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

Section A – Project Description

1. **Project Case Number:** Planned Development (PD) Permit Case No. PL17-0103

2. **Name of Applicant:** Michael and Leslie Salove, 7161 Grasswood Avenue, Malibu, CA 90265 ("Applicant")

3. **Project Location and Assessor's Parcel Numbers:** The 40.34-acre property is located of Pacific View Road, in the Santa Monica Mountains in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers (APN) for the property that constitute the project site are 700-0-010-595 (2.90 acres) and 700-0-010-605 (37.44 acres) (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 totals 40.34 acres of undeveloped hillside terrain, is located within the western portion of the Santa Monica Mountains. The project site is located between 850 and 1,400 feet above mean sea level (amsl) and approximately two miles north of the Pacific Ocean.

   At the entrance of the project site, there are several rock outcroppings. On-site vegetation consists of Bigpod ceanothus (*Ceanothus megacarpus Shrubland Alliance)* and Coastal sage scrub (*Artemisia californica-Salvia mellifera Shrubland Alliance)*. The lower elevations and flat areas, which make up most of the site, consists of annual grassland and chaparral vegetation (Initial Study Biological Assessment (ISBA), prepared by SWCA Environmental Consultants, July 2017, revised January 2018 and July 26, 2018) (Attachment 2).

   There are two ephemeral drainages on the property. A blue line drainage traverses the southeast portion of the property. The drainage enters the site from

the east, roughly midway along the north-south property line, and then turns southerly. This drainage is part of the headwaters of Deer Canyon Creek. The second ephemeral drainage is an unnamed feature that enters the site from the adjacent property to the east, passing under the dirt road through a culvert to daylight on the west side. It crosses the road again further to the southwest, trending to the south and connecting with the blue line drainage described above.

The property is accessed via the main public road, Pacific View Road and an existing unpaved access road that spans 1,555 linear feet and terminates at an existing building pad hidden by the natural landscape, where the building pad is proposed. Approximately 23,961 square feet (sq. ft.), or 0.55 acres, of land was cleared of vegetation without the required Planned Development (PD) Permit pursuant to the *Ventura County Coastal Zoning Ordinance* (CZO) Section 8174-5.

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 U.S. Highway 1 (Pacific Coast Highway) were destroyed; and, approximately 27 structures were damaged. The subject property is not developed; however, approximately 95% of the parcel was burned. With the exception of a small area in the northern portion, the parcel currently exhibits features typical of a post-fire condition, consisting of a landscape with charred remains of vegetation, soils, and predominately denuded of vegetation.

The property abuts single-family residences to the north and east and open space/vacant land, owned by the National Park Service, to the south and west. The project site contains one existing and operating water well (State Well Number (SWN) 01S20W16H01S), located approximately 10 feet northwest of the proposed building pad.

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	Pacific View Road, Single-Family Dwelling
East	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

South	COS-10ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Undeveloped Open Space, National Park Service
West	COS-10ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Undeveloped Open Space, National Park Service

6. **Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct the following: a new 35-foot-high, 9,803-square-foot (sq. ft.) two-story single-family dwelling, a 919 sq. ft. attached garage, 120 sq. ft. mechanical room, 1,705 sq. ft. outdoor covered porches and overhangs, 1,472 sq. ft. pool, pool deck and equipment, two (2) 10,000 gallon water tanks, new utilities, new septic system (4,000 gallon septic tank with two 6-foot diameter by 22-foot deep seepage pits overlain by an 8-foot deep sand filtration bed), hardscaping and landscaping on a vacant lot. Estimated earthwork includes 6,996 cubic yards of cut and 2,949 cubic yards of fill to prepare the site for the proposed development (4,047 cubic yards will be exported). The building footprint is 6,823 sq. ft. The residence and access road have been sited in areas that have been cleared of native vegetation. The project proposes to connect the existing permitted well, located on the building pad, to the proposed water tanks to provide water to the property for potable and fire-fighting purposes (Attachment 3, Project Plan).

The project proposes to widen and pave the existing dirt access road to comply with the Ventura County Fire Code and the Ventura County Fire Protection District access standards. An 85-foot long by 12-foot wide prefabricated bridge is proposed over the existing drainage channel, and the bridge will not alter the path or course of the drainage channel. The bridge will be free-spanning, and the placement of structural supports will be located outside the ephemeral draining course and adjoining wetlands.

The proposed project will permanently remove approximately 141,779 sq. ft. (3.25 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the construction of the access road, the home, and the required 100-foot fuel modification zone. An additional 23,961 sq. ft. (0.55 acres) of ESHA was cleared without a Coastal PD permit for a total of 165,740 sq. ft. (3.80 acres). The permanent loss of 3.80 acres of sensitive plant communities that constitute ESHA will be mitigated at a 2:1 mitigation to impact ratio (7.60 acres of mitigation to offset 3.80 acres of loss of ESHA).

7. **List of Responsible and Trustee Agencies:** California Coastal Commission and California Department of Fish and Wildlife (CDFW) (“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].

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

Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the project due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 4 of this initial study includes a map of pending and recently approved projects 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 Coastal PD Permit Case No. LU07-0123, which originally approved 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	Approved

		necessary to construct the home.	
PL16-0004	PD	Coastal PD Permit for the construction of new single-family dwelling with attached garage, pool and spa.	Approved
PL16-0073	CUP	Minor Modification to CUP Case No. 4923 for the continued use of an existing wireless communication facility for a 10-year period.	Pending
PL17-0005	PD	Coastal PD Permit for the demolition of an existing single-family dwelling with attached garage and the construction of new single-family dwelling with attached garage and an accessory dwelling unit.	Pending
PL17-0060	CUP	Minor Modification to CUP Case No. LU08-0030 for the continued use of seven farmworker dwellings and agricultural accessory buildings for a 20-year period.	Pending
PL17-0088	PD	Coastal PD Permit for the construction of a new swimming pool, pool deck, and covered open-air non-habitable pool cabana.	Pending
PL17-0104	PD	Major Modification to PD Permit No. 1609 for the demolition of an existing single-family dwelling and construction of new single-family dwelling and a barn.	Pending
PL17-0117	PD	Coastal PD Permit for the construction of new single-family dwelling with a detached garage and a pool.	Pending
PL17-0130	PD	Coastal 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	Coastal PD Permit for the	Pending

		restoration of the unpermitted clearing of Coastal sage scrub to abate code violation CV17-0225 and CV17-0227.	
PL18-0019	CCC	CCC to legalize a 40-acre property for the purpose of sale, lease, and finance only.	Approved
PL18-0020	PD	Coastal 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. Restoration of 1.3-acres of vegetation is included to abate code violation ZV01-0088.	Pending
PL18-0033	PD	Coastal 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	Coastal PD Permit for the construction of a new single-family dwelling with an attached garage, swimming pool and spa, covered patios, and open balconies.	Approved
PL18-0097	PD	Coastal PD Permit for residential improvements to an existing single-family dwelling to include interior remodeling, an exterior spiral staircase and new rooftop deck with solar panels and a variance to construct new handrails above the height limit for the zone district.	Pending
PL18-0102	PD	Coastal PD Permit for the construction of new single-family dwelling with a new pool and spa, and a powder room.	Approved
PL18-0113	PD	Coastal PD Permit for the restoration of native vegetation and soil remediation to abate code violation related to an unpermitted	Pending

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

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 Responses[1]

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

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

Impact Discussion:

2A-1 and 2A-2. The proposed project does not overlie a defined groundwater basin and is not in hydrologic continuity with an overdrafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The proposed project includes the construction of a new single-family dwelling, swimming pool, and improvements to an existing access road. Floor plans for the proposed dwelling indicates the home will be a 9,803 sq. ft., 8-bedroom (equivalent), 11-bathroom dwelling. Water for the project will be provided by an existing onsite well, State Well Number (SWN) 01S20W16H01S. A Pump and Recovery Test, dated November 10, 2017, was submitted with the application materials and approved for the proposed dwelling. Total water level drawdown after 12 hours was 3.25 feet below ground surface, with a total of 7,260 gallons of water pumped. This minimum water requirement of 7,000 gallons/day is sufficient for an 8-bedroom dwelling. The well recovered to its initial static water level of 204 feet below ground surface after

12 hours. The proposed project will slightly increase groundwater extraction; however, groundwater extractions are not expected to exceed one-acre foot per year (AFY). Therefore, the proposed project is considered to have a less-than-significant impact to groundwater quantity.

2A-3 and 2A-4. The proposed project will result in an increase in groundwater extraction but is expected to use less than one AFY from an undefined groundwater unit in the Santa Monica Mountains. The proposed project area is not in hydrologic continuity with an over drafted basin, and there is no evidence of overdraft in the region. The site contains an existing water well, SWN 01S20W16H01S. The proposed project is not likely to result in overdraft conditions and is considered to have a less-than-significant impact to groundwater extraction.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

2B-1 and 2B-2. The proposed project does not overlie a defined groundwater basin and is not in hydrologic continuity with an overdrafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The proposed project includes the construction of a new single-family dwelling with a swimming pool, and improvements to an existing access road. Floor plans for the existing dwelling indicate the home will be a 9,803 square-foot, 8-bedroom, 11-bathroom dwelling. Sewer service is not available in the area, and the proposed single-family dwelling will install a new septic system for disposal of effluent. Construction of the septic system will include a sand filtration bed as required by the County of Ventura Environmental Health Division (EHD) regulations. An Onsite Wastewater Treatment System Design Report, dated June 8, 2017, was prepared by Gold Coast Engineering. The report states, "no free-standing groundwater or evidence of historical groundwater was encountered" during drilling of a 50-foot test boring. Test results also indicate the site is suitable for seepage pit construction. Construction details in the report include a 4,000-gallon septic tank with two 6-foot diameter by 22-foot deep seepage pits overlain by an 8-foot deep sand filtration bed. Septic systems are permitted by EHD and regulated by the State Water Resources Control Board (SWRCB). A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project will not degrade groundwater quality, and construction of a future onsite septic system is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan.

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

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 State Water Resources Control Board (SWRCB), or where unappropriated surface water is unavailable. Water for the proposed single-family dwelling will be supplied by an existing domestic water supply well, SWN 01S20W11M01S. 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:								

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 surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

2D-2. The proposed project includes the construction of a single-family dwelling with a swimming pool, located outside of the County unincorporated urban area.[2] To minimize impacts to the surrounding chaparral habitat, the Applicant is proposing to limit the development to a confined building envelope[3] of approximately 10,000 sq. ft. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other Permits. The project will be required to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, "Development Construction Program" Subpart 4.F, where the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site greater than 1 acre and determined as High Risk to protect surface water quality during construction (Tables 7 and 9 in Subpart 7.F, SW-HR and SW-2 Forms).

[2] 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.

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

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

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 an MRP Overlay Zone or located adjacent to land classified as MRZ-2 (Mineral Resource Zone 2) (i.e., areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists). The project site is not located

adjacent to a principal access road for a site that is the subject of an aggregate extraction Conditional Use Permit (CUP). Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the extraction of or access to aggregate resources.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	

Existing Conditions: Post-Woolsey Fire

As indicated under the environmental setting (Section A.5), the Woolsey Fire of November 2018 burned approximately 95% of the lot, except for a small area in the northern portion. The parcel currently exhibits features typical of a post-fire condition, consisting of a landscape with charred remains of vegetation, soils and predominately denuded of vegetation. Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Habitat burned by wildfire that met the definition of ESHA before the fire shall be afforded the protections of ESHA. For the purposes of impact analysis and mitigation, the site conditions that existed prior to the fire conditions are considered baseline, which is characterized in the ISBA.

Baseline: Pre-Fire Conditions

Biological assessment surveys were conducted at the project site by SWCA Environmental Consultants, on October 26, 2016, April 1, 2017 and April 3 and May 4, 2018. The April 3, 2018 survey also included focused lichen and bryophyte surveys (Attachment 2).

The area surveyed extended approximately 100-feet outside of the parcel, except in the southern portion of the parcel that contains steep slopes. Based on the biological surveys, the major natural vegetation community occurring on the parcel (comprising approximately 92.4%) consists of Bigpod ceanothus chaparral and coastal sage scrub. Bigpod ceanothus chaparral consisted of approximately 36.93 acres of the parcel and Coastal sage scrub included approximately 0.38 acres. Additional land types/cover

within the parcel included the following: cleared/disturbed land (2.19 acres), rock outcroppings (0.76 acres), and ornamental/non-native vegetation (0.13 acres).

The two existing access roads and one building pad were cleared of ESHA. These previously-graded areas comprise approximately 0.55 acres. Ruderal areas (e.g. areas moderately vegetated with non-native annual grasses and other weedy species) exist in in the northwest portion of the property, west of the access road, and to the south east of the access road. Typical plants found include wild oats (*Avena spp.*), brome grasses (*Bromus spp.*), sweet fennel (*Foeniculum vulgare*), planted nopal spineless cactus (*Opuntia littoralis*), and mustards (*Hirschfeldia incana; Sisymbrium irio*). Non-native, invasive Spanish broom (*Spartium junceum*) is common in the northern portions of the property on both lots, in some locations reaching 6 to 8 feet in height.

