOD	
U	10'-0"	8'-0"		SLIDER	GLASS W/ METAL CLAD WOOD	FLEETWOOD
V	6'-0"	6'-6"		SLIDER	GLASS W/ METAL CLAD WOOD	FLEETWOOD
W	3'-0"	6'-6"	1 3/4"		METAL	EXTERIOR
X	2'-6"	6'-6"		L	WOOD	

NOTES TO DOOR SCHEDULE

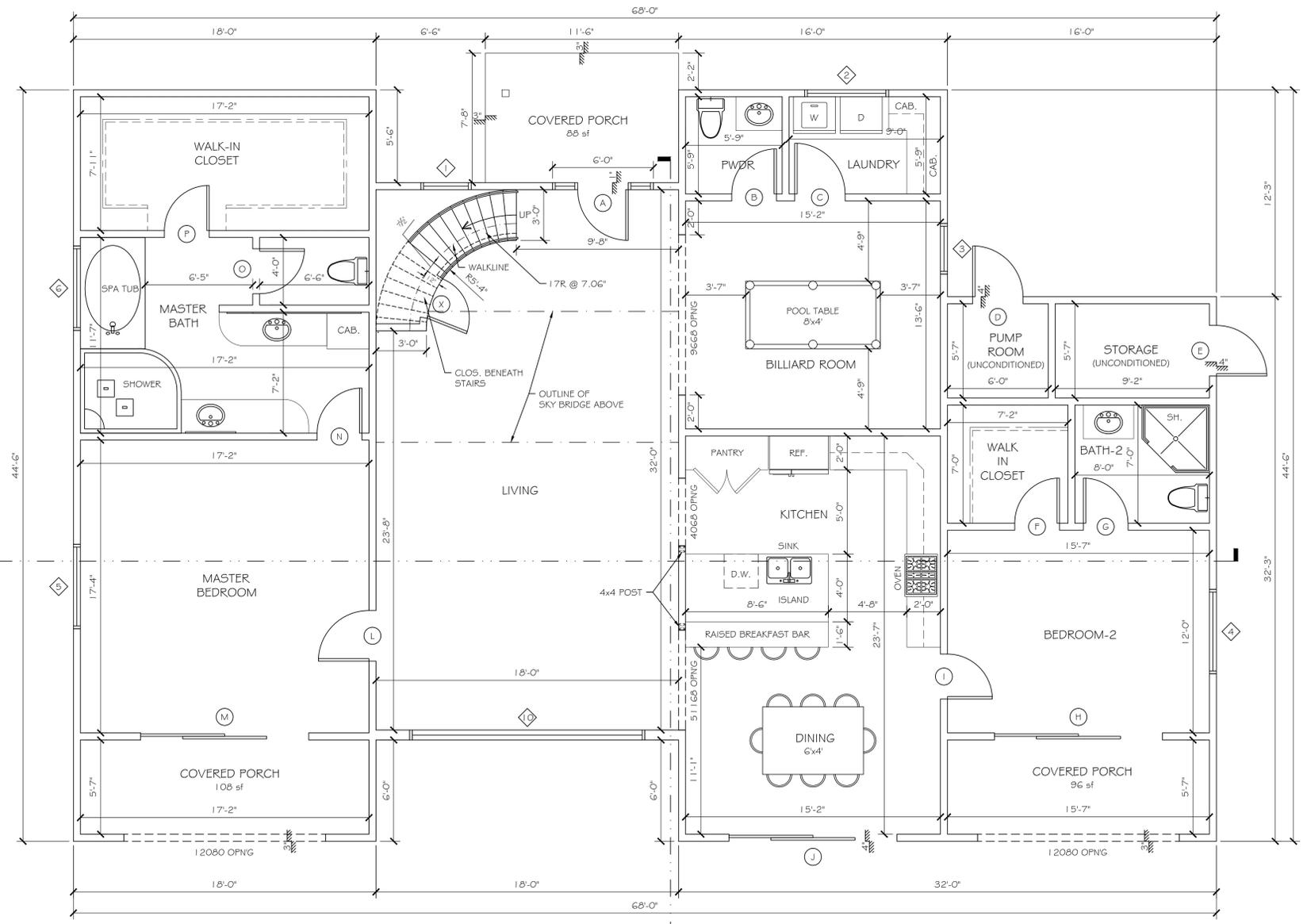
1. INTERIOR DOOR STYLES TO MATCH EXISTING U.N.O. BY OWNER.
2. ALL EXTERIOR DOORS TO HAVE FULL PERIMETER WEATHER-STRIPPING.
3. ALL DOOR SIZES ARE NOMINAL. VERIFY ROUGH OPENING WITH MANUFACTURER.
4. ALL WOOD DOORS TO BE PAINT GRADE OR STAIN GRADE- VERIFY W/ OWNER.
5. ALL FRENCH DOORS TO HAVE THRESHOLDS.

NEW WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	STYLE	DOUBLE PANEL EGRESS	VENDOR	MATERIAL
1	3'-0"	5'-0"	AWNING	✓	FLEETWOOD	METAL CLAD WOOD
2	5'-0"	5'-0"	SLIDER	✓	FLEETWOOD	METAL CLAD WOOD
3	3'-0"	5'-0"	AWNING	✓	FLEETWOOD	METAL CLAD WOOD
4	5'-0"	5'-0"	SLIDER	✓	FLEETWOOD	METAL CLAD WOOD
5	5'-0"	5'-0"	SLIDER	✓	FLEETWOOD	METAL CLAD WOOD
6	5'-0"	5'-0"	SLIDER	✓	FLEETWOOD	METAL CLAD WOOD
7	5'-0"	5'-0"	SLIDER	✓	FLEETWOOD	METAL CLAD WOOD
8	5'-0"	5'-0"	SLIDER	✓	FLEETWOOD	METAL CLAD WOOD
9	5'-0"	5'-0"	FIXED		FLEETWOOD	METAL CLAD WOOD
10	14'-0"	8'-0"	FIXED		FLEETWOOD	GLASS w/ METAL
11	14'-0"	15'-0"	FIXED ARCH		FLEETWOOD	GLASS w/ METAL

NOTES TO WINDOW SCHEDULE

1. ALL GLAZING TO BE DUAL-GLAZED WITH MAXIMUM U-VALUE OF 0.40 & MAXIMUM SHGC VALUE OF 0.35, OR AS SPECIFIED IN TITLE 24 REPORT, WHICHEVER IS LOWER.
2. ALL OPERABLE WINDOW AND FRENCH/ SLIDING DOORS SHALL HAVE FULL PERIMETER WEATHER-STRIPPING.
3. MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NPRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
4. EACH LIGHT OF TEMPERED GLAZING (SEE "REMARKS") SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION. [2010 CRC R308.1]



FIRST FLOOR PLAN

1/4" = 1'-0"

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HOUSE SECOND FLOOR PLAN

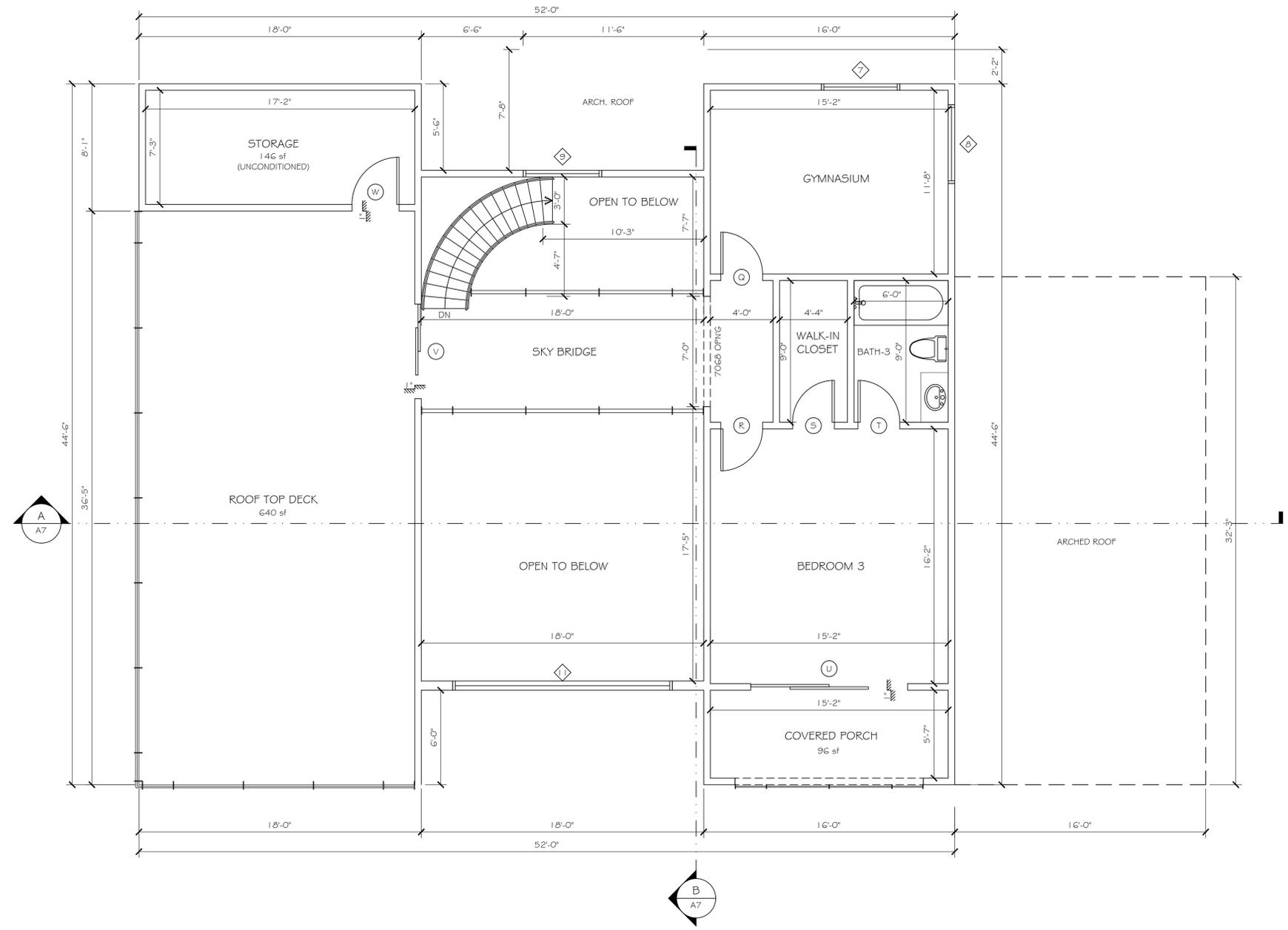
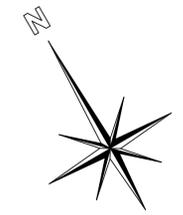
SCALE
 1/4" = 1'-0"

DATE
 10/30/17

SHEET NO.

A3

◇	NEW WINDOW SCHEDULE	SEE SHEET A4
Ⓐ	NEW DOOR SCHEDULE	



SECOND FLOOR PLAN

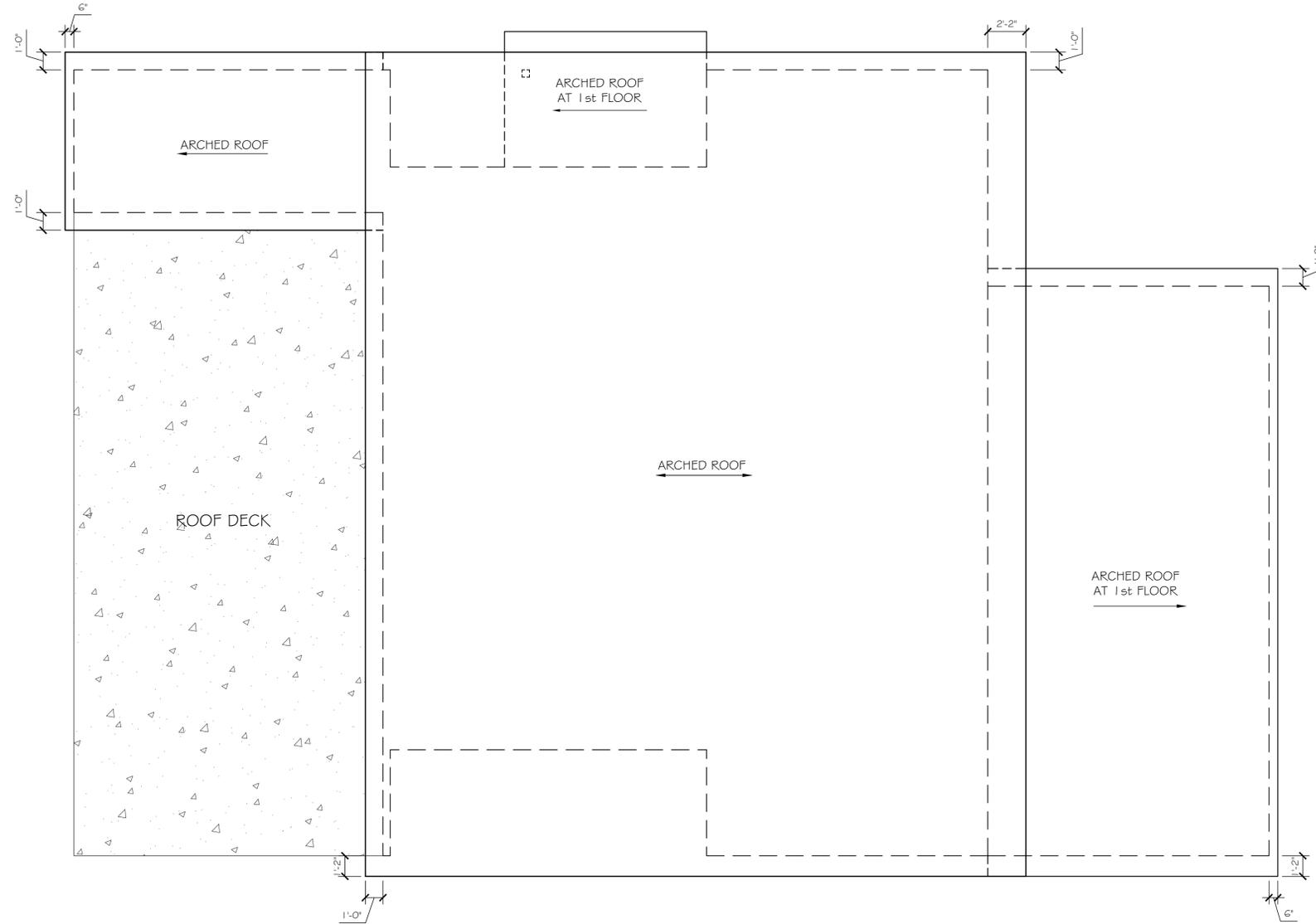
1/4" = 1'-0"

ROOF LEGEND

--- WALL OUTLINE

 ROOF DECK COVERING: DEX-O-TEX [ICC ESR-1757]

 ROOFING MATERIAL: CLASS 'A' CONC. TILE [BORAL ROOFING, 10 psf, ICC ESR-1647]



ROOF PLAN

1/4" = 1'-0"

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DRAWN BY:
CADbuilt, Inc.
 11373 Broadview Drive
 Moorpark, CA 93021
 (805) 529-4975

PASSARELLI RESIDENCE
 Houston Drive
 Malibu, CA 90265

HOUSE ROOF PLAN

SCALE
 1/4" = 1'-0"

DATE
 10/30/17

SHEET NO.

A4

KEYNOTES ☒

1. (N) STUCCO. 2 LAYERS GRADE D PAPER REQUIRED UNDER LATH WHEN STUCCO APPLIED OVER PLYWOOD SHEATHING (E.G., SHEAR WALLS) [2007 CBC 25 10.6].
2. (N) CONC. ROOF TILE.
3. (N) 42" HIGH GUARDRAIL w/ TEMP. GLASS PANELS & STAINLESS STEEL TOP RAIL.

REVISIONS	BY

DRAWN BY:
CADbuilt, Inc.
 11373 Broadview Drive
 Moorpark, CA 93021
 (805) 529-4975

PASSARELLI RESIDENCE
 Houston Drive
 Malibu, CA 90265

HOUSE: FRONT & REAR ELEVATIONS

SCALE

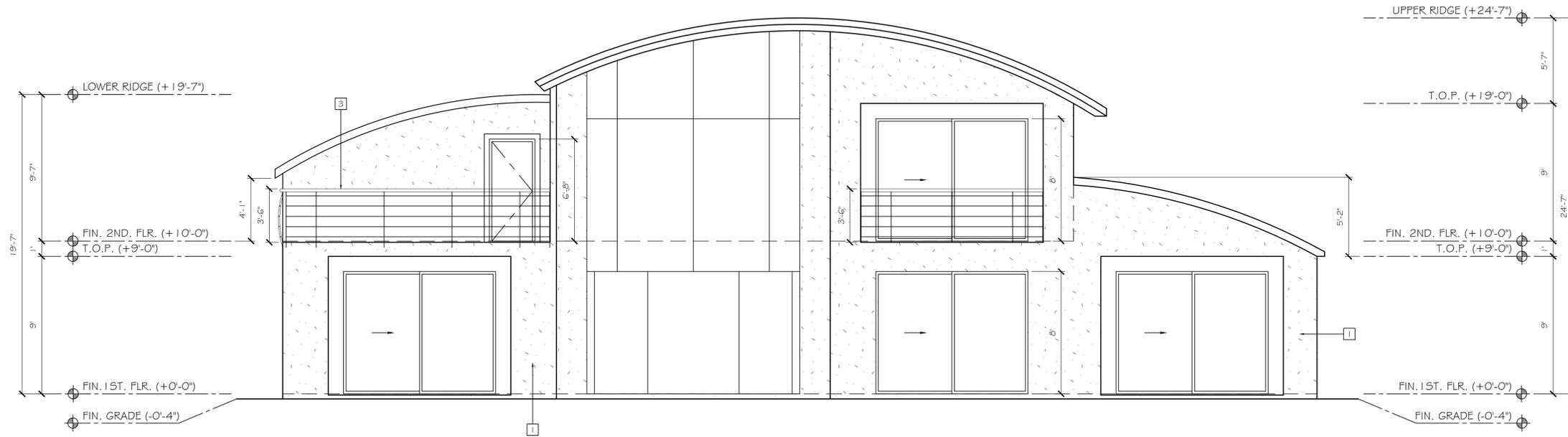
1/4" = 1'-0"

DATE

10/30/17

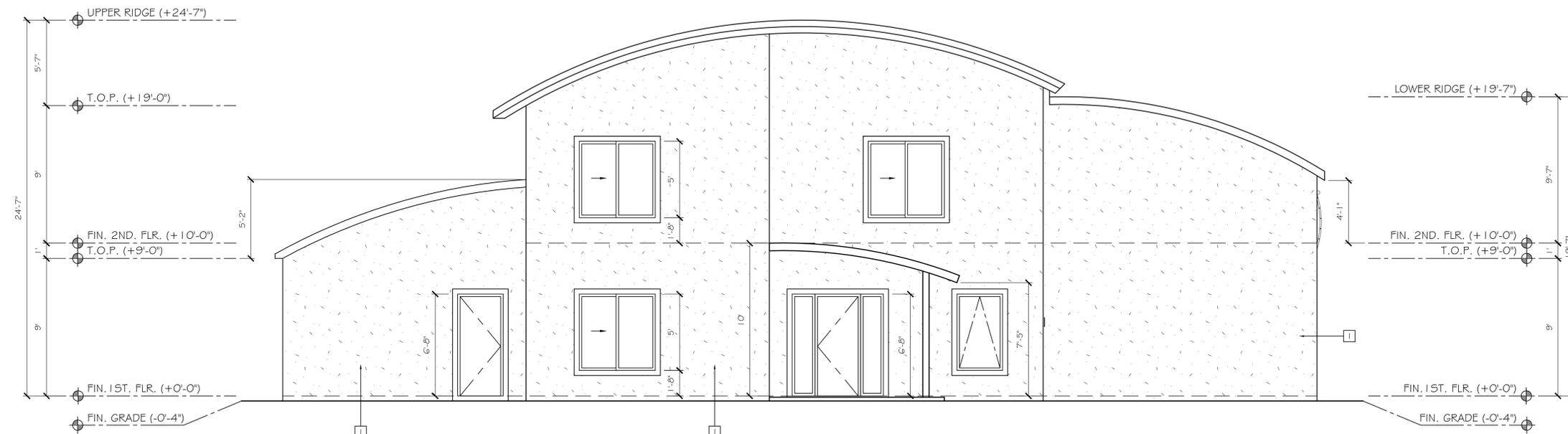
SHEET NO.