An Aquatic Resources Delineation Report of the project site was prepared by SWCA Environmental Consultants on July 26, 2018 (Attachment 5). The study indicated that in the northern portion of the parcel, the existing dirt access road intersects an ephemeral drainage. Just above the access road, the drainage supports mulefat thickets (*Baccharis salicifolia* Shrubland Alliance) and just south of the access road, the drainage supports a riparian habitat comprised of Arroyo Willow thickets (*Salix lasiolepis* Shrubland Alliance). This vegetation communities are widely distributed in California and occur near stream banks, benches and steep slopes. Soil tests and vegetation identification conducted as part of the delineation study indicated that the riparian thickets below the access road is considered Jurisdictional, as “Wetland Waters of the US,” as “State Waters” and as a CDFW jurisdictional wetland.

The California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) were queried for the nine USGS quadrangles including the project site, encompassing over 10-square miles surrounding the site. The Survey Area is located on the Triunfo Pass, California USGS 7.5-minute quadrangle. The other five USGS quadrangles searched include Camarillo, Newbury Park, Thousand Oaks, Point Mugu, and Point Dume. The other three quads normally included in the 9-quad search would be entirely in the Pacific Ocean. The search yielded 32 special-status plant and 43 special-status animal species reported as occurring on the Triunfo Pass and surrounding five quadrangles (the three quads to the south would be in the Pacific Ocean).

During the surveys, numerous birds were observed or heard and included the following: California quail (*Callipepla californica*), American crow (*Corvus brachyrhynchos*), Anna’s hummingbird (*Calypte anna*), wrentit (*Chamaea fasciata*), white-crowned sparrow(*Zonotrichia leucophrys*), bushtit (*Psaltriparus minimus*), California [western] scrub-jay (*Aphelocoma californica*), spotted towhee (*Pipilo maculatus*), California towhee (*Melozone crissalis*), and house finch (*Haemorhous mexicanus*). Numerous additional bird species would be expected to occur seasonally. Desert cottontail rabbits (*Sylvilagus audubonii*) were seen, and the tracks and scat of coyote (*Canis latrans*) and mule deer (*Odocoileus hemionus*) were found. Pocket gopher (*Thomomys bottae*) burrows were common, particularly in the northeast portion of the parcel. Western fence

lizard (*Sceloporus occidentalis*) was seen, and side-blotched lizard (*Uta stansburiana*), gopher snake (*Pituophis catenifer spp.*), and rattlesnake (*Crotalus oreganus helleri*) are likely to occur (Attachment 2).

The following are the impacts to native vegetation communities:

- Permanent loss of approximately 3.25 acres of native vegetation (Bigpod ceanothus chaparral and Coastal sage scrub), from development of the access road, the residential structure, and the required fuel modification.

- Permanent loss of approximately 0.55 acres of chaparral and coastal sage scrub communities from unpermitted clearance.

- Permanent loss of approximately 34.85 sq. ft. (or 0.0008 acres) of mulefat scrub from access road improvement.

In total, project development is anticipated to result in permanent loss of approximately 3.80 acres of native vegetation.

Impact Discussion:

4A-1. The surveys detected two special-status plant species on the parcel: Catalina mariposa lily (*Calochortus catalinae*) and small-flowered morning-glory (*Convolvulus simulans*). Both are recognized by CNPS on the California Rare Plant Rank (CRPR) list[4], with a ranking of 4.2, defined as plants of limited distribution ("watch list"). Approximately 50 lilies were scattered across the existing graded pad where the house is proposed to be built and in the surrounding hillsides. The morning-glory was found in the center of the existing dirt road and four plants were seen in the northern portion of the site. Neither of these special-status plant species had been previously reported at or near this location, although both are fairly common on a local and regional basis and are not considered a locally important species by the County. Catalina mariposa lily is not rare or declining and does not meet the definition of rare or endangered under Section 15380 of the CEQA Guidelines. Due to these reasons, no specific mitigation measures to mitigate the loss of these special-status plant species is proposed.

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

CRPR 1A ..... CNPS listed as presumed to be extinct
CRPR 1B ..... listed as rare or endangered in California and elsewhere
CRPR 2 ..... California Native Plant Society listed as rare or endangered in California but more common elsewhere
CRPR 3 ..... **A review list only.** California Native Plant Society listed as in need of more information.
CRPR 4 ..... **A watch list only**. California Native Plant Society listed as of limited distribution or infrequent throughout a broader area in California; vulnerability to threat appears relatively low.

Ranks at each level also include a threat rank (e.g., CRPR 4.3) and are determined as follows:0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat); 0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat); 0.3-Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Two other special-status plants, identified as locally important species by the County, are considered to have a moderate potential for occurrence, based on the presence of potentially suitable habitat, Plummer's mariposa lily (*Calochortus plummerae*; RPR 4.2) and Western dichondra (*Dichondra occidentalis*; RPR 4.2). Plummer's mariposa lily typically occurs in chaparral, cismontane woodlands, coastal scrub, lower montane coniferous forests, valley and foothill grassland, on granitic, rocky soils. None were found during any of the field surveys (Attachment 2). Most recorded occurrences of Plummer's mariposa lilies are much farther inland and to the south (e.g. San Gabriel Valley of San Bernardino County, Los Angeles, and Riverside counties) on granitic, or less often, volcanic, soils. Records in Ventura County are also further inland than the subject property (e.g. east side of the Santa Monica Mountains, in the Conejo Valley and Simi Valley), with one record located in the coastal zone from 1999 (e.g. Point Mugu area on volcanic soils). The project site is located outside of the normal range and does not contain granitic or volcanic soils. Western dichondra is rhizomatous perennial herb which may occur in many habitats where it typically occupies at the base of shrubs in coastal scrub, chaparral or cismontane woodlands, or in mesic grasslands. None were found during field surveys for this plant (Attachment 2).

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

4A-2. No special-status animal species were detected during the project site surveys. Based on the California Natural Diversity Database (CNDDB) special-status species occurrence analysis, and an evaluation of on-site habitat, two special-status animal species [coastal whiptail (*Aspidoscelis tigris stejnegeri*) and coast horned lizard (*Phrynosoma blainvilli*)], recognized as a Species of Special Concern by the State of California, have a low potential to occur on the project site (Attachment 2), as suitable habitat for these species is not present. As the development envelope area is already cleared and periodically maintained, these species are less likely to be found in these cleared areas, and, therefore, less likely to be impacted by construction activities. However, the access road improvement activities will occur adjacent to intact riparian areas where the ephemeral drainage intersects the road. If these reptiles do occur within the cleared areas or intact riparian areas, construction activities may result in direct mortality to these reptiles. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these reptile species occurring in natural areas immediately adjacent to the footprint of the building envelope. These potential indirect impacts are therefore considered significant. Due to these potential impacts, Mitigation Measures BIO-1, which requires pre-construction surveys and relocation of special-status species (if necessary) and BIO-3 (See Section 4B), which requires installation of temporary fencing around the development envelope

during construction, are proposed, which are expected to reduce the impacts to a less-than-significant level.

San Diego desert woodrat [*Neotoma lepida intermedia*, a California Species of Special Concern (SSC)] is known to commonly occur in the project area. As with the special-status reptile species discussed in the preceding paragraph, this species is also not expected to occur within the development envelope. However, because of the proximity of native vegetation adjacent to the development envelope and availability of nest material, there is a potential for woodrats to occur in these areas; and, therefore, they could be impacted by construction activities. Construction noise and dust may result in nest abandonment, or accidental damage to nests during construction may occur. These impacts are therefore considered significant. Mitigation Measure BIO-2 is proposed to avoid and minimize impacts to woodrats.

Suitable nesting habitat for passerines (perching birds) does not occur within the development envelope due to lack of cover and maintained conditions. As discussed earlier in Section 4A-1, 95% of the parcel is currently bare, with all of the vegetation burned by fire. With some vegetation cover naturally regenerating prior to construction, there is a low potential for nesting birds 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 prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and 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:

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

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

Requirement: Two weeks prior to the initiation of, and periodically throughout, ground disturbance activities, a County-approved qualified biologist shall conduct surveys for special-status wildlife, coastal whiptail [*Aspidoscelis tigris stejnegeri*], coast horned lizard [*Phrynosoma blainvilli*]) and San Diego desert woodrat (*Neotoma lepida intermedia*), to ensure that these species are not harmed within these fenced areas. Individuals of these species that are found shall be relocated to suitable undisturbed habitat, outside of the areas directly and indirectly (e.g., noise) affected by ground disturbance activities. A County-approved biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit shall conduct surveys and relocation activities according to methods approved by the CDFW.

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

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

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

Mitigation Measure BIO-2: Woodrat Nest Avoidance and Relocation

Purpose: In order to minimize impacts to woodrats, avoidance measures shall be implemented.

Requirement: Prior to vegetation clearing, and grading activities (collectively, "land clearing activities"), a County-approved biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, shall survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities.

If the County-approved biologist does not find any nests, then no further action is required.

If the County-approved biologist finds active woodrat nests during the peak nesting season (February 1 through May 31), the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be postponed until the end of peak nesting season, in order to protect the nest. If the County-approved biologist finds active woodrat nests outside of the peak nesting season, a County-approved biological consultant shall relocate the nests according to the following instructions:

a. 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 a structure. If multiple nesting material structures are created, they should be a minimum of 25 feet apart. The County-approved biologist shall place the new nesting material under shady areas in order to increase the chance that woodrats will use the nests. 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.

b. After creating habitat outside of the construction footprint, the County-approved biologist shall begin vegetation clearance around the nest to reduce woodrat dispersal back into the project site.

c. 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.

d. 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.)

e. Move the nest material to the creation area and place the nest material adjacent to the created nesting structure.

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 set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract with the County-approved biologist who will monitor avoidance and relocation efforts during land clearing activities. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist that documents the actions the County-approved biologist implemented to avoid or relocate woodrat nests.

Timing: The County-approved biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities. The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction of the project. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division reviews for adequacy, and maintains in the project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

Residual Impact:

With the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3, project specific impacts to plants and animal species will be less than significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to plants and animal species.

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

Background/Environmental Sensitive Habitat Areas:

Environmentally Sensitive Habitat Areas (ESHA) are sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains[5]. ESHA are primarily riparian and wetland habitats and closed-canopy oak woodlands; however, within the Coastal Zone the California Coastal Commission has also recognized coastal sage scrub, chaparral, and California's native perennial grasslands as meeting the definition of ESHA.

"A Manual of California Vegetation" (MCV)[6] assigns rarity rank to habitats and defines Global (G) and State (S) numbers to indicate the overall rarity of a plant community throughout its global and state range. Plant communities are assigned a numeric code between 1 and 5, with 1 being the rarest. According to CNPS, communities with a State Rank of 3 or lower are considered "rare" plant communities. The two plant communities mapped on the project site and their rarity rankings are as follows:

- *Artemisia californica-Salvia mellifera* Shrubland Alliance (Coastal sage scrub): G4 S4

[5] Dixon, J., 2003. Designation of ESHA in the Santa Monica Mountains. California Coastal Commission.
[6] Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. *A Manual of California Vegetation*. Second Edition. California Native Plant Society, Sacramento.

- *Ceanothus megacarpus* Shrubland Alliance (Bigpod ceanothus chaparral): G4 S4

Based on the MCV rarity rankings, these habitats would not qualify as ESHA. However, 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. The increasing threats from development and other anthropogenic impacts are also exacerbating the loss of these habitats. The Coastal Area Plan designates important habitat and serves to provide protective measures for the Santa Monica Mountains' unique coastal resources; including plant and animal species. Based on these facts, the Coastal sage scrub and chaparral communities occurring on the parcel are considered ESHA.

Impact Discussion:

4B-1 and 4B-2. Plant communities are considered special status if they are designated as sensitive by CDFW (2010) or if they are identified as Locally Important Species by the County of Ventura. Plant communities are also provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as ESHA. All habitats within the survey area and the remainder of the parcel, except for the maintained roads and cleared land, are considered ESHA. The wetlands occurring in the northern portion of the parcel, just south of the existing access road, also qualify as ESHA.

Grading and other construction activities associated with the project would occur within 100 feet of ESHA and could result in inadvertent entrance into, removal of sensitive plant communities, or degradation of the edges of these communities, creating edge effects. These direct and indirect impacts to sensitive plant communities would result in significant impacts; however, with the implementation of Mitigation Measure BIO-3 that requires construction exclusion fencing for ESHA, impacts would be less than significant. Dust impacts would be reduced by adherence to the Ventura County Air Pollution Control District (VCAPCD) construction dust reduction requirements.

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-4, prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix. With the implementation of Mitigation Measures BIO-3 and BIO-4, impacts to sensitive plant communities would be mitigated to a less than significant level.

Mitigation:

<u>Mitigation Measure BIO-3: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing</u>
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-4: Invasive Species Seeding and Landscaping

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

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

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

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit the erosion control seed mix and a final landscape plan, for review and approval

by the Planning Division. All planting and irrigation shall be installed prior to Certificate of Occupancy of the single-family dwelling.

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

Residual Impact:

With the implementation of Mitigation Measures BIO-3 and BIO-4, project specific impacts to sensitive plant communities will be less than significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact to sensitive plant communities.