A5



REAR (SOUTH) ELEVATION

1/4" = 1'-0"

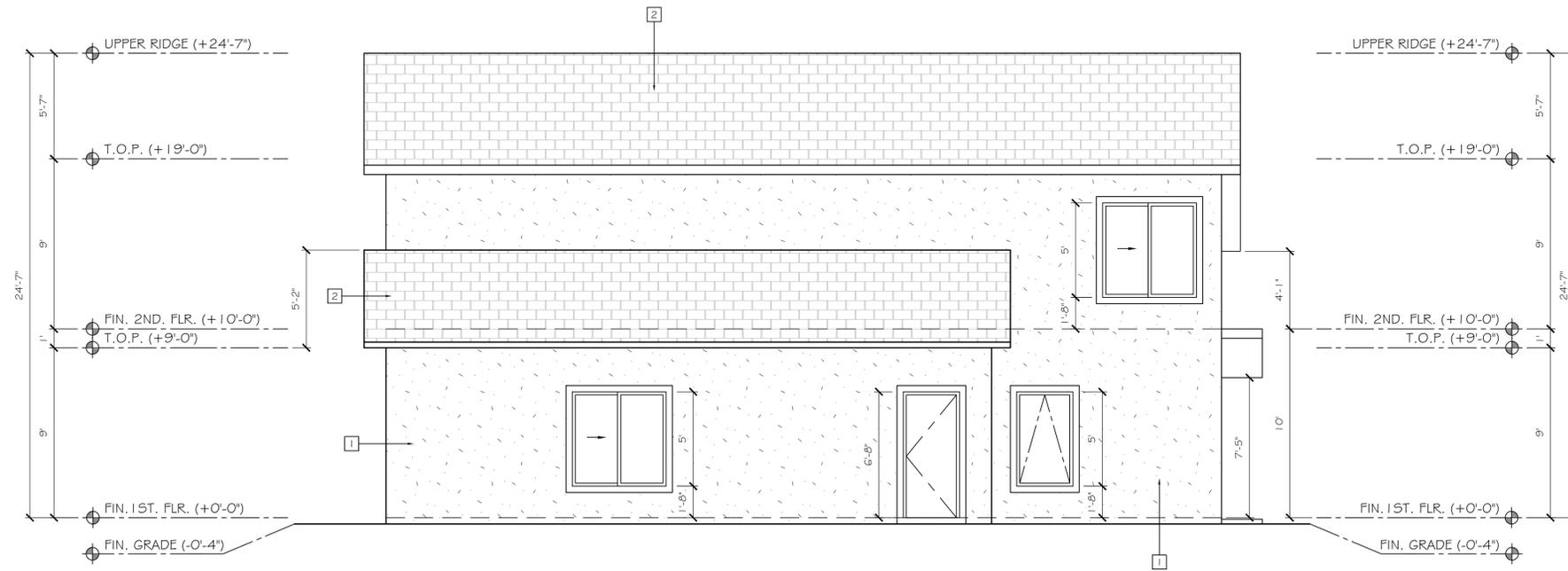


FRONT (NORTH) ELEVATION

1/4" = 1'-0"

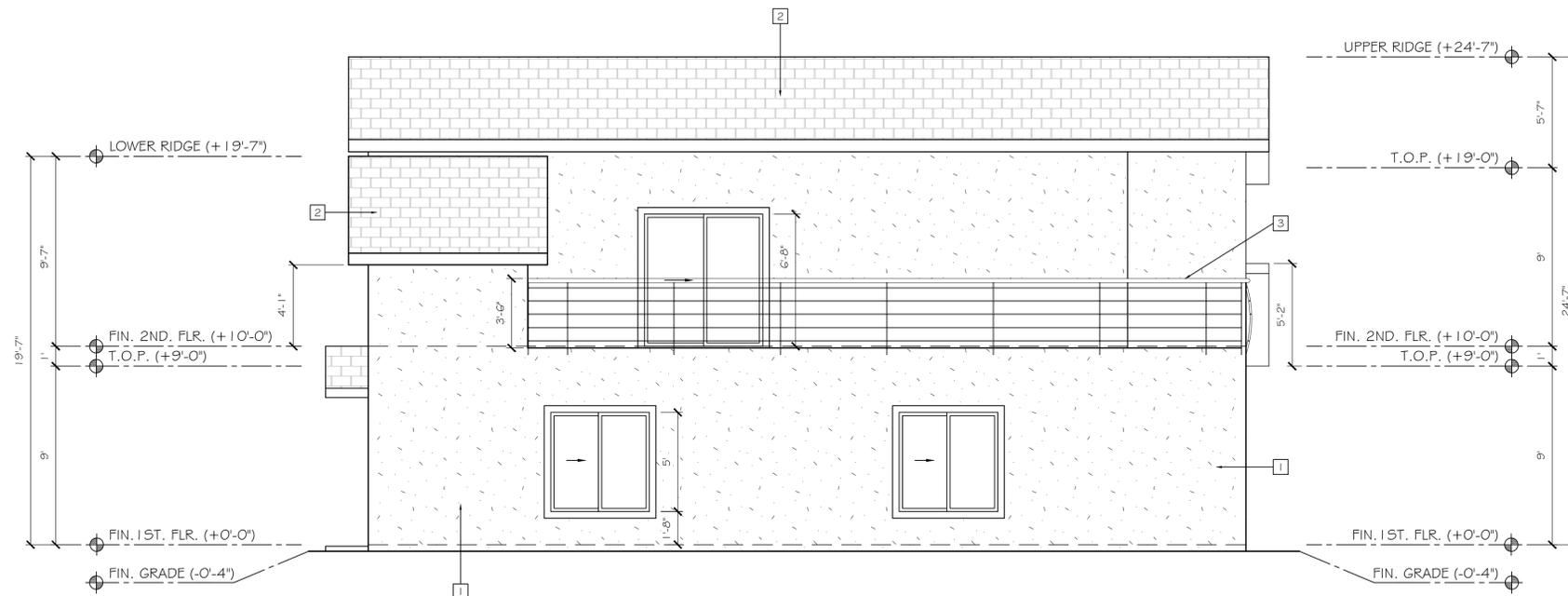
KEYNOTES ☒

1. (N) STUCCO. 2 LAYERS GRADE D PAPER REQUIRED UNDER LATH WHEN STUCCO APPLIED OVER PLYWOOD SHEATHING (E.G., SHEAR WALLS) [2007 CBC 25 10.6].
2. (N) CONC. ROOF TILE.
3. (N) 42" HIGH GUARDRAIL w/ TEMP. GLASS PANELS & STAINLESS STEEL TOP RAIL.



LEFT (EAST) ELEVATION

1/4" = 1'-0"



RIGHT (WEST) ELEVATION

1/4" = 1'-0"

REVISIONS	BY

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 Moorpark, CA 93021
 (805) 529-4975

PASSARELLI RESIDENCE
 Houston Drive
 Malibu, CA 90265

HOUSE: LEFT & RIGHT ELEVATIONS

SCALE
 1/4" = 1'-0"

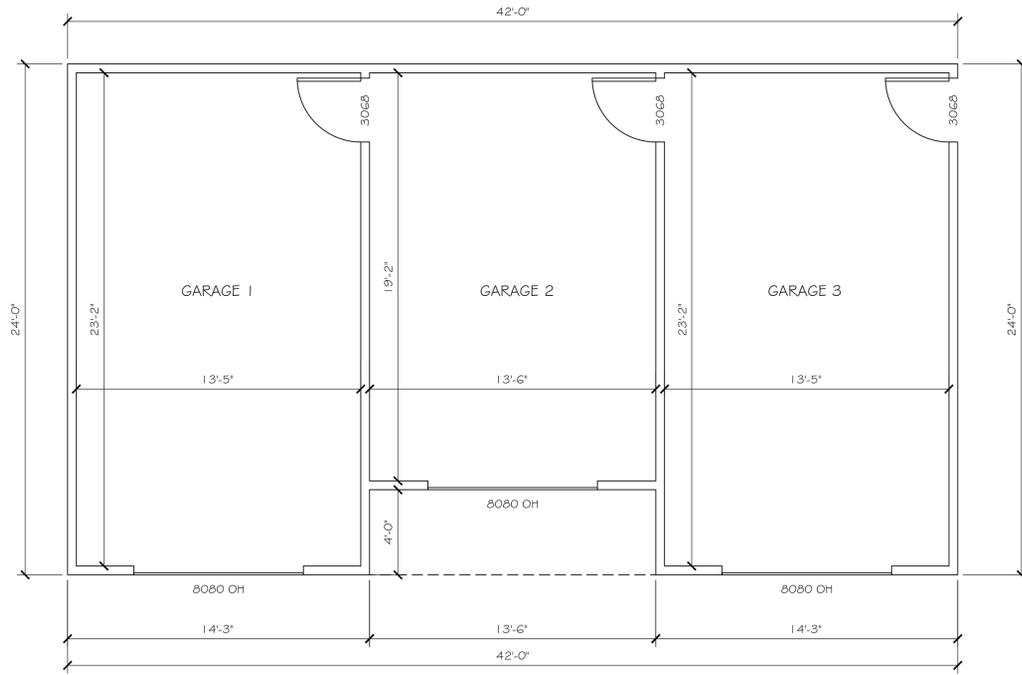
DATE
 10/30/17

SHEET NO.

A6

NEW DOOR LEGEND

- '304G' = 3'-0"W x 4'-6"H
- X= OPERABLE, O= FIXED
- AR= ARCHED
- AW= AWNING
- BF= BIFOLD (ACCORDION)
- BP= BYPASS
- CS= CASEMENT
- CL= CLERESTORY
- DBL= DOUBLE
- DH= DOUBLE-HUNG
- DL= DIVIDED LITE
- FR= FRENCH
- FX= FIXED
- GB= GLASS BLOCK
- GD= GARDEN
- HC= HALF-CIRCLE
- HO= HOPPER
- JL= JALOUSIE
- OBS= OBSCURE
- OCT= OCTAGONAL
- OH= OVERHEAD
- PK= POCKET
- SL= SLIDER
- SG= SLIDING GLASS
- SH= SINGLE-HUNG
- SK= SKYLIGHT
- TMP= TEMPERED
- TPL= TRIPLE
- TR= TRANSOM
- TZ= TRAPEZOIDAL

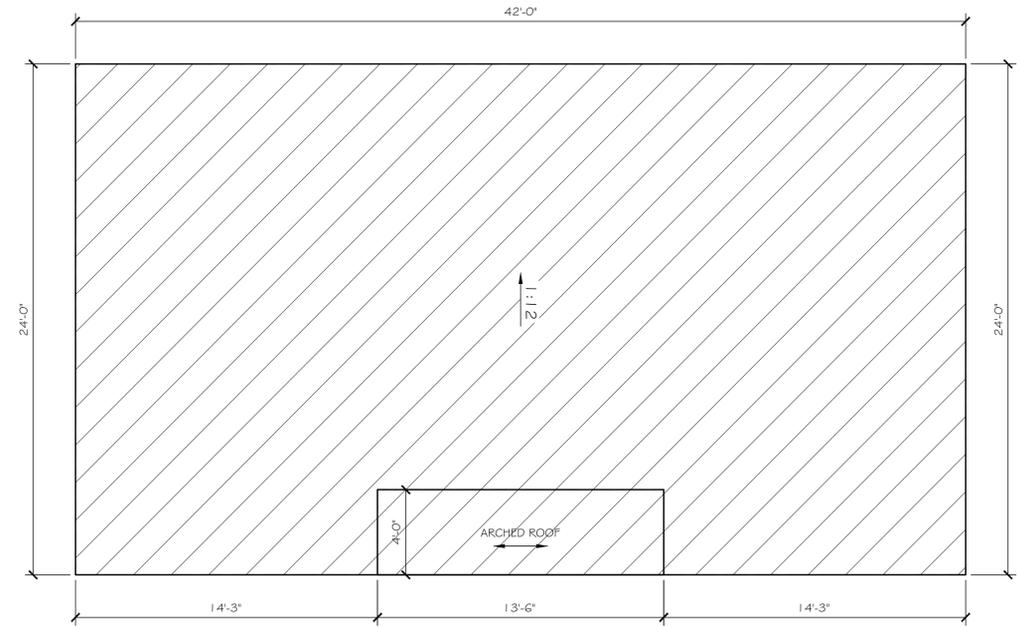


FLOOR PLAN

1/4" = 1'-0"

ROOF LEGEND

- //// ROOF MAT'L- CLASS 'A' ROLL ROOFING
- - - WALL OUTLINE

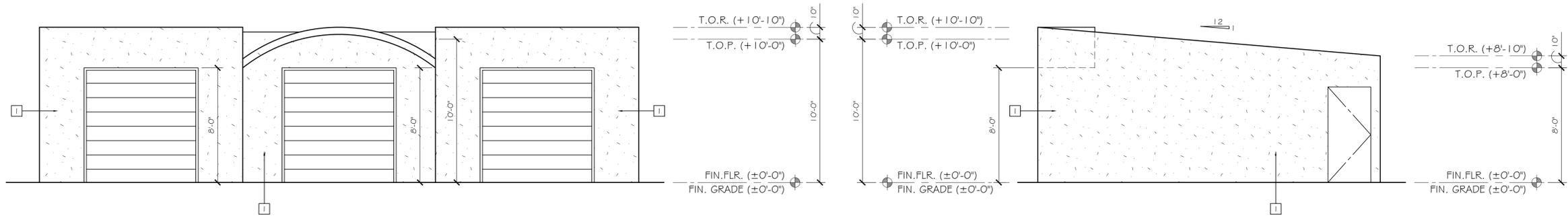


ROOF PLAN

1/4" = 1'-0"

KEYNOTES

- 1. (N) STUCCO, 2 LAYERS GRADE 'D' PAPER REQUIRED UNDER LATH WHEN STUCCO APPLIED OVER PLYWOOD SHEATHING [2016 CRC 703.7.3].



FRONT ELEVATION

1/4" = 1'-0"

RIGHT SIDE ELEVATION

1/4" = 1'-0"

REVISIONS	BY

DRAWN BY:
CADbuilt, Inc.
11373 Broadview Drive
Moorpark, CA 93021
(805) 529-4975

PASSARELLI RESIDENCE
Ventura County, CA

GARAGE FLOOR PLAN, ROOF PLAN & ELEVATIONS

SCALE
1/4" = 1'-0"

DATE
07/03/17

SHEET NO.

A8

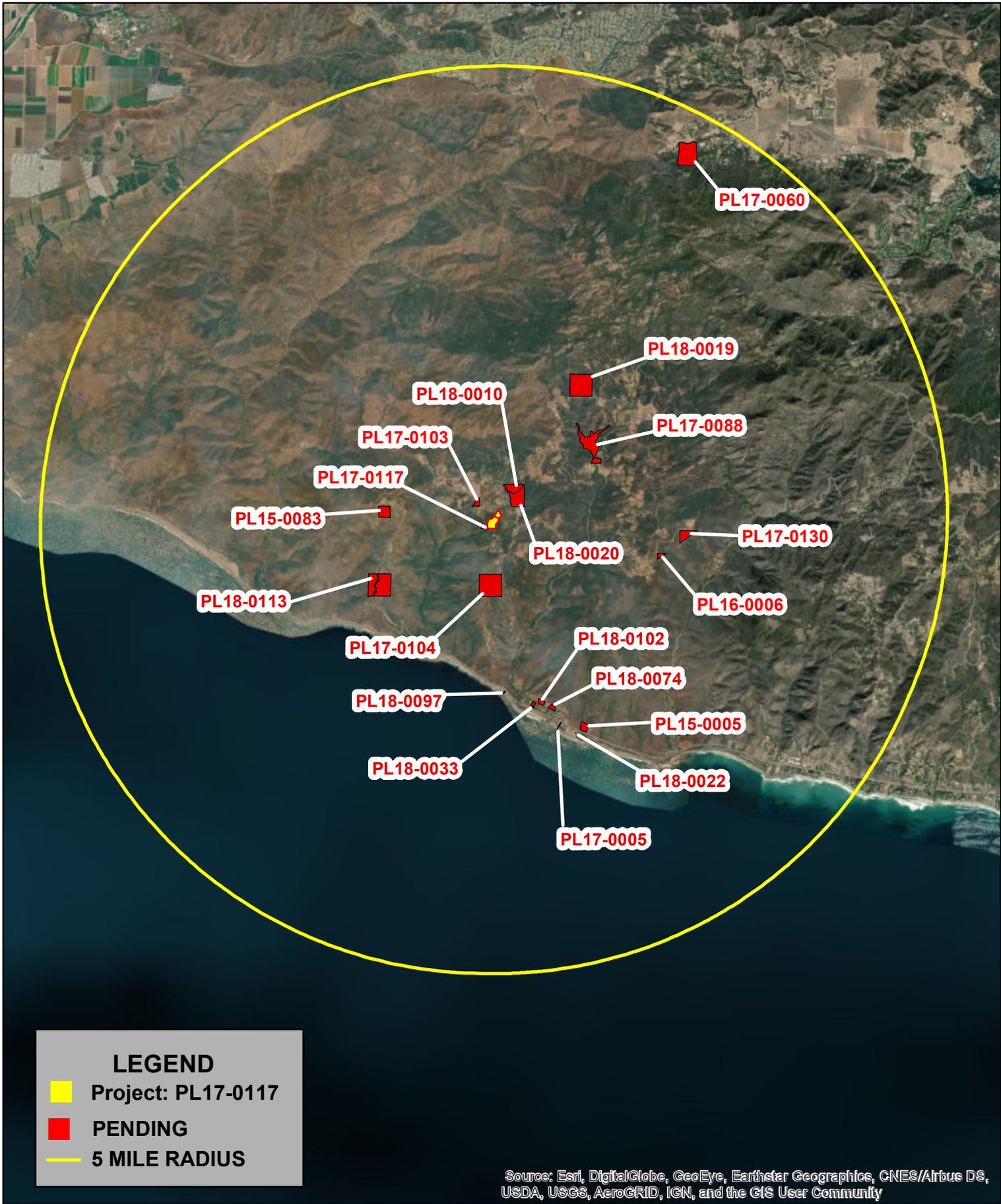
Attachment 3
County of Ventura
List and Map of Pending and Recently Approved Projects
Used in the Cumulative Impacts Analysis

Permit No.	Permit Type	Description	Status
PL15-0005	CCC & PD	CCC-PM (No. 5949) and a Coastal PD Permit (Case No. PL15-0005) in order to bring an existing 19.16-acre lot into compliance with the Subdivision Map Act and the Ventura County Subdivision Ordinance (VCSO).	Pending
PL15-0083	PD	Minor Modification to PD Permit Case No. LU07-0123 which originally approved for a 3,375 sq. ft. three story single family dwelling with a 560 sq. ft. two car garage. The proposed permit modification will add details to the grading and retaining wall system that is necessary to construct the home.	Pending
PL16-0006	PD & LLA	PD Permit for the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment between two lots. No development is proposed.	Pending
PL17-0005	PD	PD Permit for the demolition of an existing single-family dwelling with attached garage and the construction of new single-family dwelling with attached garage and an accessory dwelling unit.	Pending
PL17-0060	CUP	Minor Modification to CUP Case No. LU08-030 for the continued use of seven farm worker dwellings and agricultural accessory buildings for a 20-year period.	Pending
PL17-0088	PD	PD Permit for the construction of a new swimming pool, pool deck and covered open-air non-habitable pool cabana.	Pending
PL17-0103	PD	PD Permit for the construction of a new single-family dwelling with an attached garage, outdoor patio, decks, and a swimming pool.	Pending
PL17-0104	PD	Major Modification to PD Permit No. 1609 for the demolition of existing single-family dwelling and construction of new single-family dwelling and a barn.	Pending
PL17-0130	PD	PD Permit for the construction of 800 linear feet of private driveway in Ventura County to	Pending

		access a proposed single-family dwelling located in Los Angeles County immediately east of Ventura/Los Angeles County line.	
PL18-0010	PD	PD Permit for the restoration of the unpermitted clearing of coastal sage scrub to abate code violation CV17-0225 and CV17-0227.	Pending
PL18-0019	CCC	CCC to legalize a 40-acre property for the purpose of sale, lease, and finance only.	Pending
PL18-0020	PD	PD Permit for the construction of new single-family dwelling with an attached garage, detached pool house, swimming pool and spa, open gazebo to be sited on an existing approved graded pad per PD No. 1959. 1.3-acre vegetation restoration to abate code violation ZV01-0088.	Pending
PL18-0033	PD	PD Permit for the construction of new single-family dwelling with an attached garage, an accessory dwelling unit, swimming pool and spa.	Pending
PL18-0074	PD	PD Permit for the construction of a new single-family dwelling with an attached garage, swimming pool and spa, covered patios and open balconies.	Pending
PL18-0097	PD	PD Permit for residential improvements to an existing single-family dwelling to include interior remodeling, an exterior spiral staircase and new rooftop deck with solar panels and a variance to construct new handrails above the height limit for the zone district.	Pending
PL18-0102	PD	PD Permit for the construction of new single-family dwelling with a new pool and spa, and a powder room.	Pending
PL18-0113	PD	PD Permit for the restoration of native vegetation and soil remediation to abate code violation related to an unpermitted vegetation removal and grading.	Pending
PL18-0122	SPAJ	SPAJ to PD Permit Case No. 355 for the conversion of an existing unfinished basement to a storage room.	Pending

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

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



LEGEND

- Project: PL17-0117
- PENDING
- 5 MILE RADIUS

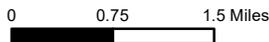
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 08-24-2018
 This aerial imagery is under the
 copyrights of Pictometry
 Source: Pictometry, Jan.2017



Project: PL17-0117
APN: 700-0-122-29, -30, -34



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



RH

Initial Study Biological Assessment

Original ISBA report date: June 28, 2017

Revision report date(s):

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

Permit type: Planned Development (PD) Permit

Applicant: Doug Passarelli

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

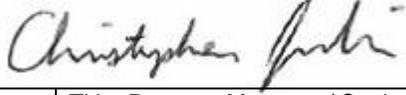
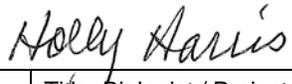
Total parcel(s): 8.12 acres

Assessor Parcel Number(s): 700-0-122-300

Development proposal description: The applicant is proposing a single family residence on Assessor's Parcel Number (APN) 700-0-122-300, an 8.12-acre parcel, with a residence, garage, grading, concrete driveway, pool, utilities (water tank, water well, propane tank, septic system), and the Ventura County Fire Protection District (VCFPD) required 100-foot fuel modification zone (fire clearance area) from structures. Outside of the existing roads, the project footprint and study area is located entirely within Environmentally Sensitive Habitat Area (ESHA).

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

Qualified Biologist (signature):			Date: 6/28/17
Name (printed): Steven J. Hongola	Title: Principal Biologist	Company: Rincon Consultants, Inc.	
Phone: 805/644-4455 ext. 34	email: shongola@rinconconsultants.com		
Other Biologist (signature):			Date: 6/28/17
Name (printed): Christopher Julian	Title: Program Manager / Senior Regulatory Specialist	Company: Rincon Consultants, Inc.	
Phone: 805.319.4092 x425	email: cjulian@rinconconsultants.com		
Role: Report review and technical assistance			
Other Biologist (signature):			Date: 6/28/17
Name (printed): Robin Murray	Title: Senior Botanist / Project Manager	Company: Rincon Consultants, Inc.	
Phone: 805-644-4455 ext. 132	email: rmurray@rinconconsultants.com		
Role: Botanical surveys and project manager			
Other Biologist (signature):			Date: 6/28/17
Name (printed): Holly Harris	Title: Biologist / Project Manager	Company: Rincon Consultants, Inc.	
Phone: 805-644-4455 ext. 465	email: hharris@rinconconsultants.com		
Role: Technical assistance			

County of Ventura
Mitigated Negative Declaration
PL17-0117

Other Biologist (signature): 		Date: 6/28/17
Name (printed): Monica Jacinto	Title: Associate Biologist	Company: Rincon Consultants, Inc.
Phone: 805-644-4455 ext. 63	email: mjacinto@rinconconsultants.com	
Role: Wildlife site survey and report preparation		

Initial Study Checklist

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

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources			X			X		
Species			X			X		
Ecological Communities			X				X	
Waters and Wetlands**		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.

**not in ISBA template but added since a category under the current MND format and ISAGS

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Attachment

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

Summary

The applicant is proposing to develop APN 700-0-122-300, an undeveloped 8.12-acre parcel, with a single family residence and garage, grading, concrete driveway, pool, utilities (water tank, water well, propane tank, septic system) and the VCFPD required 100-foot fuel modification zone (fire clearance zone) within ESHA. The proposed construction footprint is approximately 2.04 acres (with a permanent development area approximately 6,513 square feet [0.15 acre]) and is located approximately two miles north of Highway 1 and west of Houston Road, in unincorporated Ventura County, California.

The proposed project is located in the Malibu area within the Ventura County Coastal Area Plan (CAP), bordered by Houston Road to the east, and south of Pacific View Drive (Figure 1). The parcel is within the coastal zone in the Coastal Open Space (COS) Zone and Santa Monica Mountains (M) Overlay. Development on the project requires a discretionary Planned Development Permit (PDP). The survey area for this study is defined as a 100-foot buffer from the edge of the construction footprint, excluding areas outside the parcel. The survey area totals approximately 4.77 acres, occurs in the southeastern portion of the parcel, and is undeveloped. Native California sagebrush (*Artemisia californica*) scrub, foothill needlegrass (*Stipa lepida*) grassland, and clustered tarweed (*Deinandra fasciculata*) field are present in the construction footprint, while native California sagebrush scrub and sugarbush (*Rhus ovata*) chaparral are present in the survey area outside of the construction footprint. Based on a review of recent (2014) aerials; there is evidence of past vegetation clearing within what is now the proposed construction footprint. The permit status of the 2014 and prior vegetation clearance is not established; however, for the purposes of this study, the 2014 cleared area is considered ESHA and mitigation (discussed below) is recommended.

No federal or state listed endangered, threatened, or California Rare Plant Rank (CRPR) 1 or 2 plant species were observed or expected to occur within the survey area. During spring 2017 protocol rare plant surveys, one species designated as CRPR 4.2 (watch list) was detected within the construction footprint: Catalina mariposa lily (*Calochortus catalinae*). Impacts to Catalina mariposa lily (and special status plant species) from the development of the construction footprint and annual fuel modification would be less than significant.

A woodrat nest was observed north of the construction footprint in California sagebrush scrub, and as discussed below is assumed to be a San Diego desert woodrat (*Neotoma lepida intermedia*, California Species of Special Concern [SSC]) for the purpose of this report. This species is not expected to occur within the construction footprint due to lack of suitable dense scrub habitat. Based on the California Natural Diversity Data Base (CNDDB) search and an evaluation of onsite habitat, two special status wildlife species (coastal whiptail [*Aspidoscelis tigris stejnegeri*] and coast horned lizard [*Phrynosoma blainvillii*]) have a moderate potential to occur onsite. Impacts to terrestrial wildlife individuals would be less than significant with adherence to Mitigation Measures 1–2. With adherence to Mitigation Measure 3, direct and indirect impacts to nesting birds would be less than significant.

The survey area and construction footprint are made up of vegetation communities that are locally important, California Department of Fish and Wildlife (CDFW) sensitive, and meet the ESHA criteria, therefore have been mapped as ESHA. Construction of the project would impact approximately 1.76 acres of ESHA, which will be mitigated through the permanent preservation of the remainder of the ESHA on the parcel (approximately 5.77 acres as required under the Ventura County Zoning Ordinance § 8177-4.2.2(a). The mitigation ratio is greater than 3:1, which is generally accepted by the California Coastal Commission (CCC) as the appropriate ratio for ESHA mitigation. For the purposes of this report, fuel modification and utilities impacts are not differentiated as temporary or indirect impacts, and are included as permanent impacts. Outside of the roads the construction footprint, study area, and parcel is mapped ESHA. Approximately 4.29 acres of ESHA are mapped within the survey area. Therefore, direct impacts to sensitive ecological communities (e.g., ESHA) would result from construction and residential use, and compensatory ESHA mitigation or restoration is required under the California Environmental Quality Act (CEQA) and the CAP. Potential indirect impacts to ESHA would be less than significant with

adherence to mitigation measures of approval requiring ESHA fencing during construction and a prohibition on invasive landscaping material (Mitigation Measures 4-6).

No jurisdictional aquatic resources are located in the survey area. A non-jurisdictional topographic feature was observed in the study area south of the construction footprint. A blue line creek with a 100-foot deed restricted development buffer (DOC-2000-0044317-00) is mapped, approximately 400 feet north of the construction footprint, on the parcel to north. Therefore, regulatory permits from the U.S Army Corps of Engineers (USACE), CDFW and/or Regional Water Quality Control Board (RWQCB) are not required. Indirect impacts to downstream waters/wetlands would be less than significant with adherence to the County's post construction stormwater requirements under MS4 National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002 and Ventura County Stormwater Quality Management Ordinance No. 4142.

No regional or local wildlife corridors or linkages are mapped or located within the survey area. Indirect impacts from increased human presence will be less than significant with adherence to Mitigation Measures 7 and 8.

The following mitigation measures are included in the applicant's project description and are applied for consistency with state and federal regulations, and the County's General Plan (including the Coastal Land Use Plan):

- Mitigation Measure 1: Special Status Wildlife Surveys and Relocation
- Mitigation Measure 2: Woodrat Nest Avoidance and Relocation
- Mitigation Measure 3: Nesting Bird Surveys and Buffers
- Mitigation Measure 4: Coastal Area Plan Permanent Preservation of Native Habitat Areas
- Mitigation Measure 5: ESHA Construction Exclusion
- Mitigation Measure 6: Invasive Species Seeding and Landscaping
- Mitigation Measure 7: Fencing Adjacent to Wildlife Corridors
- Mitigation Measure 8: Wildlife Habitat — Outdoor Lighting Condition

Section 1: Construction Footprint Description

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

Development Proposal Description:

The proposed project is 2.04 acres on the southeastern section of APN 700-0-122-300 for the construction of a new single family residence, a three parking space garage, concrete driveway, pool, water tank, water well, propane tank, septic system, and required fuel modification zone. The concrete driveway will be constructed off of Houston road (Figure 2).

Construction Footprint Size

The proposed construction footprint is approximately 2.04 acres. Please note many of these elements overlap, so do not total 2.04 acres (e.g., residential footprint)

Acres	New Feature
0.08	Residence and garage footprint (included the grading footprint, not added to the total)
0.10	Driveway (included the grading footprint, not added to the total)
0.05	Utilities (Utility lines, septic system, propane tank, water tank, and water well)
0.02	Pool
1.37	Fuel management (outside grading footprint and utilities)
0.61	Total Grading Footprint (includes buildings, driveway, and portions of utilities)
2.04	Total Approximate Construction Footprint (grading, fuel management, utilities outside grading)

The fuel management includes a 100-foot fire clearance from the building footprint, which represents the limits of habitable structures allowed to be developed under this PD and subsequent Zoning Clearances. VCFPD requires a 10-foot fire clearance buffer on both sides of the proposed driveway, which is accommodated within the grading footprint. Equipment would be staged along the existing roadway in disturbed areas.

Please note that the pool grading dimensions are not specified at this time since it would be part of a later PD Permit, and any disturbance outside the existing construction footprint would be mitigated at that time. The pool is included to allow for the use of this document for a future PD Permit in the location evaluated, if determined applicable by RMA. Since the entire footprint is considered a permanent impact, this distinction between pool grading and fuel modification is not needed for the recommended below mitigation to apply.

The construction footprint as described above is shown on Figure 2 for visual reference.

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

The development area size, excluding the driveway, grading, and fuel modification area, is required to be stated in ISBAs for projects in the coastal zone. The proposed “development area” is approximately 0.15 acre (6,513 square feet), and includes the proposed structures, utility lines, and pool only.

Square Feet	Feature
3,655	Residence and garage footprint

2,183	Utilities (Utility lines, septic system, propane tank, water tank, and water well)
675	Pool
6,513	Total

The *Ventura County Planning Division Standards for Initial Study Biological Assessments* (2012) requires this section be completed for evaluating impacts to ESHA when determining reasonable use of a property.

Project Design for Impact Avoidance or Minimization

Development is proposed adjacent to an existing road and has been designed to minimize grading. No landscaping or ornamental vegetation is proposed, with the intent of retaining the natural native surroundings. Additionally, specific avoidance or minimization measures have been incorporated into the project description and ISBA recommended conditions of approval, as detailed in the “Impact Assessment and Mitigation” section.

The following mitigation measures, described in greater detail in Section 4.0, are included in the applicant’s project description and are applied for project consistency with state and federal regulations and the County’s General Plan, including the Coastal Land Use Plan:

- Mitigation Measure 1: Special Status Wildlife Surveys and Relocation
- Mitigation Measure 2: Woodrat Nest Avoidance and Relocation
- Mitigation Measure 3: Nesting Bird Surveys and Buffers
- Mitigation Measure 4: Coastal Area Plan Permanent Preservation of Native Habitat Areas
- Mitigation Measure 5: ESHA Construction Exclusion
- Mitigation Measure 6: Invasive Species Seeding and Landscaping
- Mitigation Measure 7: Fencing Adjacent to Wildlife Corridors
- Mitigation Measure 8: Wildlife Habitat - Outdoor Lighting Condition

Coastal Zone/Overlay Zones

The proposed construction footprint is within the coastal zone in the COS Zone and M Overlay. The proposed construction footprint is not located within a Scenic Resource Protection, Ministerial Resource Protection, Scenic Highway Protection or Community Business District Area.

Zoning

The project is subject to Coastal Zoning Ordinance (CZO). It is also within the M Overlay zone and subject to additional development standards pursuant to CZO § 8177-4. Therefore, development in the overlay zone area requires case-by-case consideration, and, where applicable, shall be consistent with § 30230 and § 30231 of the Coastal Act. The construction footprint is located greater than 100 feet from any wetland, estuary, or stream, and as such is located outside the Coastal Commission appeals jurisdiction under CZO § 8181-9.5 Criterion (1). However, development within ESHA is appealable. The parcel is located outside of any Scenic Resource Protection, Ministerial Resource Protection, Scenic Highway Protection or Community Business District Area, according to County GIS data.

Elevation

The construction footprint is located between 1,320 and 1,400 feet above Mean Sea Level (MSL).

Other

The project is in the Deer Creek Watershed. The parcel was periodically cleared from at least 1947 to about 1990 (as determined by a review of historical aerial photographs), and as discussed above, most recently in about 2014. Under the 2006 SMM vegetation community mapping, the study area is mapped as “Post Fire or Post Clearing Regeneration Unidentifiable Shrubs” (SMM 2006). An existing paved road traverses the southern end of the parcel and continues northwest and terminates at a residential property located on the adjacent parcel. Existing dirt roads created before passage of the Coastal Act and cleared land areas are present within the construction footprint parcel and survey area.