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

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. A formal Jurisdictional Delineation (JD) of the unnamed drainage (contributory headwaters of Deer Creek) that originates north and east of the parcel, was conducted on April 3, 2018 (Aquatic Resources Delineation Report, prepared by SWCA Environmental Consultants, July 26, 2018, Attachment 5).

The National Wetlands Inventory (NWI) Wetland Geodatabase data identified two previously-mapped linear features on the parcel, no mapped wetland features, and six hydrological features on the parcel. Except for feature 2 (Attachment 5, Figure 6), which is a swale, all other features are likely jurisdictional, subject to regulatory oversight of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW. With the exception of two ephemeral drainage features, features 3 and 5, all other features occur away from the proposed building envelope (proposed areas of disturbance), and no impacts to jurisdictional areas are anticipated in these features.

The existing access road intersects features 3 and 5 (Attachment 2, Figure 3). Within feature 3, below the access road, approximately 5 to 20 feet from the centerline of the drainage, there is an area of riparian vegetation that likely meets the definition of the wetland waters of the U.S., waters of the state, and CDFW jurisdictional wetland. Feature 5 is an unvegetated channel surrounded by upland and non-wetland indicator plant species. Feature 5 is assumed to be subject to jurisdictional agencies and is classified as "other" waters of the U.S. and State, as well as a CDFW jurisdictional area.

The proposed building pad has been sited more than 300 feet away from the jurisdictional areas and has been designed to avoid impacts to the extent feasible. An 85-foot prefabricated bridge is proposed to span over the existing drainage channel and will not alter the path or course of the ephemeral drainage. The bridge will be free-spanning and proposed structural supports would be located outside the ephemeral draining course or wetland. However, as indicated in Section 4A, the access road improvements are anticipated to result in a minor loss of mulefat scrub vegetation. Anticipated impacts include approximately 0.0003 acres at feature 3 and approximately 0.0005 acres at feature 5, resulting in a total impact of approximately 34.85 sq. ft. or 0.0008 acres of mulefat scrub vegetation. Although minor, these impacts to jurisdictional areas would be considered significant.

The Applicant proposes to mitigate for permanent impacts to 0.0008-acres of jurisdictional waters at a 3:1 mitigation-to-impact ratio. Mitigation will include the establishment of 0.0024-acres (104.55 sq. ft.) of mulefat scrub. The proposed mitigation site will be located adjacent to, but outside of, feature 4, upstream of the access road, in the area shown on Figure 6 of the ISBA (Attachment 2). The Applicant has prepared a "Waters Mitigation Planting Plan," included in the ISBA report (Attachment 2), which serves as a Habitat Mitigation Plan (HMP). Avoidance of impacts to potential jurisdictional areas and implementation of this mitigation plan would reduce potential impacts to a less than significant level. Mitigation Measure BIO-5 is proposed, requiring the Applicant to implement the Waters Mitigation Planting Plan.

Mitigation:

Mitigation Measure BIO-5. Implementation of the Waters Mitigation Planting Plan (Mitigation Plan)

Purpose: Provide compensatory mitigation for the loss of mulefat scrub that will be caused by the proposed development.

Requirement: The Permittee shall restore, enhance, establish and permanently preserve onsite mulefat scrub at a 3:1 mitigation-to-impact ratio to provide 0.0024 acres of compensatory mitigation to offset 0.0008 acres of mulefat scrub that is being removed for development purposes.

The Permittee shall contract with a County-approved qualified biologist to prepare a Habitat Mitigation Plan (HMP) that must include restoring the plant community referenced in the Initial Study Biological Assessment (ISBA) (SWCA Environmental

Consultants, July 26, 2018). 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 mulefat scrub 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 mulefat scrub 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 ISBA (SWCA Environmental Consultants, July 26, 2018), as proposed by a qualified biologist and approved by the Planning Director in the HMP;

- Nonnative species shall comprise less than five percent cover and zero percent cover of species listed as “High” on the California Invasive Plant Council’s Invasive Plant Inventory Database [Updated 2011] (or its successor); and

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

Documentation: The following documentation requirements will apply:

The Permittee shall submit to the Planning Division for review and approval, an 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.

All onsite mulefat scrub 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 mulefat scrub 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 mulefat scrub; and

(14) other activities that damage the existing flora, fauna or hydrologic conditions;

c. Be recorded with the Office of County Recorder, with a copy of the recorded document provided to the Planning Division.

Timing: The Permittee shall submit an HMP, 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 issuance of a Zoning Clearance for construction. The following additional timing requirements will apply:

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*.

Residual Impact:

With the implementation of Mitigation Measure BIO-5, project specific impacts to waters and wetlands will be less than significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to waters and wetlands.

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:								

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

Impact Discussion:

4D-1. and 4D-2. The entire project site is located within the Coastal Zone. Based on the biological surveys, the major natural vegetation community occurring on the project site (approximately 92% of the parcel) consists of Bigpod ceanothus chaparral and Coastal sage scrub. Bigpod ceanothus chaparral consisted of approximately 36.93 acres of the parcel and Coastal sage scrub included approximately 0.38 acres. Additional land types/cover within the parcel included, cleared/disturbed land (2.19 acres), rock outcroppings (0.76 acres), and ornamental/non-native vegetation (0.13 acres). Permanent impacts to ESHA habitat from the proposed development and required 100-foot wide fuel modification zone is estimated to be at a total of 3.80 acres. The permanent loss of 3.80 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-6 will require the Permittee to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (7.60 acres of mitigation to offset 3.80 acres of ESHA).

In Southern California, Coastal sage scrub and Bigpod ceanothus chaparral is a fire-dominated vegetation type. Fires are a natural part of these ecosystems, increasing soil formation and fertility, removing thatch and litter, returning nutrients to the soil with the ash and enabling post-fire native plants to sprout and germinate (CNPS, 2018)[7]. In general, areas that supported native vegetation communities, such as ESHA, should experience post-fire recovery of native vegetation, with the native soils contributing as a "seed bank." However, fire can also promote the proliferation of some undesirable invasive plant species over native plant species. Due to the magnitude and intensity of the Woolsey Fire, recovery of natural vegetation on the parcel may be constrained or hindered by growth of invasive plant species. With the vegetation cover burned off, areas of the project site that are prone to erosion (due to steep slopes), may also exacerbate unsuitable conditions for natural regeneration of native vegetation. As a result, restoration entailing seeding and planting may be required to ensure success of

[7] Fire Recovery Guide, California Native Plant Society (CNPS), 2018.

the mitigation. Therefore, the ESHA compensatory mitigation includes a combination of restoration, enhancement, establishment and preservation elements, outlined in Mitigation Measure BIO-6, 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-6, includes the option of achieving ESHA compensatory mitigation either on- or offsite. These options are included in the mitigation as contingencies, in the event that on-site enhancement/restoration is not feasible.

Potential impacts to post-fire recovery ESHA will be prevented through implementation of Mitigation Measure BIO-3 which requires exclusion fencing during construction (see Section 4B). With the implementation of Mitigation Measure BIO-3, 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-4 (see Section 4B), impacts would be mitigated to a less-than-significant level and cumulatively considerable impacts would be less than significant.

The Applicant will be required to comply with the Ventura County Fire Protection District Fire Hazard Reduction Program (FHRP)[8]. 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-7, impacts would be mitigated to a less-than-significant level and cumulatively considerable impacts would be less than significant.

Mitigation:

Mitigation Measure BIO-6 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

[8] 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.

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 7.60 acres of compensatory mitigation to offset 3.80 acres of ESHA that were cleared without a permit and are 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 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 7.60, or the difference between 3.80 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) (SWCA Environmental Consultants, July 26, 2018). 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 (BMP) 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 require 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) (SWCA Environmental Consultants, July 2017, July 26, 2018), as proposed by a qualified biologist and approved by the Planning Directorin 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, an 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 issuance of Zoning Clearance for construction. 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-7: Fuel Modification Plan

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

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

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

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

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

With the implementation of Mitigation Measures BIO-3 through BIO-7, the proposed project is expected to reduce potential impacts to ESHA to a less-than-significant level, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to ESHA

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

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 project site is located approximately 3.6 miles southeast of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within this designated movement corridor. There is open space between the Santa Monica - Sierra Madre Habitat Connectivity Corridor and the project site; and, therefore, there is potentially unrestricted wildlife movement between the two areas. Prior to the Woolsey fire, the area's dense chaparral likely posed a constraint for larger animals to move through; however, roads and trails on the project site likely served as conduits for wildlife, such as deer, mountain lion and other animals. There are no fences or other barriers to movement, with the exception of the existing residential dwelling along Pacific View Drive.

No physical barriers to connectivity exist for the project site; however, certain types of fencing, which are typically erected for residential development, may create barriers to wildlife movement and habitat connectivity. To avoid future barriers to wildlife movement, Mitigation Measure BIO-8 is proposed, which will require fencing outside the development footprint to be permeable to wildlife.

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

No lighting is proposed as part the of the project; however, the proposed project will likely incorporate lighting that could have a significant impact on wildlife movement, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-9 is proposed, which requires the Applicant to submit a lighting plan.

Mitigation/Residual Impact(s)

Mitigation Measure BIO-8: 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 which identify all fences to be constructed on the Project site, to the Planning Division for review and approval, prior to the issuance of a Zoning Clearance for construction. The Permittee shall install the approved fencing, prior to issuance of a Certificate of Occupancy for the principal structure.

Monitoring and Reporting: The Permittee shall submit the plans, which identify all fences to be constructed on the Project site, to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for construction. The Planning

Division has the authority to conduct site inspections to ensure that the Permittee installs and maintains the fencing in compliance with this condition, consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

Mitigation Measure BIO-9: Wildlife Corridor or Wildlife Habitat Outdoor Lighting/Glare Condition

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

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

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

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

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

Residual Impacts:

With the implementation of Mitigation Measures BIO-8 and BIO-9, impacts to wildlife movement will be mitigated to a less-than-significant level.

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

Impact Discussion:

4F. The proposed project is consistent with the *Ventura County General Plan* Goals and Policies of the *Ventura County Initial Study Assessment Guidelines.* The project is consistent with *General Plan* Biological Resources Policies 1.5.2-1 and 1.5.2-2, which requires discretionary development, which could potentially impact biological resources to be evaluated by a qualified biologist to assess impacts, and, if necessary, develop mitigation measures to mitigate any significant impacts to biological resources to less-than-significant. A biological resources evaluation, an ISBA (SWCA Environmental Consultants, July 26, 2018), was prepared for the proposed project (Attachment 2). With the implementation of Mitigation Measure BIO-1 through BIO-9 that protect the biological resources identified in the ISBA, the proposed project will be consistent with *General Plan* Policies 1.5.2-1 and 1.5.2-2.

General Plan Biological Resources Policy 1.5.2-4 requires discretionary development to be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on those habitats. The proposed building pad has been sited more than 300 feet away from the jurisdictional wetland areas and has been designed to avoid impacts to wetland habitats. However, as indicated in Section 4A, the access road improvements are anticipated to result in a minor loss of approximately 34.85 sq. ft., or 0.0008 acres, of mulefat scrub vegetation. With the implementation of Mitigation Measure BIO-5, project-specific impacts to jurisdictional areas would be less-than-significant.

The project site is located within areas that are subject to the *Coastal Area Plan. Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands be consulted for discretionary entitlement applications that may adversely affect the biological resources. The Planning Division notified and requested comments from the National Parks Service, Santa Monica Mountains Conservancy, California State Coastal Conservancy, California State Parks, the Trust of Public Lands and Ventura County General Services Agency Parks Division regarding the proposed project. To date, no responses have been received.

Additionally, *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires all habitat areas to be permanently maintained in open space through an

easement or other appropriate means. The proposed project will be consistent with *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 with the implementation of Mitigation Measure BIO-6, which will require the Applicant to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (7.60 acres of mitigation to offset 3.80 acres of ESHA) and all onsite ESHA be permanently protected in perpetuity through a conservation easement or deed restriction. As a result, the proposed project is consistent with *General Plan* Goals and Policies and *Coastal Area Plan* policies governing biological resources.

Residual Impact(s):

With the implementation of Mitigation Measures BIO-1 through BIO-9, residual impacts will be less than significant.

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

Impact Discussion:

5A-1. The project site includes soils designated as “Other Land” in the Ventura County Important Farmland Inventory. The proposed project will not result in the removal or covering of soils designated as Prime, having Statewide Importance, Unique, or Local Importance set forth in the Important Farmlands Inventory (lFl). 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 project site is not located near land in agricultural production (i.e. row crops). In addition, the site is not located closer than the 300 feet threshold distance, set forth in Section 5b.C of the *Ventura County Initial Study Assessment Guidelines,* to lands that are in agricultural production. Therefore, the proposed project will not have a project-specific impact on agricultural resources and will not make a cumulatively considerable contribution to a significant cumulative impact related to agricultural resources.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

6a and 6b. The 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 rock outcroppings and 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-7, 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-6, which will permanently preserve all ESHA onsite and mitigate for the loss of ESHA, the propose project will not substantially degrade the vegetation on site. No lighting is proposed as part the of the project; however, the proposed project will likely incorporate residential lighting that could be visible from public views, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-9 is proposed, which requires the Applicant to submit a lighting plan to the Planning Division for review and approval.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas in order to minimize the

alteration of natural land forms and to be visually compatible with the character of surrounding areas. A Visual Impact Analysis, prepared by Burdge and Associates Architects, Inc., dated February 8, 2018, was submitted for the proposed project. The analysis included a photographic survey to analyze the visual impact of the proposed project from a public street or from a public trail. The project site is not visible from State Route 1 (Pacific Coast Highway), Yerba Buena Road, Deer Creek Road or Serrano Road. In addition, Planning Division staff conducted a site visit on September 6, 2018 and determined that the proposed project site was not noticeably visible from nearby public roadways (Pacific View Road). The proposed building pad is at a lower elevation and hidden by the natural topography. The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.7 miles north of the proposed project site. The Yellow Hill Trail is located approximately 2 miles southeast of the proposed project, and the Big Sycamore Canyon Trail is approximately 2.1 miles west of the proposed project site. At these distances and due to the steep terrain, public views of the proposed project would likely not be visible or would be minimal at best.

Pursuant to the *Ventura County Coastal Zoning Ordinance* Section 8177-4.1.7, all new development to the extent shall not be sited within 500 feet of the park boundary unless no alternative siting on the property is possible. National Park Service is located within 500 feet to the west and south of the project site. The parkland is unimproved, does not contain any public or private park trails, roads or facilities (unimproved wildland), and contained steep topography and dense vegetation (prior to the Woolsey Fire). The project site is not currently accessible by the public or the National Park Service; and, hence, absent any individuals in this area. The proposed project is not visible from the National Park Service's property. An Alternative Analysis prepared by Schmitz and Associates, Inc., dated July 2017, indicated that the alternate building sites would introduce significant impacts to stream or wetland ESHA, water quality, site topography (increased landform alteration), and proximity to the archaeological and cultural resources than the proposed building site location.

In order to ensure that the proposed development blends in with the natural environment of the Santa Monica Mountains, the project will be conditioned to require that the single-family dwelling be painted with earth tone colors and non-reflective paints. 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 siltstone and sandstone assigned to the Topanga Formation and basalt assigned to the Conejo Volcanics, both of Miocene geologic age (Geotechnical Report, Gold Coast Geoservices, Inc., dated June 7, 2017). In accordance with the *Ventura County Initial Study Assessment Guidelines,* the Topanga and Conejo Volcanics 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 will not likely result in impacts to paleontological resources, future ground disturbance activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources that are inadvertently encountered during ground disturbance activities.

<u>Paleontological Resources Discovered During Grading</u>
Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

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

a. Cease operations and assure the preservation of the area in which the discovery was made;

b. Notify the Planning Director in writing, within three days of the discovery;

c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;

d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

e. Implement the agreed upon recommendations.

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

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

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

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

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

Mitigation/Residual Impact(s): None.

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

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. A Phase I Archaeological Resource Survey and Impact Evaluation was prepared by Archaeologist, Dr. Brandon S. Lewis, on December 9, 2017, to investigate the existence of historical and cultural resources on the subject property. The study included a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton, an intensive field survey for the proposed project site, and a Shovel Test Pit Program (STP).

CHRIS records search indicated that a previously recorded archaeological resource existed within the property boundaries; however, the recorded site is not located within the proposed development envelope. A total of three archaeological field surveys have been conducted within the project area. A total of 26 surveys have been conducted within a half-mile radius. An initial archaeological field survey was conducted for the proposed project on November 14, 2016 and November 15, 2016 to inspect all areas proposed for development. No cultural resources were identified in areas proposed for development.

A Shovel Test Pit survey was conducted on December 7, 2016 and December 8, 2016, along the entrance of the site, along the driveway, and the building pad to determine if

any cultural resources were located within the development envelope. A total of 10 STPs were excavated. Based on a literature review and initial field survey, the locations of these units were selected because there was a greater likelihood to encounter cultural resources, and the locations were within proximity to known archaeological sites. No evidence of cultural resources were identified during the STP excavations.

Pursuant to Public Resources Code Section 21080.3.1 et seq., on March 19, 2019, a formal request (AB-52) was sent to Native American representatives for consultation regarding the proposed project's potential impact to tribal coastal resources. As of the date of this initial study, no comments were received.

Based on the results of this investigation, no significant archaeological resources exist in areas proposed for development, and no additional archaeological consideration or work would be required for the proposed development. Although the proposed project is unlikely to result in impacts to archaeological resources due to the proximity of a recorded resource, 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 condition (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.

<u>Archaeological Resources Discovered During Grading</u>
Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

   (1) Cease operations and assure the preservation of the area in which the discovery was made;

   (2) Notify the Planning Director in writing, within three days of the discovery;

   (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

(4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

(5) Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

(1) Cease operations and assure the preservation of the area in which the discovery was made;

(2) Immediately notify the County Coroner and the Planning Director;

(3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

(4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

(5) Implement the agreed upon recommendations.

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

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

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
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 and unimproved access road. Therefore, the proposed project will have no impact on historical resources.

Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to historical resources.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

9a and 9b. The project site is located approximately two miles north of the Pacific Ocean and is located between 850 and 1,400 feet amsl. The proposed project's distance from the coast does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to coastal beaches or sand dunes.

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

Mitigation/Residual Impact(s): None.

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

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 built in accordance with all applicable requirements of the Ventura County Building Code?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

12a. The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a factor for the proposed project, and the site is not within a State of California Seismic Hazards zone for liquefaction. Additionally, the subject property is underlain by dense bedrock (Topanga Formation and Conejo Volcanics); therefore, the subject site is not considered susceptible to liquefaction related hazards (Geotechnical Report, Gold Coast Geoservices, Inc., dated June 7, 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)								
Will the proposed project:								

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

Impact Discussion:

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

13a. The project site is located approximately two miles north of the Pacific Ocean and is located between 850 and 1,400 feet amsl. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery review [Resource Management Agency Geographic Information System (RMA) GIS Viewer, 2018] and is not subject to seiche hazard. Therefore, the proposed project will not have a project-specific impact related to potential seiche hazard. The hazards from seiche will affect each project individually, and no cumulative seiche hazard will occur as a result of other approved, proposed, or probable projects.

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

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

Mitigation/Residual Impact(s): None

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**

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

Impact Discussion:

14a. The site is located in a hillside area of Ventura County. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act (1991, Public Resources Code Sections 2690-2699.6), portions of the property are located in a potential seismically induced landslide zone. The Geotechnical Report, prepared by Gold Coast Geoservices, Inc. (June 7, 2017), indicates the project site is not susceptible to earthquake-induced landslides due to a minimum pseudo-static factor of safety greater than 1.1 (page 9). 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)								
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 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 Geotechnical Report, prepared by Gold Coast GeoServices (June 7, 2017), indicates the near surface soils for the site possess low expansion (EI = 28, page 22). The proposed project will be subject to the requirements of the Ventura County Building Code (2016) adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The hazard associated with adverse effects of expansive soils is considered to be less than significant. The hazards from expansive soils will affect each project individually, and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

16a. The subject property is not 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)								

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

Impact Discussion:

17a-1. There is an increase in impervious area proposed by the project. To offset the additional runoff from the developed to the pre-developed condition, the proposed project has offsetting features for the proposed impervious surfaces. These systems consist of localized drainage pipes and eight drainage subareas designed to reduce any increase in post development runoff to pre-development rates and amounts (Drainage Calculations, Peak Surveys, Inc., January 18, 2018). Therefore, the proposed development will be constructed in accordance with current codes and standards, which

will require that there is no increase in flooding hazard and no increase in the potential for erosion or siltation.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

17b-1 – 17b-4. The site is not located within or adjacent to a Federal Emergency Management Agency (FEMA) 1% annual chance (100-year) floodplain as evidenced in the effective Digital Flood Insurance Rate Map (DFIRM) 06111C1140E (January 20, 2010). The project site is located in a "Zone X-Unshaded" 500-year floodplain. The nearest floodplain is the Pacific Ocean, which is located approximately two 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 project site is located outside of the 1% annual chance (100-year) floodplain as evidenced on the latest effective DFIRM and, therefore, will be consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 17b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 project site. The proposed project will not involve any obstructions to navigable airspace, as all possible future development on-site will be limited to a maximum height of 35 feet. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established deferral criteria set forth in the Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

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

20b-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:								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?	X				X			
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X			X			
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			

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

Impact Discussion:

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

The proposed project is located approximately two miles north from State Route 1 (Pacific Coast Highway) and is outside the CNEL 60dB(A) noise contour (RMA GIS Viewer, Noise Contour Maps, 2018). Therefore, proposed and future residential uses will not be subject to noise levels from traffic along State Route 1, which are incompatible with residential uses. In addition, the proposed project site is not located near any railroads or airports (both of which are approximately nine 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 have a less-than-significant project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

22a. The project site is situated in the hillside terrain within the Santa Monica Mountains. The building envelope proposed for the single-family dwelling is situated at a lower elevation and is hidden by the natural topography. 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 porcelain tiled (wood-look) and board formed concrete façade, earth tone color stucco, metal roof, and metal clad windows and doors. As discussed in Sections 4E and 6 of this Initial Study (above), potential impacts from glare will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-9, which requires the Permittee to provide a lighting plan to the Planning Division for review and approval. Additionally, as discussed in Section 6 (above), the Applicant shall submit a materials sample/color board at the time of construction of the new single-family dwelling and shall utilize natural building materials and colors (earth tones and non-reflective paints) on exterior surfaces of all structures. Therefore, the project-specific glare impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant glare impacts.

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

Mitigation/Residual Impact(s): None.

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

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 impacts can be reduced to less than significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. Septic tanks must be pumped by an EHD-permitted pumper truck and septage wastes must be disposed of in an approved manner.

Water for the project will be provided by an existing onsite well (SWN 01S20W16H01S). Groundwater may contain contaminants harmful to human health. Well water used for domestic purposes (drinking, cooking, and sanitary purposes) must meet Federal and State drinking water standards. Compliance with Federal, State, and local laws related to water well siting and drilling, water quality testing, and 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

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

Mitigation/Residual Impact(s): None.

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

The surrounding properties have the same zoning designations and land use designations as the project site and consist primarily of open space and rural residential development. The property abuts single-family residences to the north and east and open space/vacant land owned by the National Park Service to the south and west. The proposed project includes the construction of a single-family dwelling with an attached garage, swimming pool, and spa; therefore, future development will be compatible with the existing residential development within the vicinity of the project site.

The proposed project has been evaluated for conformance with the applicable requirements of the Ventura County CZO for the construction of a new single-family dwelling, including building setbacks, height limits, and other development standards for new residences. Additionally, pending projects 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 CZO (Section 8175-2 et seq.). Additionally, as discussed in Sections 6 (above) the proposed project will be conditioned to require the Applicant to submit plans and a materials sample/color board for the new single-family dwelling to the Planning Division for review and approval, prior to issuance of a Zoning Clearance for the construction of the proposed project to ensure the proposed residence is compatible with the natural environment of the Santa Monica Mountains. Therefore, the project-specific 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 (Plng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Eliminate three or more dwelling units that are affordable to: • 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 exist on the project site. The proposed project includes the construction of one single-family dwelling on the project site and will not eliminate three or more existing dwelling units that are affordable to moderate-income or lower-income households. The project, in fact, would result in the development of one new single-family dwelling unit, which will add to the County's housing stock. Therefore, the proposed project will not have a significant project-specific impact to housing. The proposed project will not make a cumulatively considerable contribution to a significant cumulative housing impact.

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

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(1)-a. The proposed project includes a residential use that will 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 Public Works Agency (PWA) Transportation Department collect a Traffic Impact Mitigation Fee (TIMF) for development. This project is subject to the TIMF ordinance and policy. With payment of the TIMF condition of approval (below), the Level of Service (LOS) and safety of the existing roads would remain consistent with the Ventura County General Plan. Therefore, adverse traffic impacts relating to level of service (LOS) will be less than significant.

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 Permittee shall deposit with the PWA – Transportation Department a TIMF. The trip generation rate and TIMF will be calculated based on the Permittee's

information. The 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 Permittee's information:

a. The TIMF due to the County would be: $116 = 1** DU (Single Family) x $116*** per DU

Notes

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

Documentation: The Permittee shall come to the PWA Transportation Department counter, fill out the TIMF form, and pay the TIMF. The 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 Zoning Clearance for construction.

Monitoring and Reporting: The PWATD will review and approve the payment of the TIMF.

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 includes the construction of a single-family dwelling with attached garage, swimming pool and spa. 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 (State Route 1) 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. The proposed project will be conditioned to include a Notice of Substandard Access Roads (NSSAR) will require that the applicant record an NSSAR, since the proposed development is adjacent to a substandard road, which may not be improved to the current County Road Standard in the future. With the requirement to record an NSSAR, the proposed project will have a less-than-significant project-specific impact related to safety/design of County roads and will make a less-than-significant cumulatively considerable contribution to a significant cumulative impact related to safety/design of County roads.

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

The 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 Permittee/Owner shall acknowledge that Yerba Buena Road, Cotharin Road, Deer Creek Road, and Pacific View Drive in the Yerba Buena Area, and access

roads connected to these roads do not meet current County Road Standards.

C. The private portions of these public roads and the private roads are neither County-maintained nor currently eligible for any improvements at County expense.