Section 2: Survey Information

2.1 Survey Purpose

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

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

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100 to 300-foot buffer—beyond the required fire hazard brush clearance boundary—(or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the size of a survey area. Required off-site improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Survey Area

Survey Area 1 (SA1) Location

The survey area is located in the Santa Monica Mountains generally west of Houston Road within unincorporated Ventura County, in the Malibu area (Figure 1). It occurs north of Highway 1, south of Pacific View Drive, and east of Deer Creek Road. The survey area is located in the southeast portion of APN 700-0-122-300, and includes the proposed new residence, garage pad, concrete driveway, pool, water tank, water well, propane tank, septic system, utility trenching, grading, and the 100 foot buffer VCFPD required fuel modification zone surrounding the proposed development (Figure 2). In some cases, the survey area was extended beyond this buffer, to include a 500-foot buffer for potential jurisdictional aquatic resources. SA1 is approximately 4.77 acres and was not flagged.

SA1 Survey Area Environmental Setting

The survey area is situated within the foothills of the Santa Monica Mountains. The highest elevation is in the south and east, and the lowest elevation to the north and west. The survey area occurs within the Deer Creek Watershed and ranges from approximately 1,320 feet to 1,400 feet above MSL. The soil in the area is predominately gravelly loam, but ranges from gravelly to clay loam.

Current land uses within the survey area include roads and open space, and may have previously included grazing based on prior parcel ownership. Vegetation was removed in the area proposed to be graded around 2014, which included the removal of sensitive habitat in the southeast corner the parcel, native and non-native vegetation communities, plus paved and dirt roads. A topographic feature is located south of the construction footprint in the study area.

SA1 Surrounding Area Environmental Setting

Existing land uses surrounding the survey area include low-density residential development on privately owned properties and undeveloped open space lands.

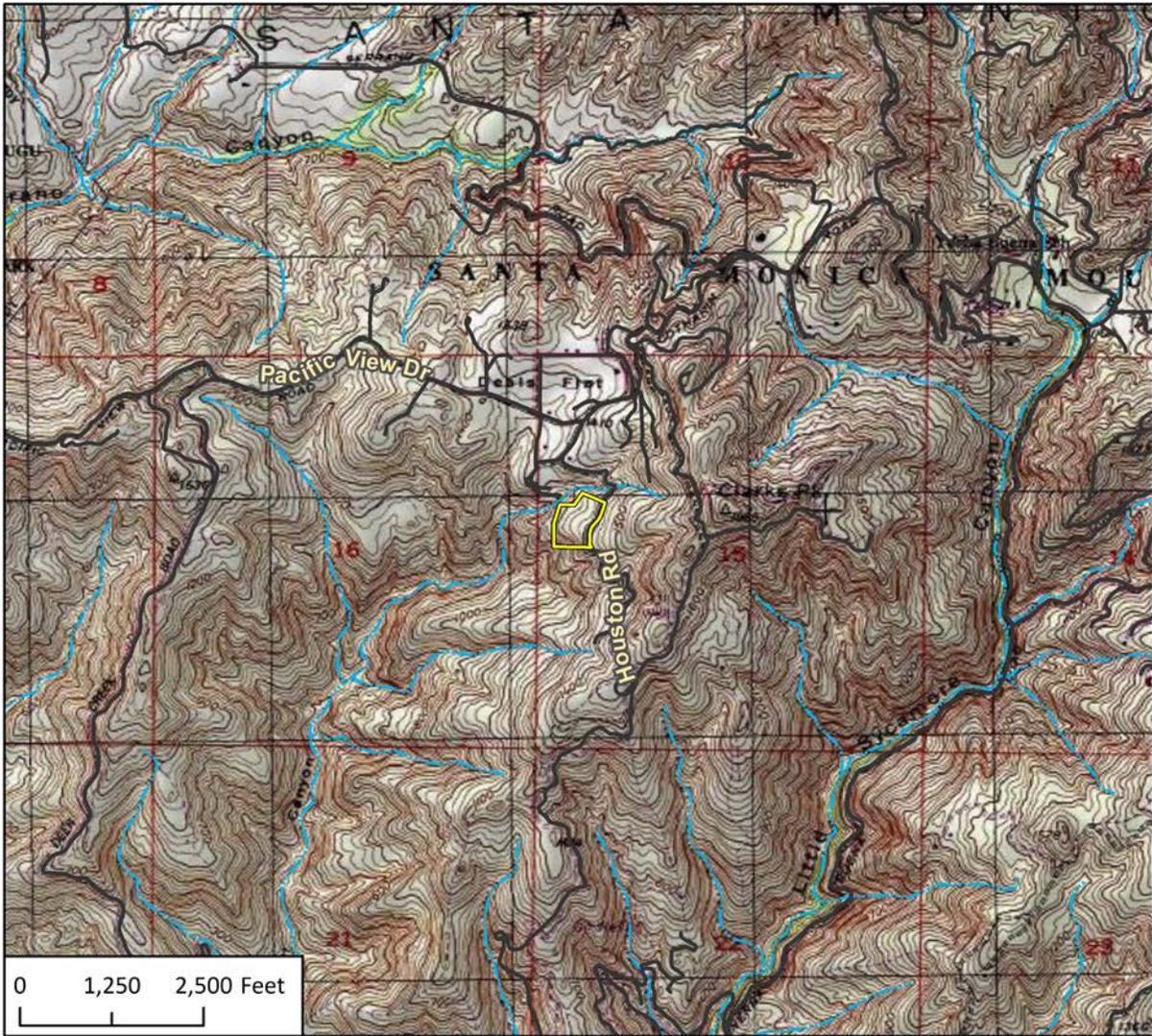
A deed-restricted blue line creek traverses the parcel to the north approximately 400 feet north of the construction footprint, and a non-jurisdictional topographic feature is present in the southern portion of the study area. Both features occur outside of the construction footprint and appear to convey flow from upland areas during storm events over a short period of time southwest of the survey area.

Cover (Survey Area)

90 % Native vegetation

10% Buildings, paved roads, bare ground/cleared/graded

Figure 1. Project Location

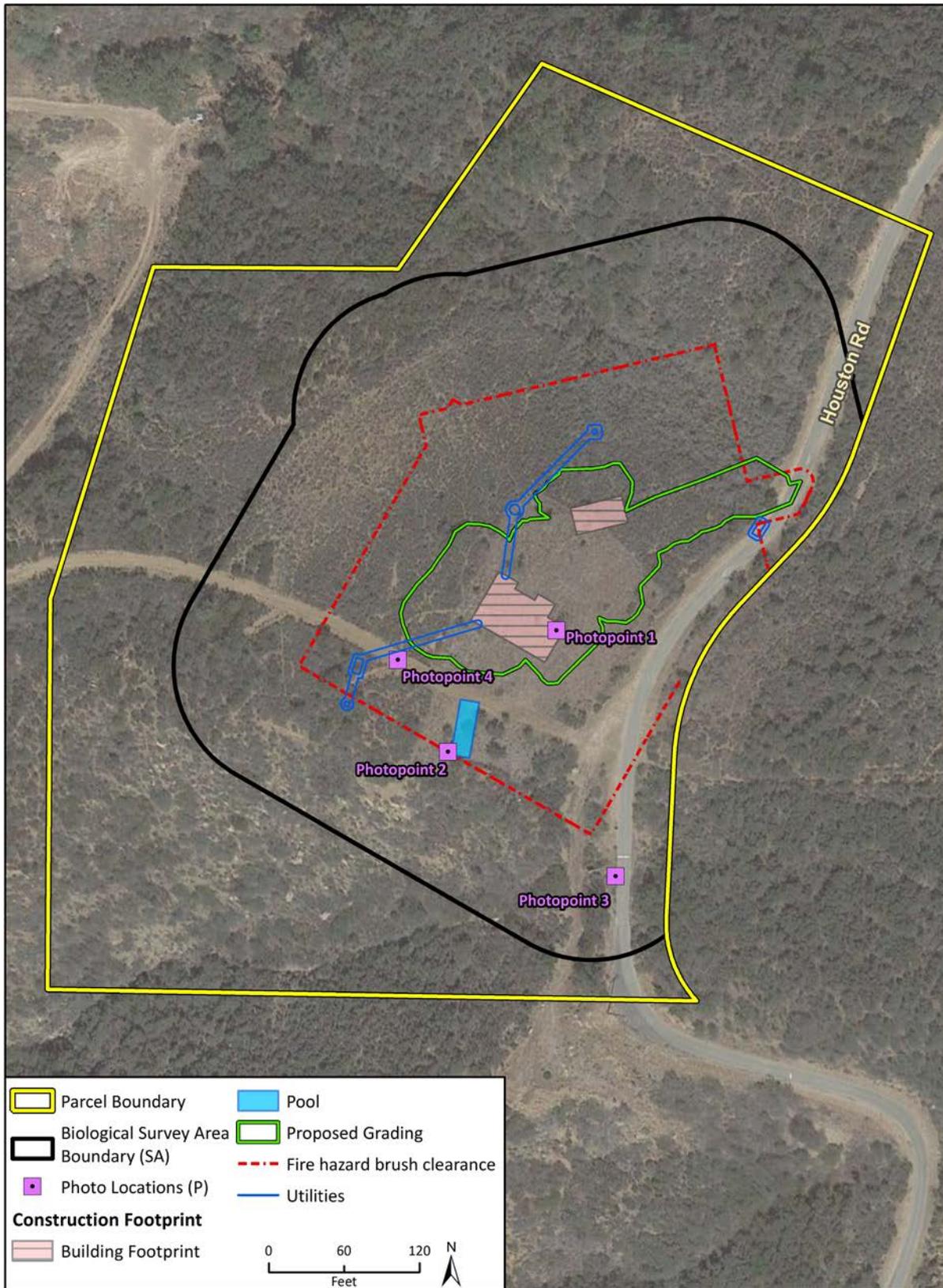


Imagery provided by ESRI and its licensors © 2017. USGS Topo, Copyright © 2017 National Geographic Society, i-cubed, Triunfo Pass Quadrangle. Additional data provided by National Hydrography Dataset, 2016.



888Fig 1 Project location

Figure 2. Site and Survey Area



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SBIA-1-g 2 Site and Survey Map

2.3 Methodology

Rincon conducted a literature review to determine what special-status biological resources are documented in the vicinity of the survey area. Topographic maps and aerial photographs were also reviewed to assess biological conditions within the survey area and in the immediate vicinity. The review also included the following references.

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 - Biological Resources Initial Study PMW 1056 Lot line Adjustment (Ventura County, 2001).
 - California Environmental Quality Act Environmental Checklist Form, PD-1769 (DMEC, 1999).
 - Coastal Planned Development Permit Application No. PL16-0004 (Ventura County, 2017).

- o Coastal Planned Development Permit Application No. LU06-0088 (Ventura County, 2017).
- o Conditions of Approval for Discretionary Entitlement PL16-00004 (Ventura County 2016).
- o Initial Study Biological Assessment Beltrami Property (Tetra Tech, 2006).
- o Initial Study Biological Assessment Camp Hess Kramer (Rincon, 2011) and Staff Report (Ventura County 2014).
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- o Initial Study Biological Assessment Coastal PD LU04-0021 (ENSR International, 2005).
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- o Planning Commission Staff Report Camp Hess Kramer LU10-0069 (Ventura County, 2014).
- o Planning Director Staff Report Ranch at Live Oak (Ventura County, 2015).
- o Planning Director Staff Report Haskard Residence (Ventura County, 2015).

Survey Details Table

Rincon conducted a literature review to determine what special-status biological resources have been previously documented in the vicinity of the project. Topographic maps and aerial photographs were also reviewed to assess biological conditions onsite and in the immediate vicinity, as well as recent reports in the watershed. Surveys were conducted by Rincon biologists on April 28 and May 26, 2017, to determine the potential for special status species and to generally document the extent of biological resources within the survey area. The survey area was walked with survey efforts focused within and around the proposed construction footprint out to the limits of the survey area. A late-season Ojai navarretia (*Navarretia ojaiensis*) survey was conducted on the parcel in suitable soils outside the study area. The property was photographed, and a smart phone with GPS applications was used to mark significant findings.

In accordance with CDFW (2009) Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened and Endangered Plants and Natural Communities and the California Native Plant Society (2001) Botanical Survey Guidelines, surveys for special status plant species are required in the appropriate season when the most critical resources can best be identified and evaluated (e.g., for early, mid, and late-season for flowering plants). Two surveys were performed to identify the presence of special status plant species within the survey area and construction footprint by a qualified botanist in 2017.

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)	Surveyor
SD1	04/28/17	SA1	ISBA, Botanical	12:00 – 2:00 pm	Walking. The entire survey area was accessible.	Smart Phone	Robin Murray
SD1	05/26/17	SA1	ISBA, Botanical	1:15 – 3:00 pm	Walking. The entire survey was accessible.	Smart Phone	Robin Murray, Monica Jacinto, Holly Harris
ISBAInitial Study Biological Assessment Botanical..... Botanical Survey							

Section 3: The Biological Inventory

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

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Plant Communities

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

Major Plant Communities Summary

Special status or locally important plant communities (significance discussed under ESHA below) were observed in the survey area (Figures 3 and 4).

Based on review of the fire history layer in BIOS, the study area may have been affected by the Ventu Park (1955), Sherwood/Zuma (1956) and Green Meadows (1993) fires. Based on review of historical aerials, most of the study area was cleared in 1947, 1967, 1980, and in 1994 (likely as a result of the 1993 Green Meadows Fire)

***Artemisia californica* (California sagebrush scrub) Shrubland Alliance**

As described by Sawyer, et al. (2009), this vegetation community is part of the California sagebrush series with California sagebrush (*Artemisia californica*) comprising the majority of the shrub cover with chamise (*Adenostoma fasciculatum*), coyote brush (*Baccharis pilularis* ssp. *consanguinea*), sticky monkeyflower (*Mimulus aurantiacus* var. *pubescens*), bush sunflower (*Encelia californica*), brittlebush (*Encelia farinosa*), California buckwheat (*Eriogonum fasciculatum*), chaparral yucca (*Hesperoyucca whipplei*), Menzies' goldenbush (*Isocoma menziesii*), heartleaf penstemon (*Keckiella cordifolia*), deerweed (*Acmispon glaber*), western prickly pear (*Opuntia littoralis*), lemonade berry (*Rhus integrifolia*), white sage (*Salvia apiana*), purple sage (*Salvia leucophylla*), black sage (*Salvia mellifera*), Mexican elderberry (*Sambucus nigra* ssp. *caerulea*) and poison oak (*Toxicodendron diversilobum*). Emergent trees or tall shrubs may be present at low cover.

This shrubland alliance occurs on gentle to steep slopes of variable aspect, but most often rarely flooded north-facing hillsides, at low elevations between 0–1200 meters, and low gradient deposits along streams. It is characterized by a dominance of California sagebrush in the shrub layer, and a scattered, mostly nonnative herbaceous layer. Laurel sumac (*Malosma laurina*) and purple sage are usually present. The emergent tree layer infrequently includes coast live oak (*Quercus agrifolia*), California black walnut (*Juglans californica*), and Peruvian pepper tree (*Schinus molle*). Soils associated with this habitat include medium loam to moderately fine sandy clay loam, fine-textured soils developed from granitic or sedimentary rocks, and colluvial derived.

Within the survey area, this vegetation community is found primarily along the north and northeast portion of the construction footprint where the concrete driveway is proposed. Stands of California sagebrush scrub form an open to intermittent shrub layer. Purple sage is present in this layer as a sub-dominant species. The herbaceous layer is diverse and includes chaparral yucca, Menzies' goldenbush, golden yarrow (*Eriophyllum confertiflorum*), and clustered tarweed (*Deinandra fasciculata*).

This community follows the approximate contours of where clearing occurred at least until 1989, and was also likely consumed by the October 1993 Green Valley fire. Prior to the Green Valley fire, this was likely

grassland since it was subject to periodic clearing and potentially grazing/agriculture. Function and structure have recovered, but are less well developed than the sugarbush chaparral.

***Rhus ovata* (Sugarbush chaparral) Shrubland Alliance**

As described by Sawyer, et al. (2009), the sugarbush chaparral (*Rhus ovata*) vegetation community can be dominant or co-dominant in the shrub canopy along with chamise, California sagebrush, buckhorn cholla (*Cylindropuntia acanthocarpa*), snake cholla (*Cylindropuntia californica*), silver cholla (*Cylindropuntia echinocarpa*), California buckwheat, (*Gutierrezia sarothrae*), toyon (*Heteromeles arbutifolia*), California juniper (*Juniperus californica*), deerweed, chaparral bush mallow (*Malacothamnus fasciculatus*), laurel sumac, desert apricot (*Prunus fremontii*), Muller's oak (*Quercus cornelius-mulleri*), purple sage, black sage, jojoba (*Simmondsia chinensis*), poison oak, Mojave yucca (*Yucca schidigera*) and lotebush (*Ziziphus parryi*). Emergent trees may be present at low cover.

This shrubland alliance occurs on somewhat steep to steep southwest and northwest-facing slopes at low elevations between 5–400 meters. It is characterized by a strong dominance of *R. ovata* in the shrub layer. The herbaceous layer is generally open with a varying mixture of native and nonnative species. Shallow and coarse soils are associated with this habitat. In general, sugarbush is an evergreen sclerophyllous shrub that typically grows up to 5 meters in height and produces small, but consistent crops of fleshy drupes annually.

Sugarbush chaparral is primarily located south, southeast, west, and north of the survey area. This vegetation community is found outside the construction footprint. The habitat is intact and contiguous with intact California sagebrush scrub north and northeast of the proposed construction footprint and along Houston Road. Within the survey area, this community also contains bigpod ceanothus (*Ceanothus megacarpus*), heartleaf penstemon, and chaparral bush mallow in the shrub layer, and a very sparse herbaceous layer due to abundant leaf litter deposition. This community was likely affected by the 1993 Green Valley fire, but has recovered in structure and function.

***Stipa lepida* (Foothill needlegrass) Provisional Herbaceous Alliance**

As described by Sawyer, et al. (2009), this vegetation community is part of the foothill needlegrass series with foothill needlegrass (*Stipa lepida*, formerly *Nassella lepida*) comprising the majority of the shrub layer along with soft chess (*Bromus hordeaceus*), fire reedgrass (*Calamagrostis koelerioides*), California fescue (*Festuca californica*), California melic (*Melica californica*), Torrey melic (*Melica torreyana*), purple needlegrass (*Stipa pulchra*) and big bluegrass (*Poa secunda*). Emergent shrubs may be present at low cover, including ashleaf buckwheat (*Eriogonum cinereum*), laurel sumac, sugarbush, or purple sage.

This herbaceous alliance has the potential to occur on all topographic locations at elevations between 0–1,700 meters. Soils deep with high clay content often derived from mudstone, sandstone, or serpentine substrates are associated with this habitat. In general, foothill needlegrass is a common understory herb in stands of the California sagebrush and purple sage alliances on dry fine-textured soils. It's also a cool-season perennial bunchgrass of coastal central and southern California. It typically grows up to 1 meter in height and its spikelets are single flowered with wavy mature awns.