D. These roads are of rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built to current standards.

E. These roads are to be used with due care in a manner in which it is reasonably foreseeable that they will be used.

F. There are no current funding sources available to construct the improvements on the existing public roads in this area.

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

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 existing roads leading to the project site, Pacific View Drive and Deer Creek Road, meet minimum VCFPD access standards. The project proposes to widen and pave the existing dirt access road which will be required to meet the adopted Private Road Guidelines and Access Standards of VCFPD as identified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the safety and design of private access.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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. State Route 1 (Pacific Coast Highway) and Pacific View Drive are existing roads serving the project site. No public or private roads are proposed for this project. The existing dirt access road will be widened and paved to meet the adopted Private Road Guidelines and Access Standards of the Ventura County Fire Protection District as identified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to tactical access.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 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 less-than-significant 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 and will not result in a net increase in demand for bus transit facilities and will not exceed the threshold requiring a transit analysis. Therefore, the proposed project will not have a project-specific impact on bus transit facilities/services and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities/services.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			

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

Impact Discussion:

27e-1 and 27-e-2. The project site is located approximately 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 CZO 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-9 which requires the Permittee to provide a lighting plan to the Planning Division for review and approval, as well as a recommended condition of approval requiring the Applicant to submit a materials sample/color board for the construction of the 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:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27g-1. The project site is not located over or near any existing pipelines (RMA GIS Viewer, 2018). 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		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28a-1. The proposed project will obtain potable, domestic water from an existing on-site water well (SWN 01S20W16H01S). Groundwater may contain contaminants harmful to human health; however, water quality analysis results, dated November 29, 2017 and December 11, 2017, indicate the well water quality meets primary State drinking water standards. The use of an OWTS has the potential for contaminating groundwater supplies. Potential impacts from the OWTS can be reduced with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. Conformance with the Ventura County Building Code and applicable drinking water standards will reduce any project-specific and cumulative impacts to a less-than-significant level.

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1. Water for the project site is supplied by an existing onsite water well (SWN 01S20W16H01S). A Pump and Recovery Test, dated November 10, 2017, was approved for the proposed dwelling. Total water level drawdown after 12 hours was 3.25 feet below ground surface, with a total of 7,260 gallons of water pumped. This exceeds the minimum water requirement of 7,000 gallons per day for an 8-bedroom equivalent dwelling and is enough to supply the proposed swimming pool. The well recovered to its initial static water level of 204 feet below ground surface after 12 hours. Therefore, the proposed project is considered to have a less-than-significant impact to groundwater quantity.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28c-1. The Applicant will be required to provide on-site water supply, including fire hydrants that meet the required fire flow in accordance with the Ventura County Waterworks Manual and Ventura County Fire Code. Two 10,000-gallon water tanks are proposed to provide additional water for fire suppression. Therefore, fire flow impacts would be less-than-significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

29a-1. The proposed project will utilize a new OWTS for domestic wastewater disposal. A geotechnical report, dated June 8, 2017, proposes an OWTS consisting of one 4,000-gallon septic tank with a sand filtration bed and seepage pits. Septic feasibility has been demonstrated. A complete and detailed evaluation of the proposed OWTS shall be conducted by EHD Liquid Waste Program staff during the plan review and construction. EHD Liquid Waste Program staff shall review and verify all relevant documentation, including, but not limited to, the following: geotechnical report, system design calculations, compliance with local building codes, and historic geological data for the area. Conformance with the Ventura County Building Code, State OWTS policy, and EHD guidelines, as well as proper routine maintenance of OWTS, will reduce any project-specific and cumulative impacts to a less-than-significant level.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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 an expansion of an existing utility facility.

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

Mitigation/Residual Impact(s): None.

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

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 project site is situated approximately 1.2 miles west of Little Sycamore Canyon, which is a Ventura County Watershed Protection District (WPD) jurisdictional redline channel. No direct connections to this WPD channel are proposed. It is understood that impacts from increased impervious area and stormwater drainage design will be required to be mitigated to less than significant under the conditions imposed by the PWA, Engineering Services Division, Development & Inspection Services, by reference to Appendix J of the Ventura County Building Code (2016), requiring that runoff from the project site be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak velocity or duration. WPD staff determines that the proposed project design, with incorporation of the WPD conditions mentioned above, mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will result in less-than-significant project-specific and cumulative impacts, related to redline channels under the jurisdiction of WPD.

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

Mitigation/Residual Impact(s): None.

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

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 and 31b-4. The proposed project preserves the existing runoff and local drainage patterns. The project runoff will be similar to the present flow, and no increase in effects on Areas of Special Flood Hazard will occur when compared to the pre-project condition. This project will not create an obstruction of flow in the existing drainage, as runoff from the project site will maintain the drainage conditions that presently exist. The proposed project will result in an increase in impervious surfaces, created by the proposed structures; however, the proposed project includes a drainage system that will offset the increase in runoff. The drainage system consists of localized drainage pipes and 8 drainage subareas designed to convey the peak 100-year flows to the existing drainage course. The proposed development is at an average of 10% slope or steeper. Peak flow through the paved driveway is conveyed via a 10-inch PVC pipe from subareas 4, 7 and 8. A 36-inch concrete v-ditch is sized to convey the 100-year flow from drainage subareas 3, 5, and 6 to the existing water course (Drainage Calculations, Peak Surveys, Inc., January 18, 2018). As such, the offsite drainage patterns will be unaltered. The proposed project includes installation of a prefabricated bridge with a span of 85 feet over the existing drainage course to convey the off-site and on-site

runoff. The proposed project will not result in an increase in flow from the existing conditions as the runoff from impervious surfaces will be offset by a drainage subarea. There will be no adverse effects to Areas of Special Flood Hazard, regulatory channels, and natural and man-made channels. The proposed project will be completed according to current codes and standards. Therefore, the impacts of the project on drainage facilities not under the jurisdiction of WPD are less than significant.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 and 34b-4. The proposed project, a single-family dwelling, will not have an impact on the operations of an existing public library facility. The Planning Division staff analyzed Figure 4.9.1 (County Library Facilities map, *Ventura County General Plan* Public Facilities and Services Appendix, May 8, 2007 Edition) and determined that the project site is not located adjacent to or near any County library facilities. The nearest public library to the project site, Ray D. Prueter Library, is located approximately 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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X			X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: • Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; • Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, • Regional Trails/Corridors - 2.5 miles per 1,000 population?	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X			X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

35c. National Park Service-owned land is located within 500 feet to the west and south of the project site. The parkland is characterized by steep topography, is unimproved, and does not contain any public or private park trails, roads, or facilities (unimproved wildland). The site is not currently accessible by the public or the National Park Service; and, hence, the proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors.

The closest hiking trails to the project site are the California Department of Parks and Recreation's Point Mugu State Park Trail, which is located approximately 0.7 miles north of the proposed project site, and the Big Sycamore Canyon Trail, which is located approximately 2.3 miles west of the proposed project site. ln addition, no Quimby fees will be required as the proposed project does not involve a subdivision of three lots or more. Therefore, the proposed project will result in less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

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

Mitigation/Residual Impact(s): None.

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

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

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

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

Section C – Mandatory Findings of Significance

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

Findings Discussion:

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

2. The proposed does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

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

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

Section D – Determination of Environmental Document

Based on this initial evaluation:

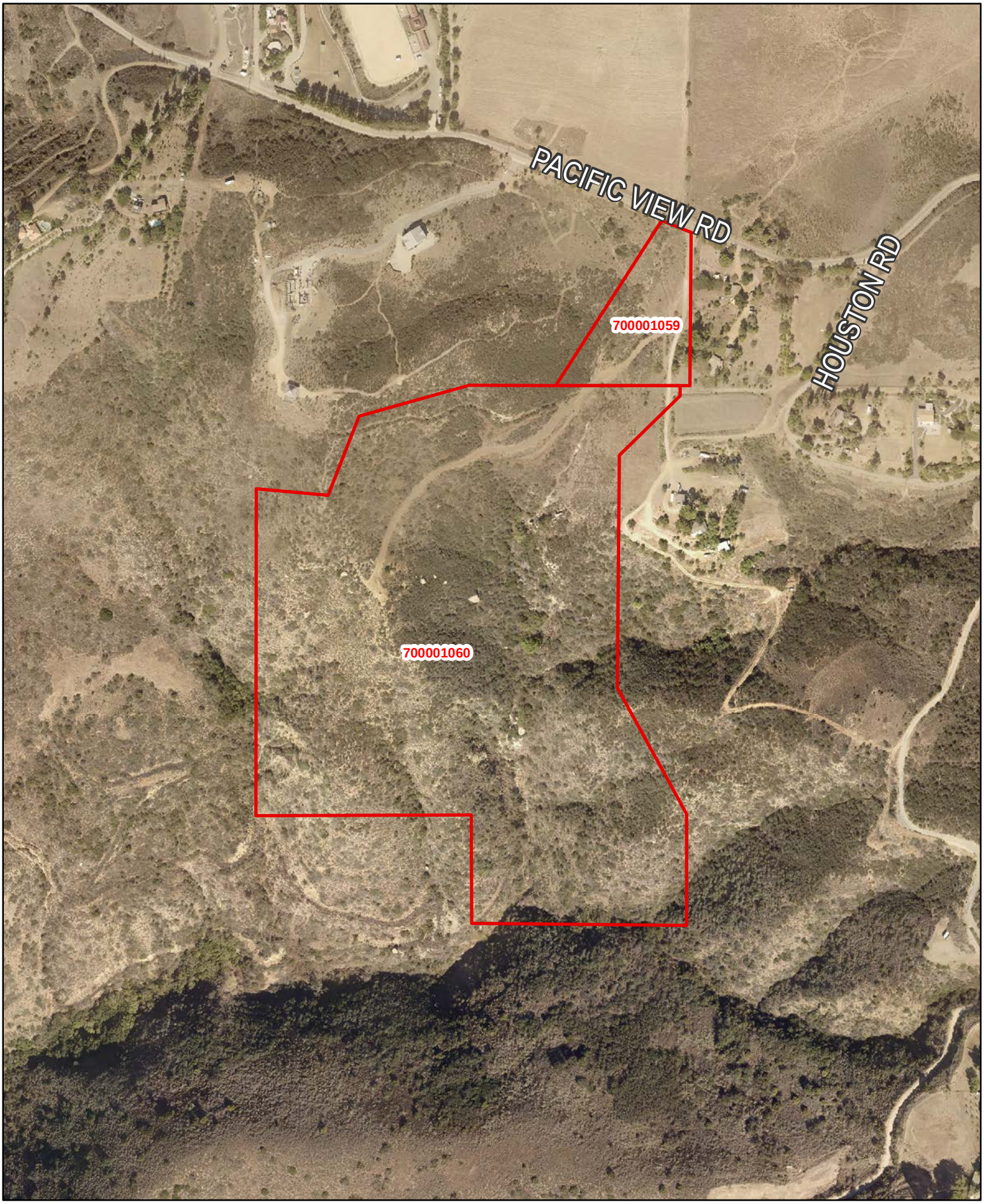
[ ]	I find the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** should be prepared.
[X]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because 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

4/30/2019
Date

Attachments:

Attachment 1 – Aerial Location Map
Attachment 2 – Initial Study Biological Assessment, SWCA Environmental Consultants, Dated July 2017, Revised January 2018 and July 26, 2018
Attachment 3 – Project Plans
Attachment 4 – List and Map of Ventura County Pending and Recently Approved Projects, October 2018
Attachment 5 – Aquatic Resources Delineation Report, SWCA Environmental Consultants, Dated July 26, 2018
Attachment 6 – Works Cited



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 08-23-2018
Source: Pictometry: Nov 2017

RMAgis

County of Ventura
Planning Director Hearing
Aerial Photography
PL17-0103

0 100 200 400 Feet

RH

Pacific View Drive, Ventura County, CA 90265

(APN 700-0-010-595 & 605)

Initial Study Biological Assessment

Original ISBA report date: July 2017; Revised January 2018; Revised July 26, 2018

Case number: PL17-0103

Permit type:

Applicant: Michael Salove

Case Planner:

Total parcel(s) size: 2.9 acres (lot 595) & 37.44 (lot 605) per assessor

Assessor Parcel Number(s): 700-0-010-595 & 605

Development proposal description: Single Family Residence

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): 			7/18/2017; 1/12/2018; 7/26/2018
Name (printed): Jacqueline Bowland Worden	Title: Project Manager, Natural Resources; Senior Biologist	Company: SWCA, Inc.	
Phone: 805-657-2837	email: jacqueline.worden@swca.com		
Other Biologist (signature):			Date:
Name (printed):	Title:	Company:	
Phone:	Email:		

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						
Species		X						
Ecological Communities		X						
Habitat Connectivity	X							

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant
* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

Contents

Summary 1
Section 1: Construction Footprint Description 1
Section 2: Survey Area Information 5
2.1 Survey Purpose 5
2.2 Survey Area Description 5
2.3 Methodology 6
Section 3: The Biological Inventory 8
3.1 Ecological Communities 8
3.2 Species 10
3.3 Wildlife Movement and Connectivity 15
Section 4: Impact Assessment & Mitigations 15
4.1 Sufficiency of Biological Data 15
4.2 Impacts and Mitigations 16
Section 5: Photos 20

Tables

Table 1: Parcel Cover 6
Table 2. Survey Dates & Details 7
Table 3. Major Plant Communities Summary & Impact Estimates 8
Table 4. Impact Summary 16
Table 5. Impacts to Waters 17

Maps

Figure 1: Regional Location & Vicinity 3
Figure 2: Site Plan 4
Figure 3: Waters 10
Figure 4: Vegetation 12

Appendix 1: Waters & Wetlands Regulations
Appendix 2: Observed Species Tables
Appendix 3: Special Status Species Tables
Appendix 4: Summary of Biological Resource Regulations
Appendix 5: Waters Mitigation Planting Plan

Summary

This biological analysis reports on the existing biological conditions in the approximately 40.34 acre property, comprised of two lots: APN 700-0-010-595 (2.9 acres) and APN 700-0-010605 (37.44 acres).