Within the survey area, this vegetation community occurs within the proposed construction footprint, primarily where the garage pad is proposed. The area was previously graded and colonized by foothill needlegrass. Additional species common throughout the vegetation community include red brome (*Bromus madritensis*), deerweed, Menzies' goldenbush, and Catalina mariposa lily (*Calochortus catalinae*), a CRPR List 4.2 species. This community has experienced past disturbance as indicated by the lack of species diversity and based on a review of recent (2014) aerials and was likely California sagebrush scrub prior to 2014 clearing. This community may have been foothill needlegrass grassland prior to the 1993 Green Valley fire since the area was subject to periodic disturbance since at least 1945.

Deinandra fasciculata (Clustered tarweed field) Herbaceous Alliance

As described by Sawyer, et al. (2009), this vegetation community is part of the clustered tarweed field series with clustered tarweed (*Deinandra fasciculata*) as a co-dominant or conspicuous in the herbaceous layer with Menzies' fiddleneck (*Amsinckia menziesii*), silverscale saltbush (*Atriplex argentea*), San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*), tocalote (*Centaurea melitensis*), yellow star thistle (*Centaurea solstitialis*), California sand aster (*Corethrogyne filaginifolia*), alkali weed (*Cressa truxillensis*), annual hairgrass (*Deschampsia danthonioides*), redstem filaree (*Erodium cicutarium*), alkali heath (*Frankenia salina*), shortpod mustard (*Hirschfeldia incana*), barley (*Hordeum depressum*), bobtail barley (*Hordeum intercedens*), wall barley (*Hordeum murinum*), California goldfields (*Lasthenia californica*), Fremont's goldfields (*Lasthenia fremontii*), horehound (*Marrubium vulgare*), slender leaved iceplant (*Mesembryanthemum nodiflorum*), popcornflower (*Plagiobothrys* spp.) and clover (*Trifolium* spp.). Emergent shrubs may be present at low cover, including California sagebrush, California buckwheat, matchweed (*Gutierrezia* spp.), sawtooth goldenbush (*Hazardia squarrosa*) or bush seepweed (*Suaeda moquinii*).

This herbaceous alliance occurs at elevations between 0-900 meters in clay flats, bottomlands, edges of vernal pools, shallow pools, and alkaline flats. Heavy or poorly drained soils are associated with this habitat. They are made up of fine-textured alluvium with periodic or intermittent inundation, and may be underlain by claypan or other impervious layer.

Within the survey area, this habitat occurs within the proposed construction footprint, primarily where the residential building pad is proposed. The area was previously graded and colonized by clustered tarweed and foothill needlegrass. Additional species common throughout the community include red brome, ripgut brome (*Bromus diandrus*), deerweed, and common goldenstar (*Bloomeria crocea*). Catalina mariposa lily was also observed throughout the foothill needlegrass vegetation community during the 2017 rare plant surveys. This community has experienced past disturbance based on a review of recent (2014) aerials, and was likely California sagebrush scrub prior to 2014 clearing. This community may have been a clustered tarweed field prior to the 1993 Green Valley fire, since the area was subject to periodic disturbance since at least 1947.

Cleared Land

This land consists of cleared, sparsely vegetated, or non-vegetated disturbed land. These areas were commonly found associated with dirt and paved roads.

Plant Communities								
Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted	Comments (5)
PC1	<i>Artemisia californica</i> Shrubland (California sagebrush)	-	-	ESHA LIC (G5S5)	Intact	2.03	1.03	Occurs within the proposed concrete driveway boundary on the northern section of the construction footprint; also occurs northeast outside of the construction footprint. Prior to the 1993 Green Valley fire, this was likely grassland as it was subject to periodic clearing.

Plant Communities								
PC2	<i>Rhus ovata</i> Shrubland (Sugarbush chaparral)	-	-	ESHA LIC (G4S4)	Intact	1.74	0.21	Surrounds the area outside of the proposed construction footprint on the south, southeast, west, and north.
PC3	<i>Stipa lepida</i> Provisional Herbaceous (Foothill needle grass)	-	-	ESHA LIC CDFW Rare (G3?S3?)	Cleared-No Permits Assumed	0.24	0.24	Cleared 2014; located within proposed construction footprint. Likely California sagebrush prior to 2014 clearing.
PC4	<i>Deinandra fasciculata</i> Herbaceous (Clustered tarweed field)	-	-	ESHA CDFW Rare (G3?S3?)	Cleared-No Permits Assumed	0.28	0.28	Cleared 2014; located within proposed construction footprint. Likely California sagebrush prior to 2014 clearing.
PC5	N/A	N/A	Cleared Land	N/A	Cleared- permits assumed	0.48	0.28	Dirt and paved roads.
Totals						4.77	2.04	
LIC..... Locally Important Plant Community ESHA..... Environmentally Sensitive Habitat Areas (Coastal Zone) CDFG Rare: G1 or S1..... Critically Imperiled Globally or Subnationally (state) G2 or S2..... Imperiled Globally or Subnationally (state) G3 or S3..... Vulnerable to extirpation or extinction Globally or Subnationally (state) Cal OWA..... Protected by the California Oak Woodlands Act								

Environmentally Sensitive Habitat Areas (ESHA)

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

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

The construction footprint is within the M Overlay Zone. Therefore, a restrictive covenant must be recorded on all ESHA identified on the site to assure that such habitat areas are permanently maintained in open space, in accordance with CZO § 8177-4.1.2(a). The latest iteration of this requirement will be added as a condition to the PD Permit by the County, and is not included in this ISBA.

For ESHA identification in the Ventura County Santa Monica Mountains Coastal Zone, the Coastal Commission has described these habitats in the California Coastal Commission Memorandum Regarding Designation of ESHA in the Santa Monica Mountains. ESHA are primarily riparian and wetland habitats, and closed-canopy oak woodlands, however within the Coastal Zone the Commission has also recognized coastal sage scrub, chaparral, and California’s native perennial grasslands as meeting the definition of ESHA. These habitats and vegetation types are relatively rare in the Santa Monica Mountains, and play an important role in the ecosystem of the Coastal Zone.

Approximately 4.29 acres of ESHA were mapped within the survey area. The native coastal sage scrub (PC1), sugarbush chaparral (PC2), foothill needlegrass grassland (PC3), and clustered tarweed field

(PC4) vegetation communities located within the survey area meet the definition of and function as ESHA and have been mapped accordingly.

Physical Features

No physical features, such as rock outcrops, caves or cliff faces occur within the survey area. A steep hill containing a topographic feature is present in the southern portion survey area and a blue line creek is present 400 feet north upslope from the construction footprint. These drainage features are described further in the Waters and Wetlands section.

Waters and Wetlands

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

Waters or wetlands were not found within the survey area.

Waters and Wetlands Summary

The survey area was evaluated for the presence of potential jurisdictional waters subject to regulatory agency jurisdiction, including the USACE, CCC, CDFW, and RWQCB. No jurisdictional waters were observed within the survey area or project parcel.

Waters and Wetlands Summary

As required under the ISBA Standards, all waters within 500 feet of the construction footprint are described below. However, given that there are no waters within the survey area or project parcel, a separate wetland figure is not included.

A non-jurisdictional topographic feature was observed approximately 100 feet south of the construction footprint in survey area, and is mapped as a temporarily flooded intermittent streambed by the National Wetland Inventory (NWI). In the survey area, the feature does not contain any bed, banks or riparian vegetation as shown in Section 5 Map key P3. This feature does not exhibit bed, banks or riparian vegetation until at least approximately 400 feet downstream from Houston Road outside the study area, and likely outside the project parcel. Therefore, this feature is not mapped or discussed further consistent with the direction provided in the ISBA instructions under *Initial Study Simplified Waters/Wetlands Mapping*.

A blue line creek is mapped approximately 400 feet north upslope of the construction footprint, outside of the parcel. Refer to Figure 1 for the location of this feature, which is mapped as a temporarily flooded intermittent streambed by NWI.

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland Size (4)	Hydrologic Status (5)	Primary Water Source (6)
Refer to Figure 1	Blue line creek	Unnamed	Unlikely, ephemeral drainage	0 linear ft. within construction footprint and survey area	Dry	Intermittent; rain events
USACE U.S. Army Corps of Engineers regulated CDFW California Department of Fish & Game regulated County County General Plan protected wetland						

Waters and Wetlands	
WPD Co. Watershed Protection District (red-line stream)	

Waters and Wetlands (continued)			
Map Key	County Wetland Significance (7)	Wetland Distance from Project (8)	Comments (9)
Refer to Figure 1	Significant, based on deed restriction	400 feet north	The blue line creek 400 feet north of the survey area is a tributary of Deer Creek. Contains healthy, relatively undisturbed coastal sage scrub habitat with few invasive species. Deed Restriction DOC-2000-0044317-00. Refer to Figure 1 for approximate location.

Figure 3. Plant Communities

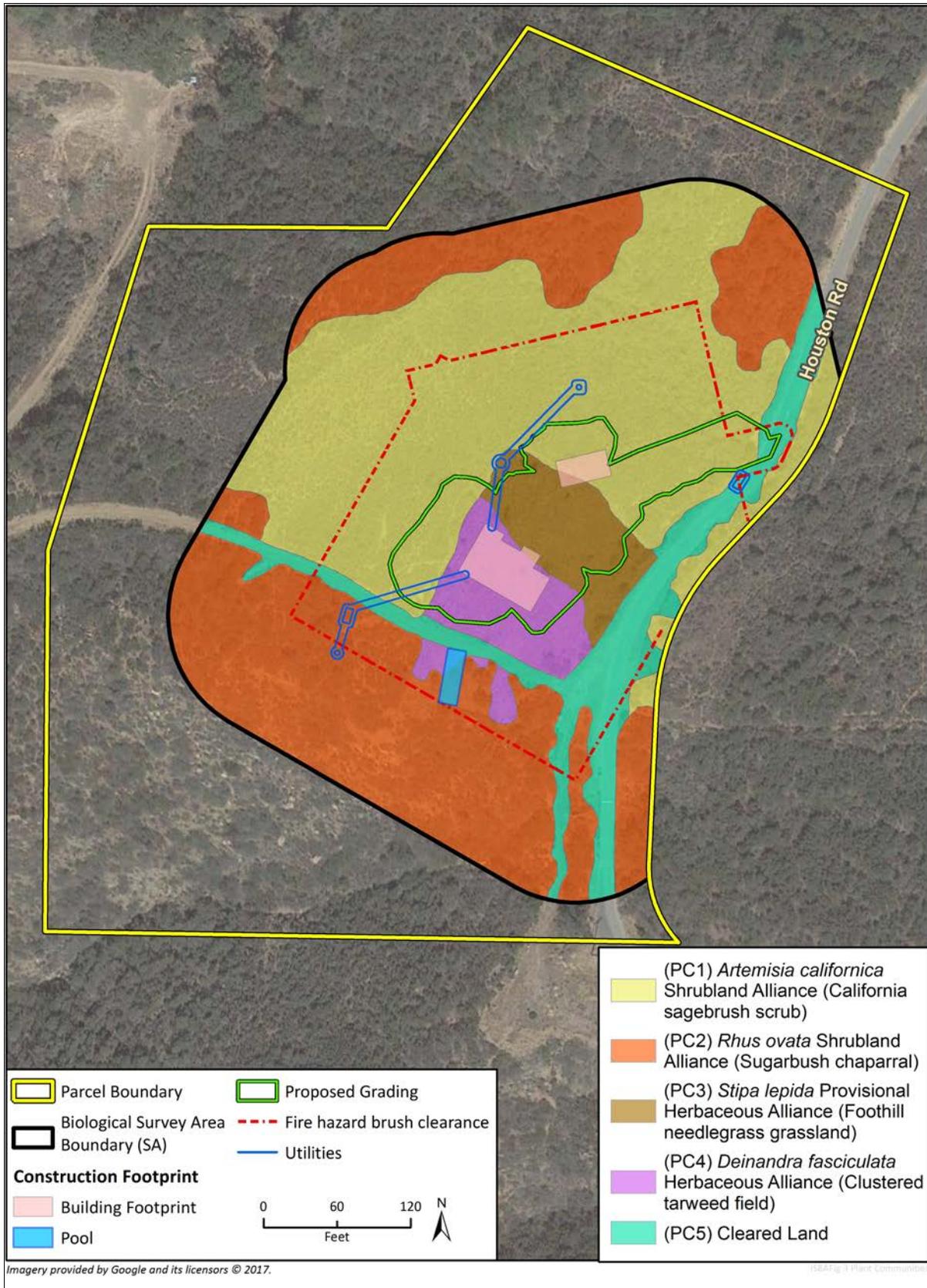
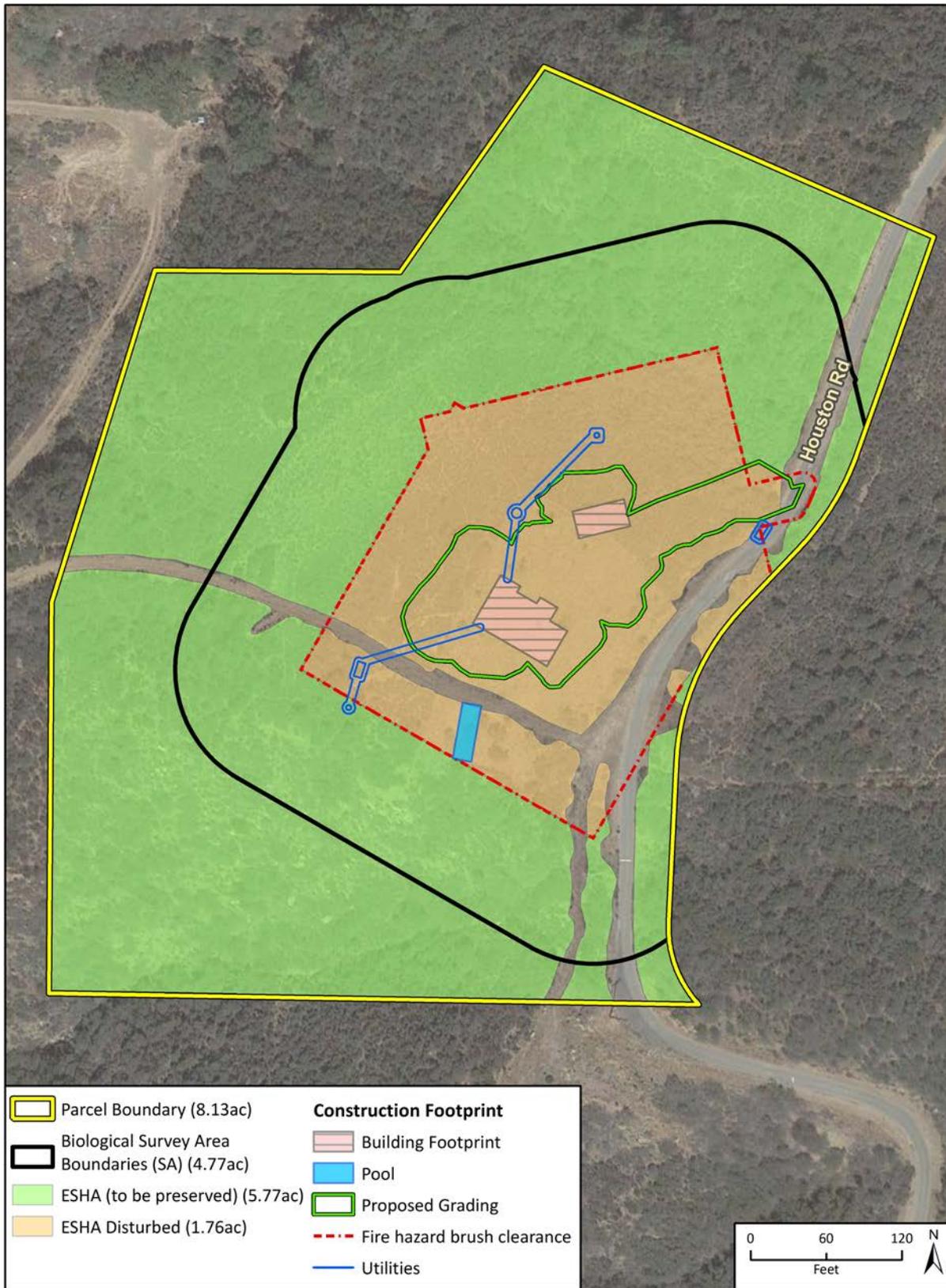


Figure 4. ESHA



Imagery provided by Google and its licensors © 2017.

ISSA Fig 3 ESHA

3.2 Species

Observed Species

A total of 40 plant species were identified within the survey area and near vicinity, and were primarily native species. A total of 17 animal species were observed or detected during the surveys, all species typical of the Santa Monica Mountains in spring/summer. Refer to Appendix Two for a list of all plant and wildlife species observed within the survey area during the survey.

Protected Trees

Protected trees meeting the requirements defined in Sec. 8178-7 – Tree Protection Regulations of the VCZO were not observed within the construction footprint or survey area. No impacts to protected trees are expected to occur as a result of the development.

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.

Special Status Species Summary

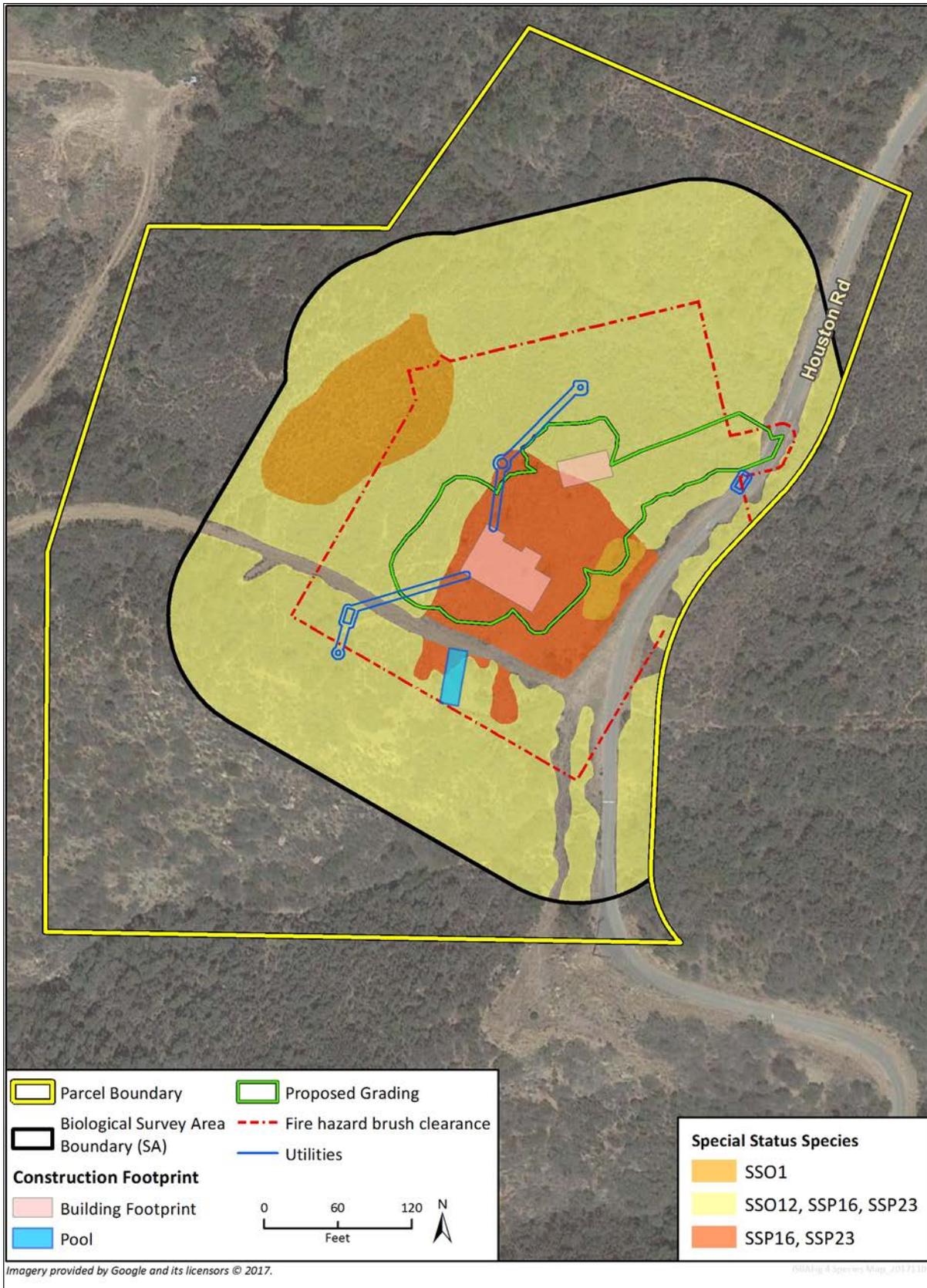
No federal or state listed endangered, threatened, or CRPR 1 or 2 species were observed within the survey area during the field surveys. A potential San Diego desert woodrat nest was observed in the northern section of the survey area, but outside of the construction footprint. There are two known woodrats, San Diego desert woodrat and dusky-footed woodrat (*Neotoma fuscipes*), that inhabit the Santa Monica Mountains. For the purpose of this report, it is assumed that the woodrat nest observed is of the San Diego desert woodrat. Based on the 2017 surveys, this species is not expected to occur within the construction footprint due to lack of suitable dense scrub habitat.

Formal protocol rare plant surveys were conducted in April and May 2017, as detailed in Section 2, during the blooming period of special status plant species with potential to occur within the survey area. Catalina mariposa lily (*Calochortus catalinae*), CRPR 4.2, was present in the construction footprint within the foothill needlegrass grassland and California sagebrush scrub vegetation communities. No special status or locally important plant species were observed or are expected to occur within the construction footprint.

The literature search and CNDDDB 10-mile radius search identified 28 special-status plant species and 32 special-status wildlife species, including state and federally listed endangered or threatened species. Of these, 11 special status plant species and 12 special status wildlife species are documented within a five-mile radius of the survey area (see Potential Species table below), most of which are not expected to occur within the construction footprint and survey area due to lack of suitable habitat.

Only those species that are (1) documented within five miles of the survey area by CNDDDB, (2) have a moderate to high potential to occur within the survey area based on the presence of suitable habitat, and/or (3) are identified in reports as occurring at project sites less than a mile from the subject parcel, are analyzed in the tables below. Using these criteria, the tables below include 11 plant species and 12 wildlife species out of the greater CNDDDB 10-mile search (Attachment A) and previous onsite reports. Of these, 3 animal and 1 plant species were either present or have a moderate to high potential to occur, as suitable habitat for these species exists within the survey area and construction footprint. Of the species analyzed in the tables below, only those observed or with a moderate to high potential to occur are mapped on the Special Status Species figure below (Figure 5).

Figure 5. Species Map



Potential Species

Observed and Potentially Occurring Special Status Species						
Map Key (1)	Survey/Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSO1	Observed	<i>Calochortus catalinae</i>	Catalina mariposa lily	-- / -- G4/S4 RPR 4.2	Present	Valley and foothill grassland, chaparral, coastal scrub, cismontane woodland. Heavy soil, open grassland or shrubland; <2,300 ft.
SSP2	CNDDDB	<i>Calochortus plummerae</i>	Plummer's mariposa lily	-- / -- 4.2 G4/S4	Moderate	Bulbiferous, perennial herb; blooms May to July; occurs on granitic, rocky soils from 328 to 5,577 feet in elevation in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland habitats.
SSP3	CNDDDB	<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	-- / -- 1B.1 G5T1T2/ S1	None	Annual herb. Blooms Jan-Aug. Coastal bluff scrub, coastal dunes. Sandy sites. 3-100m (10-330ft).
SSP4	CNDDDB	<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	FE/SE 1B.2 G4?T1/ S1	None	Coastal salt marsh, coastal dunes. Limited to the higher zones of the salt marsh habitat. 0-30 m.
SSP5	CNDDDB	<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	-- / -- 1B.1 G3T2/S2	Low	Coastal scrub, coastal bluff scrub, valley and foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas w/little soil. 5-450m
SSP6	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	Marcescent dudleya	FT/SR 1B.2 G5T2/S2	None	Perennial herb; blooms April through June; occurs on volcanic soils in chaparral at elevations ranging from 150-520 m (492-820ft).
SSP7	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	Santa Monica dudleya	FT/ -- 1B.1 G5T1/S1	None	Perennial herb. Blooms Mar-Jun. Chaparral, coastal scrub. In canyons on sedimentary conglomerates; primarily north-facing slopes. 210-500m (690-1640ft).
SSP8	CNDDDB	<i>Eriogonum crocatum</i>	conejo buckwheat	-- / SR 1B.2 G1/S1	Low	Chaparral, coastal scrub, valley and foothill grassland. Conejo volcanic outcrops; rocky sites. 50-580m.
SSP9	CNDDDB	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	-- / -- 1B.3 G4T3/S3	None	Herb. Blooms Apr-Dec. Chaparral, cismontane woodland. Dry slopes. 50-1525m (165-5005ft).
SSP10	CNDDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	-- / -- 1B.1 G2/S2	Low	Annual herb. Blooms May-Jul. Chaparral, coastal scrub, valley and foothill grassland. Openings in shrublands or grasslands. 275-620m (900-2035ft).
SSP11	CNDDDB	<i>Tortula californica</i>	California screw moss	-- / -- 1B.2 G2G3/ S2S3	None	Moss. Chenopod scrub, valley and foothill grassland. Moss growing on sandy soil. 10-1460m (30-4790ft).
SSO12	DMEC 2006	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	-- / -- -- G3G4/ S3S4 SSC	Present	Coastal scrub of Southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particular abundant in rock outcrops and rocky cliffs and slopes.

Observed and Potentially Occurring Special Status Species						
SSP13	CNDDDB	<i>Coelus globosus</i>	globose dune beetle	-- / -- -- G1G2/ S1S2	None	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.
SSP14	CNDDDB	<i>Danaus plexippus</i>	monarch butterfly	-- / -- -- G4T2T3/ S2S3	None (roosts)	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.
SSP15	CNDDDB	<i>Oncorhynchus mykiss irideus</i>	southern steelhead – southern California ESU	FE/ -- -- G5T1Q/ S1	None	Fast flowing, highly oxygenated, clear cool streams; requires deep pools for migration, preferably with gravel substrate and lacking silt for spawning.
SSP16	CNDDDB/ DMEC 2006	<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	-- / -- -- G5T5/S3 SSC	Moderate	Found in deserts & semiarid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy or rocky.
SSP17	CNDDDB	<i>Aquila chrysaetos</i>	golden eagle	-- / -- -- G5/S3 FP/WL	Low (foraging)	Nests in cliffs and rocky ledges, and forages in grasslands and open areas.
SSP18	CNDDDB	<i>Vireo bellii pusillus</i>	least Bell's vireo	FE / SE -- G5T2 / S2	None	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.
SSP19	CNDDDB	<i>Cicindela hirticollis gravida</i>	sandy beach tiger beetle	-- / -- -- G5T2/S2	None	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco bay to northern Mexico. Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.
SSP20	CNDDDB	<i>Helminthoglypta traskii traskii</i>	trask shoulderband	-- / -- -- G1G2T1/ S1	None	Known from Ventura, Los Angeles, Orange, and San Diego counties. Also reported from northwestern Baja California.
SSP21	CNDDDB	<i>Trimerotropis occidentalloides</i>	Santa Monica grasshopper	-- / -- -- G1G2/ S1S2	Low	Known only from the Santa Monica Mountains. Found on bare hillsides and along dirt trails in chaparral.
SSP22	CNDDDB	<i>Thamnophis hammondi</i>	two-striped garter snake	-- / -- -- G4/S3S4 SSC	None	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
SSP23	DMEC 2006	<i>Phrynosoma blainvillii</i>	coast horned lizard	-- / -- -- G5T3T4/ S3S4 SSC	Moderate	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.

Special Status Species (continued)					
Map Key	Scientific Name (3)	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSO1	<i>Calochortus catalinae</i>	Yes	Yes	0.51 (PC3-4)	Observed in the southern section of the construction footprint within the foothill needlegrass grassland and clustered tarweed field during the 2017 rare plant surveys.
SSP2	<i>Calochortus plummerae</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. Several <i>Calochortus plummerae</i> occurrences were last observed approximately 160 meters northwest of the survey area on June 29, 2005 in chamise chaparral. Species has the potential to occur at site's elevation and within coastal scrub, but suitable granitic and rocky soils are not present within the construction footprint. Species was not observed during the April and May 2017 surveys when it would be normally in bloom. Not expected to occur within the proposed construction footprint.
SSP3	<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. Preferred sandy habitat absent from within survey area. Species was not observed during the April and May 2017 surveys when it would be normally in bloom. Species occurs at elevations lower than those within the survey area. Not expected to occur within survey area.
SSP4	<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. Preferred coastal salt marsh habitat absent from within survey area. Species occurs at elevations lower than those within the survey area. Species is not expected to occur within the proposed construction footprint.
SSP5	<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. Coastal scrub is present within the construction footprint; however, suitable sandstone/volcanic outcrop habitat is lacking and the species was not observed during the April and May 2017 surveys when it would be normally in bloom. Not expected to occur within the proposed construction footprint.
SSP6	<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. Species was not observed during the April and May 2017 surveys when it would be normally in bloom and visible. No volcanic soils in chaparral present within the survey area. Species occurs at elevations lower than those within the survey area. Not expected to occur within construction footprint.
SSP7	<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. No sedimentary conglomerates habitat present within survey area. Species was not observed during the April and May 2017 surveys when it would be normally in bloom. Not expected to occur within survey area.
SSP8	<i>Eriogonum crocatum</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. Coastal scrub is present within the construction footprint; however, suitable volcanic outcrop habitat is lacking. Not expected to occur within the proposed construction footprint.
SSP9	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. No suitable chaparral, cismontane woodland habitat present within the survey area. Not expected to occur within the proposed construction footprint.

Special Status Species (continued)					
SSP10	<i>Navarretia ojaiensis</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. A single occurrence of <i>Navarretia ojaiensis</i> was last observed approximately 80 meters northwest of the survey area on June 20, 2005. A plant survey was conducted during the appropriate blooming period, and the species was not detected. Suitable soils and north facing slopes are not present in the study area. Coastal scrub and foothill needle grass is present within the construction footprint; however, suitable valley is lacking. Not expected to occur within the proposed construction footprint.
SSP11	<i>Tortula californica</i>	N/A	N/A	N/A	Documented within 5 miles of survey area. Species was not observed during field surveys in April and May 2017. No suitable habitat (sandy soil) present within survey area.
SSO12	<i>Neotoma lepida intermedia</i>	Yes	Yes	1.24 (PC1-2)	Potential <i>Neotoma lepida intermedia</i> nest observed in the northern section of the survey area (outside the construction footprint) during the 2017 surveys.
SSP13	<i>Coelus globosus</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. No suitable sand dune habitat present within survey area. Not expected to occur within survey area.
SSP14	<i>Danaus plexippus</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. Species is expected to pass through survey area to get to suitable habitat (i.e. eucalyptus trees) out of the construction footprint. No suitable winter roost sites are present within the survey area.
SSP15	<i>Oncorhynchus mykiss irideus</i>	N/A	N/A	N/A	Documented within 5 miles of the survey area. No aquatic habitat present within survey area. Not expected to occur within the proposed construction footprint.
SSP16	<i>Aspidoscelis tigris stejnegeri</i>	Yes	Yes	1.76 (PC1-4)	Documented within 5 miles of survey area. <i>Aspidoscelis tigris stejnegeri</i> was detected 0.25 miles north of the survey area in 2006. Suitable open areas present within survey area in grassland and scrub.
SSP17	<i>Aquila chrysaetos</i>	N/A	N/A	0	Two 1989 CNDDDB records within 5 miles of the survey area. Uncommon in the Santa Monica Mountains, and may no longer be nesting in the area. Foraging habitat present within survey area, but no suitable nesting habitat is present within survey area.
SSP18	<i>Vireo bellii pusillus</i>	N/A	N/A	0	Documented within 5 miles of the survey area. No suitable riparian habitat present within the survey area. Not expected to occur within survey area.
SSP19	<i>Cicindela hirticollis gravida</i>	N/A	N/A	0	Documented within 5 miles of the survey area. No aquatic habitat present within survey area. Not expected to occur within the proposed construction footprint.
SSP20	<i>Helminthoglypta traskii traskii</i>	N/A	N/A	0	Documented within 5 miles of the survey area. Not expected to occur within the proposed construction footprint.
SSP21	<i>Trimerotropis occidentalioides</i>	N/A	N/A	0	Three historical CNDDDB (1972, 1973, and 1974) observations. Greater than 5 miles from then survey area. Suitable habitat present within survey area along dirt roads and bare areas. Not expected to occur within the proposed construction footprint.
SSP22	<i>Thamnophis hammondi</i>	N/A	N/A	0	Documented within 5 miles of the survey area. No aquatic habitat present within survey area. Not expected to occur within the proposed construction footprint.
SSP23	<i>Phrynosoma blainvillii</i>	Yes	Yes	1.76 (PC1-4)	Not documented within 5 miles of the survey area. Suitable soils are present within survey area and construction footprint though an abundant supply of ants was not observed. Not expected to occur within survey area and construction footprint.

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

Nesting Bird Summary

The field survey was conducted during the nesting season and no active nests were observed. Suitable nesting habitat includes California sagebrush scrub and sugarbush chaparral habitat throughout the survey area. Raptor nesting habitat (e.g., trees, cliffs) is not present throughout the construction footprint or survey area. Due to suitable nesting habitat for non-raptor species, access to water from irrigation and open land for foraging, it is expected that nesting birds that are protected by the Federal Migratory Bird Treaty Act and the California Fish and Game (CFG) Code 3503, have a high potential to nest within survey area native habitats.

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

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

Connectivity Features

No documented corridors or habitat linkage occurs within the survey area.

The survey area is outside of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. While outside of the survey area, Deer Creek (0.50 mile to the west) serves as a movement corridor to Big Sycamore Canyon that connects to the outer boundary of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. Natural open space is present to the east and west of the construction footprint, and the drainage on the parcel to the north may provide local movement corridor. The construction footprint is proposed next to existing residential development. Migrant wildlife would be expected to pass through the survey area and around the construction footprint; therefore, the construction footprint will have no significant impediments on wildlife movement, and no impacts to wildlife corridors are expected to occur as a result of the construction footprint. No physical barriers to connectivity exist or are proposed within the survey area. The dirt roads within the parcel may provide low-traffic, easy movement routes for wildlife such as coyotes.

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures: No

Additional biology-related surveys or permits needed prior to issuance of land use permit: Yes; pre-construction wildlife and nesting bird surveys as proposed by the applicant under Mitigation Measures 1–3.

4.2 Impacts and Mitigation

A. Species

Project: PS-M; Cumulative: LS

No federal or state listed endangered, threatened, or CRPR 1 or 2 species were observed within the survey area during the field surveys. A potential San Diego desert woodrat nest, California species of special concern, was observed within the survey area while Catalina mariposa lily, CRPR List 4.2, was observed in the construction footprint.

Special Status Plants. During the 2017 protocol rare plant surveys, Catalina mariposa lily (CRPR List 4.2), which warrants evaluation under the Ventura County ISAGs (i.e., CRPR 4), was observed in the construction footprint which was classified as ESHA (PC3 and PC4). While plants falling under CRPR List 4 are not “rare” from a statewide perspective, they are uncommon enough that in the CDFW’s opinion their status should be monitored regularly (CDFG 2006). As discussed in Appendix A, the *Ventura County Initial Study Assessment Guidelines* (2011) require that CRPR List 4 species be evaluated for projects in unincorporated Ventura County.¹

Catalina Mariposa Lily. Catalina mariposa lily individuals will be directly impacted (removed) in the construction footprint and indirectly affected by annual fuel modification and other human uses. However, the potential loss of several individuals of this species would be less than significant due to its relative abundance throughout the Santa Monica Mountains and within Ventura County.

Protected Trees. No protected trees were observed within the construction footprint or survey area. Historical aeriels do not show any trees in the study area.

Special Status Wildlife. No federal or state listed endangered or threatened wildlife species were observed within the survey area during the 2017 field surveys. Special status species include a potential San Diego desert woodrat nest observed within the survey area, but outside of the construction footprint. Nine special status wildlife species are documented within 5 miles of the survey area, including state and federally listed endangered or threatened species.

San Diego desert woodrat. Woodrats are relatively common in the area. A woodrat nest was observed within the northern section of the survey area and outside of the construction footprint. Based on the 2017 surveys, this species is not expected to nest within the construction footprint grasslands and tarweed communities due to lack of suitable scrub habitat. California sagebrush scrub is present in a portion of the grading footprint and fuel modification zone, and if new nests are established the species

¹ Per the CDFW (2009), CRPR also includes Lists 3 and 4. Plants typically do not warrant consideration under State CEQA Guidelines §15380 unless the specific circumstances relevant to local distributions make them of potential scientific interest. Similarly, local agencies may also consider and list additional plants to be of “local concern” because of local or regional scarcity as determined by that agency (per the State CEQA Guidelines §15380). Ventura County requires evaluation of CRPR List 4 species and Locally Important Plants under the *Initial Study Assessment Guidelines*.

could be directly affected. Implementation of the proposed project will not significantly reduce the amount of habitat available, since it would directly remove 1.24 acres. Direct and indirect impacts to individual terrestrial special status species (if present) would be less than significant with implementation of Mitigation Measures 1 and 2 requiring a preconstruction survey, relocation outside the study area if detected, and woodrat-specific measures.