The Survey Area extended approximately 100-feet outside of the parcel boundary, with the exceptions of the southern third of the parcel where very steep slopes and dense vegetation limited access and the fenced private property east side of the parcel.

The field survey did discover two special status plant species and did not find any special status wildlife species. A focused spring survey was conducted to search for special status lichens and bryophytes; none were found.

Section 1: Construction Footprint Description

Development Proposal Description (information provided by applicant's civil engineer):

The proposed project entails a 9,803 square-foot single-family residence with 919 square-foot attached garage, outdoor decks, and swimming pool. Two 10,000 gallon water tanks, utilities, and new septic system are proposed. There is one existing water well located east of the building pad area.

A new driveway would be constructed following the footprint of the westernmost existing dirt road which originating at Pacific View Drive. (The easternmost dirt road is not a part of this project and will be continued to be used by neighboring residents.) The improved road will be widened to 15-feet in compliance with Ventura County Fire Department Access Standards. An 80-foot long, 12-foot wide bridge would span over an ephemeral drainage. One segment of the road would be 20 feet wide near the residence, and there will be three turnouts for Fire Department Access.

The subject property is located within the Hillside Development area with an average slope of 59%. The single-family residence will be placed on an existing flat building pad that is more than 7,192 square feet and the surrounding topography to the building pad abuts to 1:1 slopes at 100%, 2:1 slopes at 50%, and 3:1 slopes at 33.33%. The survey map determined that the gross and net areas are equal at 40.34 acres. The area to be graded is 60,984 square feet (1.4-acres) and the height of the highest finished slope (from top to bottom) is 18 feet. The project is estimated to generate 4,047 cubic yards of export, with plans to balance on site as much as possible to reduce export material during grading operations and landscaping.

The key project elements are summarized below. For more detailed project information, please refer to the Civil Plan sheets, submitted separately by the applicant. **Figure 1, Regional Location & Vicinity** provides context for the location of the property. **Figure 2, Project Boundary and Development Footprint,** illustrates the boundaries of the proposed building envelope for the house, the access road, and grading limits.

Coastal Zone/Overlay Zones/Zoning

Coastal Open Space10-acres Santa Monica Mountains Overlay (COS-10 ac-sdf/M)

Elevation

The property ranges in elevation from less than 850 feet to approximately 1,400 ft.

•LOT INFO.:	APN 700001059 :	**2.9 Acres (126,363 SqFt)**
	APN 700001060 :	**37.44 Acres (1,630,886 SqFt)**
	Gross Area:	**40.34 Acres**
	Net Area:	40.34 Acres (same as Gross area)

•MAXIMUM ALLOWED BUILDING COVERAGE:

5% Lot area

• FLOOR AREA BREAKDOWN:

Livable area:	
Main Level……..	5,629 Sq.Ft. +
Upper Level……	1,204 Sq.Ft. +
Lower Level…….	2,970 Sq.Ft. =
Total	**9,803** Sq.Ft.
Non Livable area:	
Attached Garage	919 Sq.Ft. +
Laundry and Mech. room	120 Sq.Ft. =
Total	**1,039 Sq.Ft.**
Grand Total Enclosed area:	**10,842** Sq.Ft.
Outdoor Area:	
Covered Porches, overhangs	1,705 Sq.Ft.
Pool, Pool deck, Equip.	1,472 Sq.Ft.
Flatworks	3,260 Sq.Ft.
Building Footprint:	6,823 Sq.Ft.

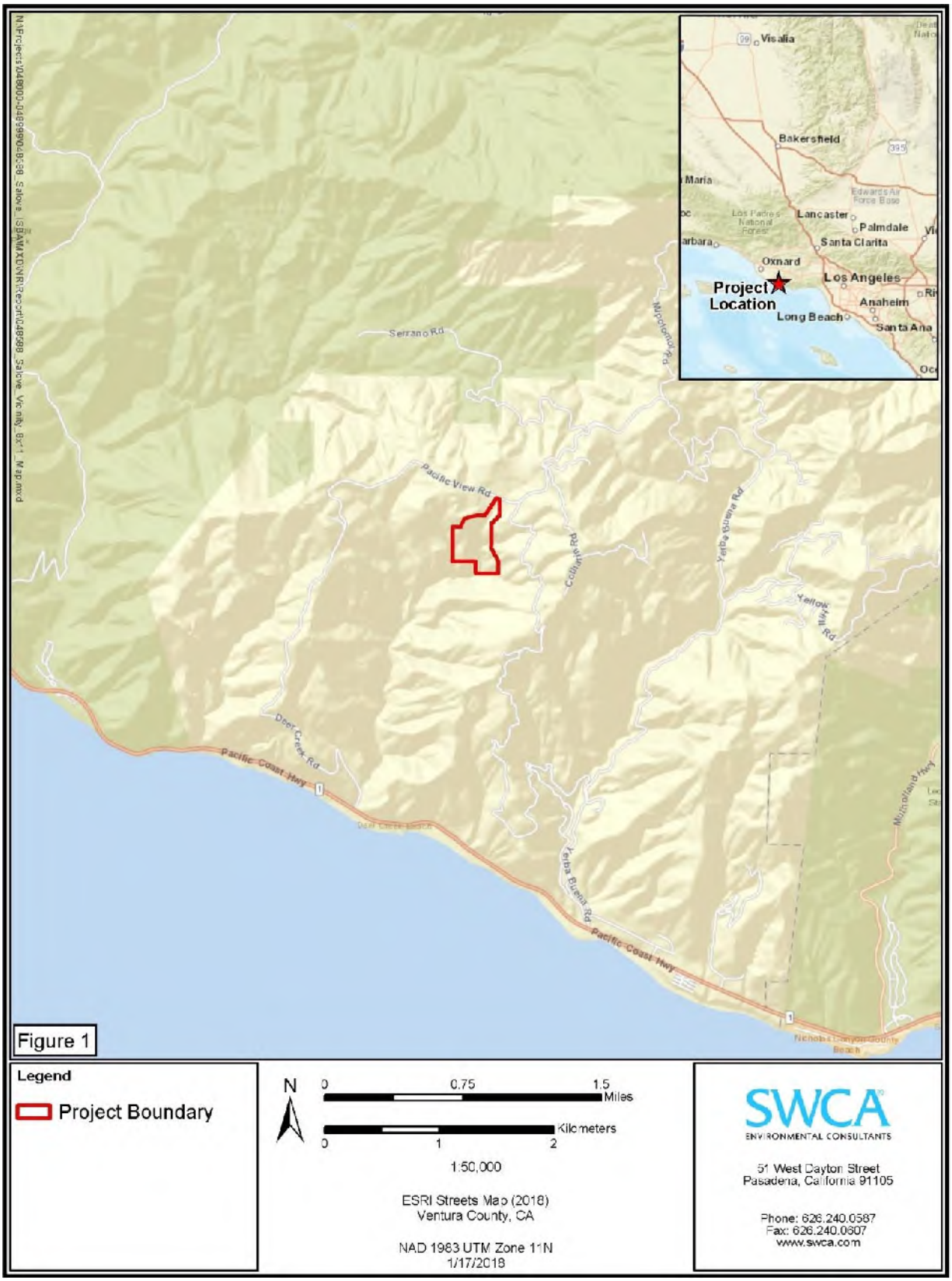


Figure. 1 Regional Location & Vicinity.

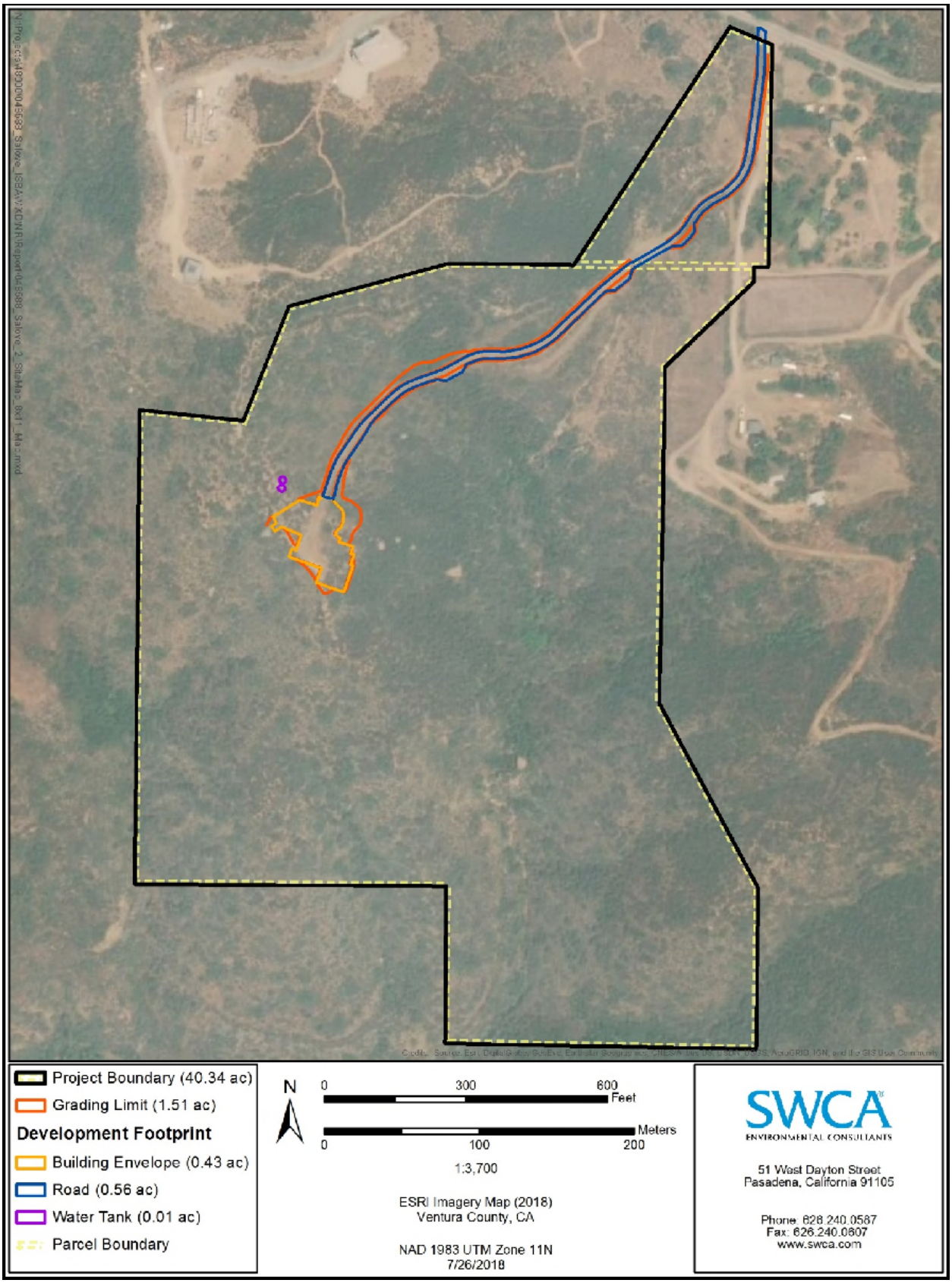


Figure 2. Project Boundary and Development Footprint.

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) was 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

The Survey Area is illustrated on **Figure 2, Site Plan**. It extended approximately 100-feet outside of the parcel boundary, except in the very steep and densely vegetated southern third of the site and the fenced private property east side of the parcel.

Location

The subject property is located in the southeastern corner of Ventura County, generally southeast of Pt. Mugu and about 1.7 miles north of Pacific Coast Highway. **Figure 1, Regional Location & Vicinity,** provides the sites' location in a regional context. The property is located on the U.S. Geological Survey (USGS) Triunfo Pass 7.5' quadrangle topographic map. Pacific View Drive forms the northern boundary of the property (along lot 595). Pacific View Drive connects to Deer Creek Road to the west of the site and Cotharin Road to the east.

Survey Area Environmental Setting

The majority of the Survey Area is undisturbed chaparral, with moderate to steep slopes and well-defined ravines. Small areas of coastal sage scrub and ruderal annual grassland occur, along with scattered rock outcrops and large boulders.

Two graded dirt roadways extend from Pacific View Drive to the south. The westernmost road branches off to the southwest and culminates on Lot 605, culminating at an existing graded pad. The easternmost road continues south into the neighboring property, and is not a part of this project.

Ephemeral drainages cross the property, and are described below in Section 3.1, Waters.

Physical Features.