Coast horned lizard and coastal whiptail. The coast horned lizard (SSC), found in coastal sage scrub, sandy washes, and chaparral in arid and semi-arid climates, and prefers friable, rocky, or shallow sandy soils. The coastal whiptail (SSC) found in deserts & semiarid areas with sparse vegetation, open areas, woodlands, and riparian areas. The species prefers ground that is made up of firm soil, sandy, or rocky. Neither species was observed during the general biological surveys, but suitable habitat is present within the survey area and construction footprint.

The construction footprint is not large enough that the loss of individuals of whiptails or horned lizards that may be present within the construction footprint would cause a substantial decrease or other measurable effect on these animals' populations within the Santa Monica Mountains. Based on the small size of the construction footprint, and relative abundance of habitat adjacent to the construction footprint, and by applying Mitigation Measures 1 and 2, direct and indirect impacts to these ground dwelling special status species individuals (if present) would be less than significant with mitigation. The direct removal of 1.03 acres for of suitable habitat is addressed the Mitigation Measure 4, under Sensitive Communities.

Nesting birds and raptors. Birds that are protected by the CFG Code and the Federal Migratory Bird Treaty Act could nest within the survey area native habitats. No special status bird species are expected to nest in the construction footprint habitat. Ground nesting species have low potential to occur in the grassland and tarweed communities in the construction footprint, while passerine species may nest in the adjacent scrub. Raptor species are not expected to nest in the study area or project parcel due to lack of adequate nesting habitat (e.g., trees, cliffs). Depending on the distance from construction activities, any nesting bird species could be affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibrations) by project implementation. With implementation of Mitigation Measure 3, impacts to native nesting birds protected under state and federal law would be less than significant.

Significance Finding – Project Impacts: Project impacts to potential special status wildlife species (e.g., coast horned lizard and coastal whiptail) would be less than significant with adherence to Mitigation Measures 1-3. The construction of the proposed project could result in impacts to woodrat nests and protected nesting birds if construction activities occur during the nesting season; however impacts would be less than significant with adherence to the Mitigation Measures 2 and 3. The measures are included in the project description to ensure compliance with federal and state laws pertaining to bird nests by requiring a nesting bird survey for construction initiated during the nesting season.

Significance Finding – Cumulative Impacts: Based on the location of the construction footprint outside mapped special-status species occurrences and implementation of avoidance and minimization measures, the project would not pose a considerable contribution to a significant impact to special-status plant and wildlife species. Based on the small size of the construction footprint, preconstruction surveys and relocation (if necessary), and avoidance of nests, as advised Mitigation Measures 1 - 3, cumulative impacts to special status wildlife species are less than significant. Abundant high quality habitat for these species is present in the region, and the incremental reduction in habitat as a result of project implementation would not cause or contribute to a significant loss of habitat for these species.

Avoidance and Minimization Measures

The construction footprint lies entirely within ESHA and nesting bird habitat is present. However, based on the small size of the construction footprint proposed directly adjacent to existing roadways,

relative abundance of adjacent habitat within the construction footprint, and through application of Mitigation Measures 1 - 3, direct and indirect impacts to special status species would be less than significant.

Additionally, the construction footprint is not located within 500 feet of raptor nesting habitat. As required by Mitigation Measure 3 (applied for consistency with the CFG code and the MTBA) all construction activities, including grading and vegetation clearing, should be conducted outside of the bird breeding season (generally defined as February 1 - August 31). If this is not feasible, nesting bird surveys, nest avoidance, and VCPD approval of the Survey Report are required. Mitigation Measure 3 would allow for the County to enforce nesting bird provisions.

Mitigation Measure 1: Special Status Wildlife Survey and Relocation

Purpose: To prevent impacts to special status wildlife during construction.

Requirement: A County-approved biologist shall conduct a survey for special-status wildlife, including coastal whiptail and coast horned lizard. The survey shall be conducted no more than 7 days prior to initiation of demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"). Individuals of special-status wildlife species that are found shall be relocated to suitable undisturbed habitat, at least 100 feet away from ground disturbance activities. If the County-approved biologist determines that silt fencing is necessary to prevent special-status wildlife from returning to the construction area or from falling into trenches, etc., silt fencing shall be installed at the edge of the grading footprint with the oversight of the County-approved biologist.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist documenting the results of the initial special-status wildlife survey and relocation of special-status wildlife in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information may be redacted) with a County-approved biologist responsible for the surveys and relocation of wildlife. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to prevent loss of special-status wildlife and results.

Timing: Special-status wildlife survey shall be conducted no more than 7 days prior to initiation of land clearing activities. The Survey Report documenting the results of the first special-status wildlife survey and the signed contract shall be provided to the Planning Division prior to issuance of a Zoning Clearance for construction. 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 for adequacy the Survey Report and signed contract prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file.

Mapped Information: None.

Mitigation Measure 2: Woodrat Nest Avoidance and Relocation

Purpose: To minimize impacts on woodrats.

Requirement: Prior to demolition, vegetation clearing, and grading activities (collectively, "land clearing activities"), a County-approved biologist shall survey suitable habitat for woodrats within the proposed limits of disturbance and a 50 foot radius buffer area. If no nests are found, no further action is required. If active woodrat nests are found during the peak nesting season (February 1 through May 31), a 50-foot radius buffer area shall be established around the nests in which land clearing activities will be postponed until the end of peak nesting season to protect the nest.

Outside of the peak nesting season, nests can be relocated according to the following recommended method and with a County-approved biological monitor present:

- 1) Create new habitat on adjacent areas not impacted by the project by providing a vertical structure using local native material such as tree and shrub trimmings stacked horizontally in areas that are under shady canopies and upslope of seasonal drainages. Piling rocks removed from the construction area can also be used to help achieve structure. If multiple nesting material structures are created they should be a minimum of 25 feet apart. It is important that the new nesting material be placed under shady areas or they will not be used. These areas should be in locations that do not presently provide this habitat structure to create new nesting opportunity and to reduce potential competition with existing woodrats.
- 2) After creating habitat outside of the construction footprint, begin vegetation clearance around the nest structures to reduce woodrat dispersal back into the project area.
- 3) Nudge the nest with a front end loader type tractor to flush the woodrats from the nest. They will usually abandon the nest and run out into adjacent off site cover.
- 4) Carefully and slowly pick up the nest material with a front end loader (to allow any additional woodrats to escape) while maintaining a safe distance from the nest to reduce health hazards to the workers (dust masks should be used even when operating equipment).
- 5) Move the nest material to the creation area and place adjacent to the created nesting structure.
- 6) Utilize Personal Protective Equipment (PPE), as appropriate, to assure that all activities are conducted safely.

Documentation: The Permittee shall provide to the Planning Division a Survey Report from a County-approved biologist that provides the results of the woodrat survey and a plan for avoidance or relocation of the nests in accordance with the requirements above. Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information may be redacted) with the County-approved biologist who will monitor avoidance and relocation efforts during land clearing activities. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist subsequent to the completion of land clearing activities that documents the actions taken to avoid or relocate woodrat nests.

Timing: The survey shall be conducted within 7 days of the land clearing activities. The Survey Report and signed contract shall be provided to the Planning Division prior to issuance of a zoning clearance for construction. 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 for adequacy the Survey Report and signed contract prior to issuance of a Zoning Clearance for construction. The Planning Division maintains copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file.

Mapped Information: If woodrat nests are located within the survey area, appropriate set back buffers will be marked in the field and mapped.

Mitigation Measure 3: Nesting Bird Surveys and Buffers

Purpose: To avoid potential impacts to birds protected under the Migratory Bird Treaty Act which could occur during the nesting season.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, construction activities, and grading activities (collectively, "development activities") in such a way as to avoid nesting native birds. No development activities shall occur on the project site during the breeding and nesting season (February 1 – August 31), or if development activities must be conducted during the nesting season, by conducting a pre-development activities survey for active bird nests and avoiding nests until juvenile birds have vacated the nest.

For any development activities that are planned between February 1 and August 31, the Permittee shall retain a County-approved qualified biologist to conduct a breeding and nesting bird survey within 7 days prior to the development activities. The nesting bird survey must cover the

development footprint and a buffer of 500 feet from the development footprint. If active nests are found, development activities within 300 feet of the nest (500 feet for raptors) shall be postponed or halted until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting, as determined by the qualified biologist. If the development is outside of the buffered nesting bird area(s) then development activities can commence outside the restricted area(s). If development activities are delayed after the survey has been conducted, then the qualified biologist shall conduct an additional nesting bird survey such that no more than 7 days have elapsed between the last survey and the commencement of development activities.

Documentation: The Permittee shall provide a signed contract with a County-approved qualified biologist to the Planning Division that ensures that a nesting bird survey will be conducted 7 days prior to any land disturbing activities. The Permittee shall submit a memorandum to the Planning Division within 14 days of the nesting bird surveys, notifying the Planning Division of the results of the surveys and measures taken to avoid nesting birds.

Timing: Prior to the issuance of a Zoning Clearance for grading, the Permittee shall provide the signed contract to the Planning Division for review and approval. Within 14 days of the nesting bird surveys, the Permittee shall provide a memorandum reporting the results.

Monitoring and Reporting: The Permittee shall confirm with the Planning Division that he or she has contracted with a County approved qualified biologist to implement the requirements of this condition prior to issuance of a Zoning Clearance for grading. The Planning Division maintains copies of the signed contract and the nesting bird survey reports provided by the Permittee in the project file.

Mapped Information: If nesting birds are located within the survey area, appropriate set back buffers will be marked in the field and mapped.

B. Ecological Communities

Project: PS-M; Cumulative: PS-M

Sensitive Plant Communities

Plant communities are considered special status if designated sensitive by CDFW (2010), or are considered Locally Important by the lead agency. Plant communities are also provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as ESHA. As discussed above, the California sagebrush, sugarbush chaparral, foothill needlegrass grassland, and clustered tarweed field qualify as ESHA. All habitats within the survey area, and the remainder of the parcel, with the exception of the maintained roads and cleared land, are considered ESHA. Within the survey area, there is 4.29 acres of ESHA, and 1.76 acres of sensitive plant communities that constitute ESHA occur within the construction footprint. Therefore, impacts to sensitive ecological communities (ESHA) would result from project implementation.

The currently proposed construction footprint is within ESHA habitat. Four of the vegetation communities observed within the survey area are also considered ESHA and locally important communities (PC1, PC2, PC3, and PC4). The communities are important because they are considered ESHA, and provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains. The Ventura County LCP designates important habitat and serves to provide protective measures for the Santa Monica Mountains' unique coastal resources including plant and animal species. Additionally, Venturan coastal sage scrub (Holland, 1986, considered analogous to California sagebrush scrub) is considered a Locally Important Community in Ventura County. The proposed construction footprint, including 100 feet of fuel modification, is within ESHA, and will impact 2.04 acres of ESHA within the survey area, as shown in Figure 4. This includes 1.03 acres of California sagebrush scrub (PC1), 0.21 acres of sugarbush chaparral (PC2), 0.24 acres of foothill needlegrass grassland (PC3), and 0.28 acres of clustered tarweed field. Therefore, direct impacts to 1.76 acres of sensitive ecological communities from the development of the construction footprint and fuel modification constitute a potentially significant, but mitigable impact.

Impacts the foothill needlegrass and tarweed communities are considered to be mitigated as coastal sage scrub, given that was the community likely present before clearing in 2014. If the County determines that the foothill needlegrass and tarweed communities were legally cleared prior to the CCC certification of the CAP and CZO, mitigation requirements may be adjusted to reflect a different vegetated baseline and reduced mitigation ratio.

Indirect impacts to ESHA as a result of fuel modification and utility are not considered separately as indirect or temporary impacts. Needlegrass and tarweed communities may tolerate seasonally timed mowing for fuel modification, and landscaping in the fuel modification buffer is not proposed. The impacts of fuel modification are not treated separately; however, maintenance of these communities in the fuel modification may be eligible for mitigation credit if approved by the County.

ESHA to be preserved adjacent to the construction footprint has the potential to be indirectly impacted by dust, inadvertent removal during construction, and introduction of invasive species. Dust impacts would be reduced by adherence to the Ventura County Air Pollution Control District construction dust reduction requirements. CAP consistency for potential inadvertent removal of vegetation during construction and introduction of invasive species would be ensured through with adherence to the recommended conditions of approval below requiring ESHA fencing during construction and prohibiting invasive species.

Significance Finding – Project Impacts: With adherence to Mitigation Measures 4-6, conditions of approval requiring permanent preservation of ESHA, ESHA construction fencing, and prohibiting introduction of invasive species, direct and indirect impacts would be less than significant.

Significance Finding – Cumulative Impacts: Based on the fact that development is proposed within ESHA, cumulative impacts to sensitive plant communities are potentially significant, but mitigable.

Avoidance and Minimization Measures

As discussed above, the entire construction footprint lies within native vegetation and ESHA, and Mitigation Measures 4-6 are recommended for consistency with CAP.

Mitigation Measure 4 is intended to provide an adaptable framework based on mitigation options and ESHA functions. The tarweed and needlegrass communities are considered to be mitigated as coastal sage scrub since this community was present prior to vegetation removal in 2014; however, flexibility is recommended if the coastal sage scrub is determined not to be the CAP certification baseline. Additionally, mitigation ratios and methodology guidance have not been publically released by the County and are being developed under CAP update Phase 2C, ESHA, and according to the VCPD website will not be released for public review until fiscal year 2017/2018.

Mitigation Measure 4: ESHA Compensatory Mitigation

Purpose: To mitigate potentially significant impacts to 1.76 acres of ESHA at an approximate 2:1 mitigation to impact ratio for coastal sage scrub/chaparral, or as approved by the Planning Director

Requirement: The Permittee shall permanently protect coastal sage scrub habitat and/or chaparral habitat at about a 2:1 impact ratio. The acres of replacement ratio or impacts may be adjusted depending on the methodology proposed. An example includes a reduced ratio for native grassland and tarweed ESHA impacts (pending the CAP certification baseline), as full or reduced credit that may be allowed for the tarweed and native grassland mitigation (depending on the methodology) as approved by the Planning Director.

If areas are selected to be restored or enhanced on-site, they shall be located outside of development and fuel modification areas, and must be included under the required deed restriction.

Documentation: The Permittee shall submit to the Planning Division a plan for the enhancement, acquisition, protection, and/or long-term maintenance of the ESHA (collectively, “ESHA Protection Plan”). The ESHA Protection Plan shall include the following elements:

- 1) The location, acreage, and habitat type, including an explanation for why it qualifies as ESHA, for all land proposed to be permanently protected or enhanced;
- 2) Provisions for long-term maintenance of the protected land as necessary, including (but not limited to) a description of the uses and maintenance activities that will be allowed within the ESHA;
- 3) The identity of the party responsible for acquisition, protection, and long-term maintenance required by the approved plan;
- 4) A schedule for acquisition of the land (if offsite)
- 5) The conservation easement, lease, deed restriction, license, or other mechanism that grants, or will grant, the owner or conservation organization the authority to protect and maintain the ESHA;
- 6) If applicable, the fee to be paid to the conservation organization that will be responsible for the acquisition, protection, and long-term maintenance of the ESHA;
- 7) The Permittee shall record a deed restriction in favor of the County of Ventura committing the property to natural resource conservation use in perpetuity. The deed restriction must:
 - a. include a map and legal description of the areas that are subject to the deed restriction;
 - b. include a description of restricted uses within the restricted area; and,
 - c. be recorded with the County Recorder so that it appears on the subject property's title (Ventura or Los Angeles County). The Permittee shall submit a copy of the recorded deed restriction to the Planning Division.

If enhancement or restoration is proposed, the ESHA Protection Plan shall include specifics on enhancement or restoration. The location of an ecologically intact reference site shall be included. Success criteria include 90% consistency with the reference site based on the percentage native species cover, species richness and prevalence of non-native species. If a native grassland fuel modification plan is proposed, approval would also be required by the VCFPD consistent with Ordinance 30.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the ESHA Protection Plan along with any enhancement or fuel modification components to the Planning Division for review and approval. Prior to the issuance of a Zoning Clearance for use, inauguration land acquisition must be completed, and the Permittee shall record the deed restriction and any other applicable documentation and provide the Planning Division with a copy of the deed restriction.

Monitoring and Reporting: Permittee shall submit for Planning Division review the ESHA Protection Plan, associated components (e.g., Enhancement Plan, Restoration Plan, and/or conveyance that provides protection of ESHA) prior to issuing the Zoning Clearance for construction. The Planning Division shall approve the ESHA Protection Plan and confirm recordation of documentation (e.g., deed restriction, and as applicable easements or mitigation bank/in-lieu fee receipts).

Mapped Information: ESHA to be permanently protected and/or enhanced on- or off-site will be mapped, and any mapping recorded.

Mitigation Measure 5: ESHA Construction Exclusion

Purpose: To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with the Goal 1.5.1 Ventura County General Plan *Goal Policies and Programs* (updated 2015), ground disturbance and vegetation removal in ESHA outside of the construction footprint (Figure 4 of this ISBA) is prohibited.

Requirement: The Applicant shall construct temporary fencing at the ESHA boundary outside of the construction footprint, and signage indicating that the area is environmentally sensitive. The fencing shall remain in place until grading and/or construction is complete.

Documentation: The Applicant shall illustrate ESHA habitat area and required fencing on all grading and site plans, and provide photo documentation of signage and construction fencing.

Timing: The Applicant shall submit the grading and site plans to the Planning Division for review and approval prior to the issuance of a grading permit. The Applicant shall install the fencing prior to any vegetation removal, ground disturbance activities, or construction activities (whichever occurs first). The Applicant shall maintain the fencing and signage in place until the end of construction.

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

Mapped Information: The ESHA boundary outside the limits of grading will be marked in the field with construction fencing or equivalent and mapped on the grading plans.

Mitigation Measure 6: Invasive Species Seeding and Landscaping

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

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

Documentation: Any approved seed mix or landscape plan shall be kept on file with the County.

Timing: Before the County issues a grading permit, the applicant must submit the erosion control seed mix, and if applicable a final landscape plan, for review and approval by the Planning Director.

Monitoring and Reporting: The Planning Director must verify compliance before the County issues any grading or building permit(s). Before the County issues a certificate of occupancy, the Planning Director must inspect landscape plantings features to ensure that they have been installed consistent with approved plans.

Mapped Information: None.

Waters and Wetlands

Potential jurisdictional waters are not present within the survey area. Since the construction footprint avoids drainages entirely, no direct impacts to the chemical, biological, and physical functions of waters and wetlands would occur.

No indirect impacts from development of the construction footprint, such as fuel management, sedimentation and run-off would occur. Therefore, adherence to Ventura County Stormwater Quality Management Ordinance No. 4142 and conditions that would require a Post-Construction Stormwater Management Plan will not be required.

Significance Finding – Project Impacts: The Project is not expected to result in direct impacts to jurisdictional waters.

Significance Finding – Cumulative Impacts: Based on the lack of drainages within the survey area, no cumulative impacts to regional and local wetlands or waterways will occur.

Avoidance and Minimization Measures

The construction footprint and driveway avoid jurisdictional drainages. The implementation of Best Management Practices is not necessary with adherence to Ventura County Stormwater Quality Management Ordinance No. 4142.

C. Habitat Connectivity (migration corridors)**Project: PS-M; Cumulative: LS**

The survey area is outside of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. While outside of the survey area to the east, Little Sycamore Canyon serves as a movement corridor to Big Sycamore Canyon that connects to the outer boundary of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. Natural open space is present to the north, east, and west of the survey area that provides linkages to allow movement between large open space areas. Despite its location outside of the mapped linkage, the extensive native vegetation on much of the project parcel likely supports wildlife habitat and facilitates wildlife migration. The proposed construction footprint is in proximity to existing development along Houston Road.

No physical barriers to connectivity exist or are proposed for this Project; however, certain types of fencing can create barriers to wildlife movement and habitat connectivity. The proposed development footprint will likely accommodate a single family residence and other residential features and uses in the future, such as fencing. To avoid future construction of barriers to wildlife movement and associated significant impacts, Mitigation Measure 7 will require fencing outside the development footprint to be permeable to wildlife. In addition, the future single family residence will likely increase levels of noise and human presence above current levels; however, significant impacts will not occur if noise levels are consistent with those typical of a residential development. No lighting is proposed as part the of the proposed project; however reasonably foreseeable development of a single-family residence will likely incorporate lighting that could have a significant impact on wildlife movement if it is excessive or shines into adjacent areas with native vegetation. However, with the implementation of Mitigation Measures 7 and 8 direct and indirect short-term and long term impacts would be less than significant.

Significance Finding – Project Impacts: Based on the small size of the Project and proximity to existing development, relative abundance of adjacent habitat and lack of migration corridors within the Project, impacts to regional and local wildlife movement and connectivity will be less than significant with mitigation.

Significance Finding – Cumulative Impacts: The project would not contribute considerably to reductions in regional or local wildlife movement and connectivity.

Avoidance and Minimization Measures

As discussed above, the entire construction footprint lies within native vegetation and ESHA, and Mitigation Measures 7-8 are recommended for consistency with CAP.

Mitigation Measure 7: Fencing Adjacent to Wildlife Corridors

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

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

1. A split-rail, pole, or wire fences must be constructed with:
 - (a) The top rail or wire that is no more than 40 inches above the ground;
 - (b) The top 2 rails or wires at least 12 inches apart;
 - (c) The bottom wire or rail at least 18 inches above the ground;
 - (d) Both the top and bottom wires or rails are smooth (no barbed wire on the top or bottom wires);
 - (e) No vertical stays ; and
 - (f) Minimum 10-foot intervals for all posts.
2. Moveable one or two-strand electric fencing for grazing.
3. All fence posts shall be capped.

Documentation: The Permittee shall identify all fences on project plans submitted for Zoning Clearances. These plans must include the fence locations and schematic elevations detailing construction and materials.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall demonstrate on project plans that the requirements of this condition are met. Prior to issuance of a Certificate of Occupancy, the Permittee shall demonstrate that the project as built meets the requirements of this condition.

Monitoring and Reporting: The Permittee shall submit plans to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The Planning Division has the authority to ensure that the fencing is installed according to the approved site plan prior to the issuance of a Certificate of Occupancy. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

Mapped Information: None.

Mitigation Measure 8: Wildlife Habitat — Outdoor Lighting Condition

Purpose: To mitigate potentially significant impacts from night lighting on wildlife habitat.

Requirements: All outdoor light sources must be located within 100 feet from a structure or adjacent to a driveway and shall be hooded to direct light downward onto buildings, structures, or driveways in order to prevent the illumination of surrounding habitat. In order to minimize light and glare from the project, all exterior structure light fixtures and freestanding light fixtures must be fully shielded to direct lighting downward onto the property and avoid casting direct light onto the adjacent habitat. Floodlights shall not be used to illuminate outdoor areas.

Documentation: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing the lighting plan. The Permittee shall include a photometric plan and manufacturer's specifications for each exterior light fixture type in the lighting plan. An electrical engineer registered by the State of California shall prepare the lighting plan.

Timing: The Permittee shall submit a lighting plan for review and approval by the Planning Division prior to the issuance of a Zoning Clearance for construction. The Planning Division shall confirm that all lighting has been installed according to the approved lighting plan prior to issuing the Certificate of Final Inspection.

Monitoring and Reporting: The Building and Safety Inspector and the Planning Division shall confirm that all lighting has been installed according to the approved lighting plan prior to issuing the Certificate of Final Inspection. The Planning Division maintains a stamped copy of the approved lighting plan in the project file.

Mapped Information: None.

Section 5: Photos

Photos	
Location	
Map Key	
P1	
View Direction	
North	
Description	View looking north from center of construction footprint. <i>Stipa lepida</i> individuals visible in background. Area cleared in 2014.
Location	
Map Key	
P1	
View Direction	
South	
Description	View looking south from center of construction footprint. <i>Deinandra fasciculata</i> (Clustered tarweed field) Herbaceous Alliance visible in foreground. Area cleared in 2014.

Photos

Location
Map Key
P1
View Direction
Northwest
Description
View looking northwest of the survey area displaying <i>Stipa lepida</i> (Foothill needlegrass) Provisional Herbaceous Alliance and <i>Artemisia californica</i> (California sagebrush scrub) Shrubland Alliance.



Location
Map Key
P1
View Direction
East
Description
View looking east of the survey area.

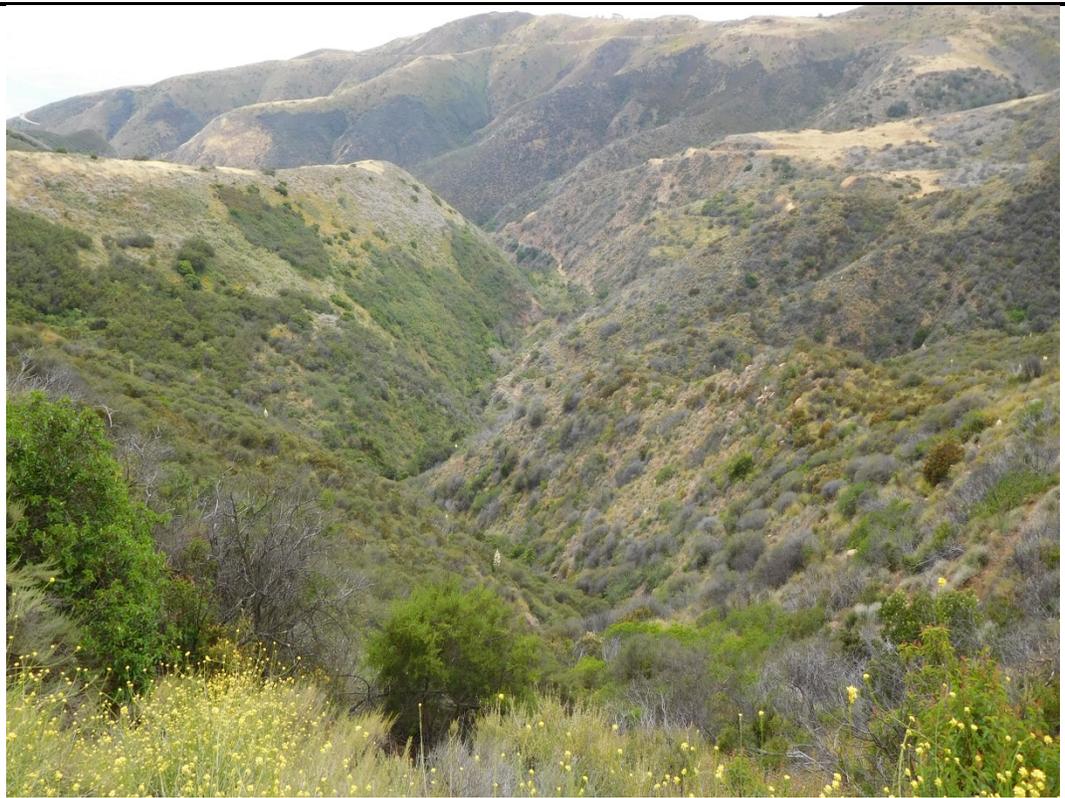


Photos

Location
Map Key
P2
View Direction
South
Description
View of the proposed pool location.



Location
Map Key
P3
View Direction
Southwest
Description
Topographic feature in southern portion of the survey area Majority of feature shown in photograph is outside the Project parcel.



Photos	
Location	
Map Key	
P4	
View Direction	
Northeast	
Description	
View of construction footprint towards Houston 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
- Tree Regulations
- Waters and Wetlands Regulations
- Coastal Habitat Regulations
- Wildlife Migration Regulations
- Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

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

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

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

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

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

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

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

State Protected Species

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

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

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and

management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

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

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

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

The CDFW requires permits for the "take" of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

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

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

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

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

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

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

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

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about

rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

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

Locally Important Species

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

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

Migratory Bird Regulations

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

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

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

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

Plant Community Regulations

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

Global and Subnational Rankings

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

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

CDFW Rare

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

Environmentally Sensitive Habitat Areas

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

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community through the County’s *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as “locally important communities.”

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree’s role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project “may result in a conversion of oak woodlands that will have a significant effect on the environment.” If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP ₁
Alder (<i>Alnus</i> all species)	9.5 in.		X
Ash (<i>Fraxinus</i> all species)	9.5 in.		X
Bay (<i>Umbellularia californica</i>)	9.5 in.		X

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

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

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

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

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

Waters and Wetlands Regulations

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

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

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

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Game)

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

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

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- 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 mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land

use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and polices of California's 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

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

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

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

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

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

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

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

Locally Important Species

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

Locally Important Animal Species Criteria

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

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

Locally Important Plant Species Criteria

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

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

Locally Important Communities

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

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

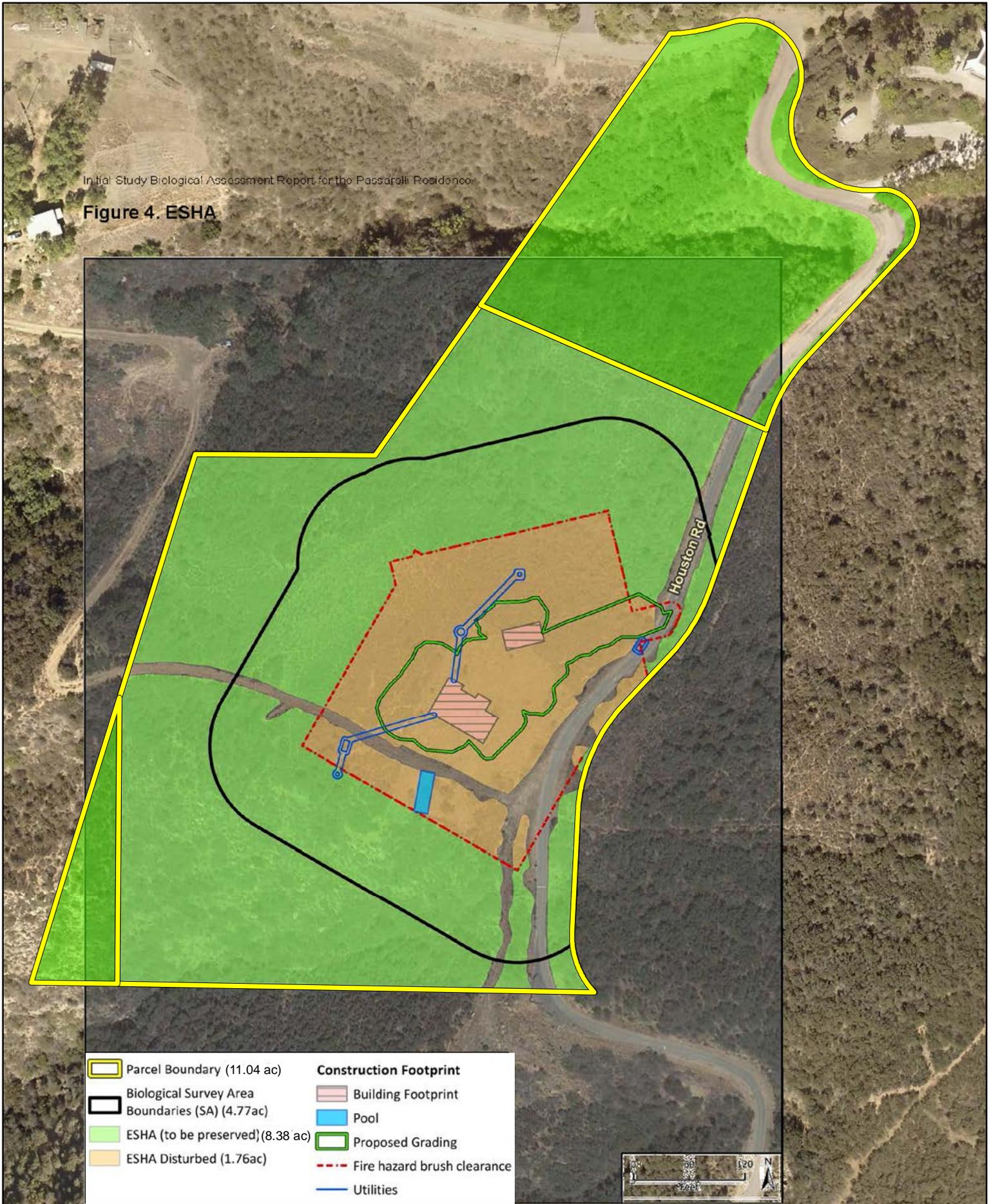
Appendix Two

Observed Species Tables

Plant Species Observed			
Scientific Name	Common Name	Native	Notes
<i>Acmispon glaber</i> var. <i>glaber</i>	Deerweed	Yes	
<i>Adenostoma fasciculatum</i>	chamise	Yes	
<i>Artemisia californica</i>	California sagebrush	Yes	
<i>Avena barbata</i>	slender wild oat	No	
<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>	coyote brush	Yes	
<i>Brassica nigra</i>	black mustard	No	
<i>Bromus diandrus</i>	ripgut brome	No	
<i>Bromus hordeaceus</i>	soft brome	No	
<i>Bromus madritensis</i> ssp. <i>rubens</i>	foxtail brome	No	
<i>Calochortus catalinae</i>	Catalina mariposa lily	Yes	CRPR 4.2
<i>Calystegia macrostegia</i>	South coast morning glory	Yes	
<i>Ceanothus megacarpa</i>	bigpod ceanothus	Yes	
<i>Centaurea melitensis</i>	tocalote	No	
<i>Deinandra fasciculata</i>	slender tarweed	Yes	
<i>Dichelostemma capitatum</i>	blue dicks	Yes	
<i>Elymus condensatus</i>	giant wild rye	Yes	
<i>Encelia californica</i>	bush Sunflower	Yes	
<i>Eriogonum fasciculatum</i>	California buckwheat	Yes	
<i>Eriophyllum confertiflorum</i>	golden yarrow	Yes	
<i>Foeniculum vulgare</i>	sweet fennel	No	
<i>Galium aparine</i>	goose grass	Yes	
<i>Hazardia squarrosa</i> var. <i>squarrosa</i>	saw tooth goldenbush	Yes	
<i>Hedypnois cretica</i>	Crete weed	No	
<i>Hesperoyucca whipplei</i>	chaparral yucca	Yes	
<i>Hordeum murinum</i>	foxtail barley	No	
<i>Lupinus succulentus</i>	succulent lupine	Yes	
<i>Malacothamnus fasciculatus</i>	chaparral mallow	Yes	
<i>Malacothrix saxatilis</i>	cliff aster	Yes	
<i>Malva parviflora</i>	cheeseweed	No	
<i>Marah macrocarpa</i>	wild cucumber	Yes	
<i>Mimulus aurantiacus</i> var. <i>pubescens</i>	bush monkey flower	Yes	
<i>Phacelia cicutaria</i>	Caterpillar phacelia	Yes	
<i>Phacelia distans</i>	wild heliotrope	Yes	
<i>Plantago erecta</i>	California plantain	Yes	
<i>Rhus ovata</i>	sugar bush	Yes	
<i>Salsola tragus</i>	prickly Russian thistle	No	
<i>Salvia leucophylla</i>	purple sage	Yes	
<i>Solanum xanti</i>	purple nightshade	No	
<i>Stipa lepida</i>	foothill needle grass	Yes	
<i>Uropappus lindleyi</i>	Silver puffs	Yes	

Wildlife Species Observed			
Scientific Name	Common Name	Native	Notes
Birds			
<i>Callipepla californica</i>	California quail	Yes	
<i>Cathartes aura</i>	turkey vulture	Yes	
<i>Zenaida macroura</i>	mourning dove	No	
<i>Calypte anna</i>	Anna's hummingbird	Yes	
<i>Empidonax difficilis</i>	Pacific slope flycatcher	Yes	
<i>Sayornis nigricans</i>	black phoebe	Yes	
<i>Aphelocoma californica</i>	California scrub-jay	Yes	
<i>Corvus brachyrhynchos</i>	American crow	Yes	
<i>Psaltriparus minimus</i>	bush tit	Yes	
<i>Chamaea fasciata</i>	wren tit	Yes	
<i>Mimus polyglottos</i>	northern mockingbird	Yes	
<i>Phainopepla nitens</i>	phainopepla	Yes	
<i>Pipilo maculatus</i>	spotted towhee	Yes	
<i>Melospiza crissalis</i>	California towhee	Yes	
<i>Melospiza melodia</i>	song sparrow	Yes	
<i>Haemorhous mexicanus</i>	house finch	Yes	
Mammals			
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat nest	Yes	

Figure 4. ESHA



Parcel Boundary (11.04 ac)	Construction Footprint
Biological Survey Area Boundaries (SA) (4.77ac)	Building Footprint
ESHA (to be preserved) (8.38 ac)	Pool
ESHA Disturbed (1.76ac)	Proposed Grading
	Fire hazard brush clearance
	Utilities



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11/9/2018
source: Pictometry®, January 2018



County of Ventura
Mitigated Negative Declaration
PL17-0117

Attachment 5 - ESHA Map for the Project Site



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



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