Soils: The Survey Area is nearly evenly divided into three soil units: Chumash-Boades-Malibu association; Mipolomol-Topanga associated; and, Cotharin clay loam association. The first two contain soils formed from shale, sandstone, and slate, with gravelly loam in the upper layers and gravelly loam over bedrock-weathered

bedrock below.[1] The third association contains loam over bedrock. Gravelly loam was observed in open locales (roadways; unvegetated areas; openings in the scrub/chaparral cover) within the Survey Area.

Rock outcrops are scattered over the property, ranging in composition from conglomerate to sandstone. No volcanic rocks or soils, no clay, and no calcareous soil or rocks were observed. Soil composition is important for determining the occurrence potential for many special status plant species, which are frequently substrate endemics.

Surrounding Area Environmental Setting

Surrounding land uses include large-lot rural residential. Existing residences are present in the vicinity to the northwest, east and southeast of the property.

Protected Lands: Deer Creek Canyon Open Space is immediately west of the Survey Area, contiguous with the western and southern boundaries of the subject property (refer to Figure 1, Regional Location & Vicinity). This is a National Park Service open space in the Santa Monica Mountains National Recreation Area.

Table 1. Parcel Cover

Cover	Acres	Percent
% Native	37.31	92.40%
% Non-Native	0.13	0.30%
% Burned	n/a	n/a
% Ag/Grazing	n/a	n/a
% Bare Ground/Cleared/Graded (includes large rock outcrops)	2.95	7.30%
% Buildings	n/a	n/a
% Other	n/a	n/a
TOTAL	**40.39**	**100.00%**

2.3 Methodology

Literature Search

The California Natural Diversity Data Base (CNDDB)[2] and California Native Plant Society (CNPS)[3] were queried for the nine USGS quadrangles including the project site, encompassing over 10-square miles surrounding the site. The Survey Area is located on the Triunfo Pass, California USGS 7.5-minute quadrangle. The other five USGS quadrangles searched include Camarillo, Newbury Park, Thousand Oaks, Pt Mugu, and Point Dume. The other three quads normally included in the 9-quad search would be entirely in the Pacific Ocean.

Personal communications between with local botanical experts were conducted in January through March, 2017 to find a bryophyte expert. These experts included Tarja Sagar, Santa Monica Mountains National Recreation Area, Senior Botanist, Paul Wilson, Carl Wishner, Rick Burgess and others.

1 United States Department of Agriculture, Natural Resources Conservation Service. 2017. Soil survey of Santa Monica Mountains National Recreation Area, California. http://soils.usda.gov/survey/printed_surveys/.
2 California Department of Fish and Wildlife (CDFW). Natural Diversity Data Base. Commercial Version, accessed March 2017.
3 California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California. Accessed March 2017.

Field Survey

Field surveys was conducted by Senior Biologist Jackie Worden on October 26, 2016, April 1, 2017 and in 2018 on April 3 and May 4. The April survey also included a focused lichen and bryophyte survey, conducted by Tarja Sager and Amanda Heinrich. The Survey Area was surveyed using transects of opportunity to access all habitat types present on the property. Visual survey using unaided and binocular-aided vision was used to check very steep and/or densely vegetated areas.

The potential for the occurrence of special-status species as reported in the literature search was also assessed based on the presence and condition of on-site habitats. Species lists of observed flora and fauna were compiled, and vegetation cover types of the Survey Area were mapped using aerial photographs and direct observation.

Table 2. Survey Dates & Details

Survey Key	Survey Date	Survey Area Map Key	Survey Type	Time Period	Methods/Constraints	GPS	Surveyor
Survey area is one area	10/26/2016; 4/1/2017; 4/3/2018; 5//2018	Survey area is one area	ISBA	0900–1500; 0700-1400	Walking transects; binocular survey.	n/a	Jackie Worden; April 2017 survey with Tarja Sagar & Amanda Heinrich

References & Nomenclature

References are provided as footnotes throughout the report. Nomenclature is taken from the following sources:

- **Vegetation Mapping:** *A Manual of California Vegetation*. (Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens). 2009. Second Edition. California Native Plant Society, Sacramento. (This manual is the state vegetation communities (SVC) standard, and the California expression of the National Vegetation Classification (NVC) system.)

- **Plants:** *The Jepson Manual* (Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors) 2012. TJM2: The Jepson manual: vascular plants of California, second edition. as updated on the Jepson Online Interchange for California Floristics: http://ucjeps.berkeley.edu/interchange.html

- **Reptiles and amphibians:** (Nafis, Gary). *A Guide to the Amphibians and Reptiles of California*. http://www.californiaherps.com

- **Birds:** American Ornithologist's Union (*AOU Checklist of North American Birds, 7th edition*. http://www.californiabirds.org/ca_list.asp

- **Mammals:** Smithsonian National Museum of Natural History. *North American Mammals. http://www.mnh.si.edu*

Section 3: The Biological Inventory

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Background Research

Refer to Section 2.3 for a description of the literature search conducted prior to the field survey.

Plant Communities

Locally important or rare plant communities were not found within the Survey Area(s)

Table 3. Major Plant Communities Summary & Impact Estimates (acres)

SVC Alliance	Parcel (ac)	Development Footprint – House & Road (ac)	10' fuel mod zone (roadway) impact (ac)	100' fuel mod zone impact (ac)
Ceanothus megacarpus Shrubland Alliance (ceanothus chaparral)	36.93	0.45	0.40	2.84
Cleared Land	2.19	0.50	0.79	0.12
Rock Outcrop	0.76	0.01	--	--
Artemisia californica-Salvia mellifera Shrubland Alliance (coastal sage scrub)	0.38	0.03	0.09	--
Ornamental	0.13	--	--	--
TOTAL	**40.39**	**0.99**	**1.28**	**3.84**

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).

Note: Within the M Overlay Zone (the Coastal Zone portion of the Santa Monica Mountains) a restrictive covenant must be recorded on all ESHA identified on a project site to assure that such habitat areas are permanently maintained in open space, in accordance with the Ventura County Coastal Zoning Ordinance, Section 8177-4.2.2(a).

One habitat that meets the definition of ESHA was found within the survey area.

The 2017 Ventura County Coastal Zoning Ordinance[4] (CZO) defines ESHAs as follows:

> *"Environmentally Sensitive Habitat Area (ESHA) - 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 harmed by human activities and development, including, but not limited to: Areas of Special Biological Significance as identified by the State Water Resource Control Board; rare and endangered species habitats identified by the State Department of Fish and Game; all coastal wetlands and lagoons; all marine, wildlife, and education and research reserves; nearshore reefs; stream corridors; lakes; tidepools; sea caves; islets and offshore rocks; kelp beds; significant coastal dunes; indigenous dune plant habitats; and wilderness and primitive areas. (AM.ORD.4451- 12/11/12)"*

A formal jurisdictional delineation completed by SWCA for the applicant and is contained in a separate report.[5] This study identified one wetland and several ephemeral drainages. These features are mapped on **Figure 3, Waters**, and described briefly below. A 100-foot ESHA buffer zone is shown surrounding the wetland.

The county's CZO defines a stream as: "A perennial or intermittent watercourse mapped by the U.S. Geologic Survey or identified in the LCP (AM.ORD.4451-12/11/12)." All water courses found on the subject property were determined to be ephemeral during both the biological surveys and the jurisdictional delineation.

Physical Features

The property contains moderate to steep slopes, densely vegetated primarily with ceanothus chaparral. Large rock outcrops occur sporadically throughout the parcel. Unnamed ephemeral drainages transect the northern portion of the parcel, originating off-site to the north and east. A USGS-mapped blue line stream enters the property (lot 605) along the southern third of the east boundary, where it merges with the ephemeral drainage originating to the north. These are contributory headwaters of Deer Canyon Creek (refer to Figure 1).

The unnamed ephemeral drainage in the northeast portion of the property enters lot 595 from the adjacent property to the east (refer to Figure 3). It passes under the access road through a culvert and daylights on the west side of the road, into an ephemeral drainage. It crosses the road again further to the southwest, coursing southerly to eventually connect with the blue line drainage.

Waters and Wetlands

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. Appendix 1 provides an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats.

Waters <u>were found</u> within the Survey Area. (Described below under Ephemeral Drainages)

Waters and Wetlands Summary

SWCA wetland scientist Tom Thompson and biologist Alex Beakes conducted a formal jurisdictional delineation (SWCA, July, 2018. *Aquatic Resources Delineation Report*). Six hydrological features were identified in the

[4] Ventura County Coastal Zoning Ordinance Division 8, Chapter 1.1 of the Ventura County Ordinance Code Last Amended by Board of Supervisors: 04-25-17 Last Certification by Coastal Commission: 06-07-17 Legally Effective: 07-01-17. Ventura County Planning Division.

[5] SWCA, July, 2018. *Aquatic Resources Delineation Report Pacific View Drive*. Prepared for Michael and Leslie Salove.

survey area, as illustrated on **Figure 3, Waters**. All features are tributary to Deer Creek and the Pacific Ocean. All except Features 2 are all likely subject to USACE, RWQCB, and CDFW jurisdiction because they flow into the Pacific Ocean, which is a Traditional Navigable Water (TNW). Feature 2 is a swale and is not likely a jurisdictional drainage since it lacks an OHWM and has no significant nexus to a TNW or Waters of the State. Feature 3 contains a potential jurisdictional wetland area below (downstream of) the access road.

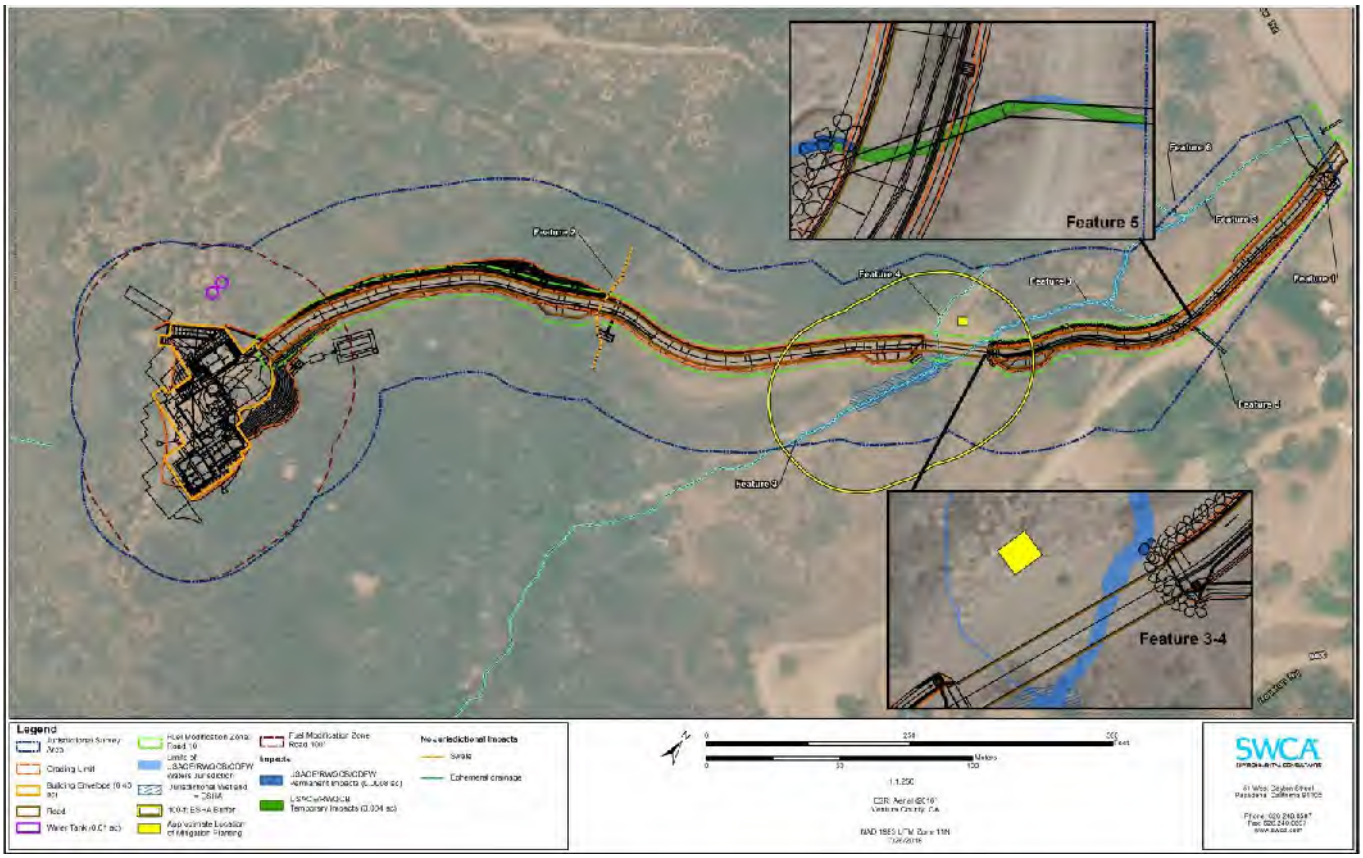


Figure 3. Waters.

3.2 Species

Observed Species

All species of flora and fauna identified in the Survey Area during the field surveys were recorded and are presented in Appendix 2, Observed Species Tables. **Figure 4, Vegetation**, illustrates the approximate distribution of the covertypes discussed below. Representative photos of the property are provided in Section 5.0.

Survey Area Flora

Two native plant communities occur on the property, along with cleared and previously disturbed areas. Each is described below in descending order of areal coverage. Appendix 2.1 lists all vertebrate wildlife identified during the field survey.

Chaparral: *Ceanothus megacarpus* Shrubland Alliance

Bigpod ceanothus (*Ceanothus megacarpus*) chaparral covers the majority of the property, in very dense monotypic stands. Individual laurel sumac shrubs occur, as do rock outcrops. This covertype is widespread and common in the vicinity.

Coastal Sage Scrub: *Artemisia californica-Salvia mellifera* Shrubland

The sagebrush/sage scrub (coastal sage scrub) alliance is characterized by the co-dominance of California sagebrush (*Artemisia californica*) and black, with unvegetated or sparsely open areas covered with non-native grasses and forbs. Overall coastal sage scrub cover ranges from about 40-85% relative cover. Many of the shrubs are drought-stressed and are senescent, dying, or dead.

Cleared Land/Previously Cleared/Ruderal

The two existing access roads and one pad area were previously graded and are unvegetated. Ruderal areas exist in two primary locations; in the northwest of Lot 595, west of the access road, and to the south east of the access road on Lot 605.These areas are moderately vegetated with non-native annual grasses and other weedy species forming a ruderal community. Typical plants found include wild oat (*Avena spp.*), brome grasses (*Bromus spp.*), sweet fennel (*Foeniculum vulgare*), planted nopal spineless cactus (*Opuntia littoralis*), and mustards (*Hirschfeldia incana; Sisymbrium irio*). Non-native, invasive Spanish broom (*Spartium junceum*) is common in the northern portions of the property on both lots, at times reaching 6-8 feet in height.

These cleared areas were likely occupied by either ceanothus chaparral, coastal sage scrub, or a combination of these communities prior to disturbance.

Ornamental

Planted nopal (spineless cactus) and Peruvian pepper (*Schinus molle*) line the entry road, with nopal also planted in other patches in the northeast area of the property. Ornamental yucca is present at the entrance.

Fauna

Birds observed or heard included California quail (*Callipepla californica*), American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), wrentit (*Chamaea fasciata*), white-crowned sparrow(*Zonotrichia leucophrys*), bushtit (*Psaltriparus minimus*), California [western] scrub-jay (*Aphelocoma californica*), spotted towhee (*Pipilo maculatus*), California towhee (*Melozone crissalis*), and house finch (*Haemorhous mexicanus*). Numerous additional bird species would be expected to occur seasonally. Desert cottontail rabbits (*Sylvilagus audubonii*) were seen, and the tracks and scat of coyote (*Canis latrans*) and mule deer (*Odocoileus hemionus*) were found. Pocket gopher (*Thomomys bottae*) burrows were common, particularly in the northeast portion of the parcel. Western fence lizard (*Sceloporus occidentalis*) was seen, and side-blotched lizard (*Uta stansburiana*), gopher snake (*Pituophis catenifer spp.*), and rattlesnake (*Crotalus oreganus helleri*) are likely to occur. Appendix 2.2 lists all vertebrate wildlife identified during the field survey.

- Project Boundary (40.34 ac)
- Parcel Boundary
- Grading Limit (1.51 ac)
- Biological Survey Area Boundary
- PhotoPoints
- Fuel Modification Zone: Road 10'
- Fuel Modification Zone: Building Envelope 100'
- Jurisdictional wetland = ESHA
- 100-ft ESHA Buffer
- Ephemeral drainage
- USGS Blue Line Stream = ESHA
- Swale

Development Footprint

- Building Envelope (0.43 ac)
- Road
- Water Tank

Special Status Species

- Calochortus catalinae
- Convolvulus simulans

Vegetation Communities

- Chaparral (36.93 ac)
- Cleared Land (2.19 ac)
- Rock Outcrop (0.76 ac)
- Coastal Sage Scrub (0.38 ac)
- Ornamental (0.13 ac)

Convolvulus simulans

Calochortus catalinae

1 2 3 4 5 6 7 8 9

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

N

0 500 1,000 Feet

0 100 200 300 Meters

ESRI Imagery Basemap (2018)
Ventura County, CA

NAD 1983 UTM Zone 11N
8/1/2018

SWCA® ENVIRONMENTAL CONSULTANTS

51 West Dayton Street
Pasadena, California 91105

Phone: 626.240.0587
Fax: 626.240.0607
www.swca.com

Special Status Species and Nests

Special-status species include plants and animals listed as endangered, threatened, or candidate for listing as endangered or threatened under the federal Endangered Species Act, the California Endangered Species Act, or both. This term also includes all plant species tracked by the California Department of Fish and Wildlife (CDFW)[6] and those species listed by the California Native Plant Society (CNPS)[7] with a Rare Plant Rank of 1, 2 or 4, and wildlife species designated by the California Department of Fish and Wildlife (CDFW) as Fully Protected, Species of Special Concern, Watch List species, and other wildlife included in the most current CDFW "Special Animals" list.[8]

Special status plant species **were observed** within the survey area.
Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act **does** exist within the survey area(s).

Special Status Species Summary

The CNDDB database search for special-status species revealed that 32 special-status plant and 43 special-status animal species have been reported as occurring on the Triunfo Pass and surrounding five quadrangles (the three quads to the south would be in the Pacific Ocean).[9] The search included the Pt. Mugu quad, which reported numerous coastal species dependent on sand dunes, salt marshes and other habitats that are not present on the subject property.

Appendix 3 provides tables summarizing the potential for each of the previously reported special-status species to occur on the Survey Area. Occurrence potential is based on an evaluation of on-site vegetation and habitat quality, topography, elevation, soils, surrounding land uses, habitat requirements, and geographic ranges of special-status plant and wildlife species reported as occurring in the region as well as the proximity of the project site to previously recorded occurrences in the CNDDB database, and the date of the prior reported occurrences.

The potential for occurrence for special status species are defined as follows:

> *Not Expected: There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.*
>
> *Low Potential: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., not enough suitable habitat is present to support the species, few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). And, there are no or few recent records of occurrence in or near the project site. The species has a low probability of being found on the property.*
>
> *Moderate Potential: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity of habitat on the property is marginal).*

6 Department of Fish and Wildlife. Special Plants. April 2018. The Natural Resources Agency, Biogeographic Data Branch, California Natural Diversity Database. State of California.

7 California Native Plant Society. Inventory of Rare, Threatened, and Endangered Plants of California, 8th edition. http://www.rareplants.cnps.org.

8 Department of Fish and Wildlife. Special Animals. April 2018. The Natural Resources Agency, Biogeographic Data Branch, California Natural Diversity Database. State of California.

9 California Natural Diversity Database. Department of Fish and Wildlife, Biogeographic Data Branch.

Additionally, there are known records of occurrences in the region of the site, but not necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.

<u>High Potential:</u> Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.

<u>Present</u>: Species was observed on the property during surveys associated with this report or by other persons.

Special Status Species

Flora

Two special-status plant species were found on the subject property: Catalina mariposa lily (*Calochortus catalinae*) and small-flowered morning-glory (*Convolvulus simulans*). Both are CNPS Rare Plant Rank (RPR) 4.2, defined as plants of limited distribution; a watch list.[10] Approximately 50 lilies were scattered about the existing graded pad where the house is proposed to be built and in the surrounding hillsides. The morning-glory was found in one location in the center of the existing dirt road, in the northern part of the site about four plants were seen. Neither of these had been previously reported for this location or vicinity, although both are considered to be fairly common on a local and regional basis.[11] The approximate location where these plants were found is illustrated on Figure 4.

Two other special-status plants are considered to have a moderate potential for occurrence, based on the presence of potentially suitable habitat: Plummer's mariposa lily (*Calochortus plummerae*; RPR 4.2) and Western dichondra (*Dichondra occidentalis*; RPR 4.2).[12]

Plummer's mariposa lily typically occurs in chaparral, cismontane woodlands, coastal scrub, lower montane coniferous forests, valley and foothill grassland, on granitic, rocky soils. The published blooming period of May to July is an average range, with actual bloom influenced by ambient weather. None were found during any of the field surveys (April 2017, April and May 2018). Most recorded occurrences of Plummer's mariposa lily are much farther inland and to the south (in the San Gabriel Valley of San Bernardino County; Los Angeles and Riverside counties) on granitic, or less often, volcanic, soils. Records in Ventura County are also further inland than the subject property (east side of the Santa Monica Mountains, in the Conejo and Simi Valleys), with one record in the coastal zone from 1999 (Pt. Mugu area on volcanic soils). The subject property it outside the normal range and does not contain granitic or volcanic soils.

Western dichondra is rhizomatous perennial herb which may occur in many habitats, were it typically occupies at the base of shrubs in coastal scrub, chaparral or cismontane woodlands, or in mesic grasslands. None were found during field surveys for this plant.

Observed Fauna

No special status wildlife species were observed in the Survey Area, and none are expected to occur due to lack of suitable habitat.

---

10 California Department of Fish and Wildlife. Special Plants. July 2017 California Department of Fish and Wildlife Natural Diversity Data Base. http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/spanimals.pdf

11 Tarja Sagar, Senior Botanist, National Park Service.

12 Rare Plant Rank (RPR) 4 indicates "plants of limited distribution – a watch list"

Nesting Birds

Suitable habitat for nesting birds is present in the Survey Area in the dense chaparral and larger shrubs, such as toyon and laurel sumac. No nesting birds were encountered; however, a focused breeding bird survey was not conducted.

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act **does** occur within the Survey Area.

See Appendix 4 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 nesting birds.

3.3 Wildlife Movement and Connectivity

The Survey Area currently provides unrestricted wildlife movement, particularly along the existing dirt roadway and other cleared areas. Because the area's dense chaparral is difficult for larger animals to move through, openings such as roads and trails are commonly used by deer, mountain lion and other animals for ease of passage. Similar conditions are present outside the Survey Area, where numerous trails are expected to be used by wildlife. There no fences or other barriers to movement, except at existing residential development along Pacific View Drive.

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

Connectivity Features

The Survey Area **does not connect** with or lie close to any part of a **documented** Corridor or Linkage, nor are any present in the immediate vicinity.

Section 4: Impact Assessment & Mitigations

4.1 Sufficiency of Biological Data

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

None.

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

A Streambed Alteration Agreement would be required from the California Department of Fish & Wildlife any work impacting either of the ephemeral drainage courses on the property. Permits might also be required from the US

Army Corps of Engineers and the Regional Water Quality Control Board in the event that waters of the United that waters of the United States would be affected.

4.2 Impacts and Mitigations

Impacts

Because the proposed development utilizes existing disturbed areas, the direct removal of native vegetation has been minimized. Chaparral would be removed at the proposed building site for the home and the water tanks, and for construction of the road. Chaparral would also be thinned or removed in the required fuel modification zones. Table 4 summarizes estimated project impacts, broken down by specific element.

Table 4. Impact Summary

SVC Alliance	Parcel (ac)	Development Footprint – House & Road (ac)	10' fuel mod zone (roadway) impact (ac)	100' fuel mod zone impact (ac)
Ceanothus megacarpus Shrubland Alliance (ceanothus chaparral)	36.93	0.45	0.40	2.84
Cleared Land	2.19	0.50	0.79	0.12
Rock Outcrop	0.76	0.01	--	--
Artemisia californica-Salvia mellifera Shrubland Alliance (coastal sage scrub)	0.38	0.03	0.09	--
Ornamental	0.13	--	--	--
TOTAL	**40.39**	**0.99**	**1.28**	**3.84**

Impacts to Special Status Species

A significant impact to plants would occur if the proposed project directly or indirectly reduced a population, habitat, or restricted the reproductive capacity of a special status species. Two special-status plant species have been identified on the property; Catalina mariposa lily and small-flowered morning-glory. Mitigation measures may be available for the mariposa lily to reduce these impacts. The morning-glory is an annual plant; mitigation is not typically required for RPR List 4.2 annuals.

Impacts to Nesting Birds

Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 CFR Section 10.13). In addition, Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

Nesting/breeding bird surveys were not conducted for this study. It is assumed that some species of birds would nest on the subject property. Direct impact to nesting would be a significant adverse impact; however, mitigation measures are available to reduce such impacts to less than significant levels.

Impacts to Waters

Jurisdictional waters were identified in Features 3 and 5 (refer to Figure 3). The estimated areal extent temporary and permanent impacts are provided in Table 5.

Table 5. Impacts to Jurisdictional Non-Wetland Waters of U.S./State and CDFW Streambed

Feature	Temporary Impacts		Permanent Impacts	
	Acres	Linear Feet	Acres	Linear Feet
Feature 3	0	0	0.0003	6
Feature 5	0.004	69	0.0005	12
Total	**0.004**	**69**	**0.0008**	**18**

Impacts to ESHA

Wetlands

The wetland area identified as an ESHA is outside the development footprint; therefore, no direct impacts are anticipated. The 100-foot ESHA buffer area is traversed by the proposed road and bridge.

Sec. 8178-2.4 of the CZO provides the following guidance:

> *"Specific Standards: d. Wetlands 1. All developments on land either in a designated wetland, or within 100 feet of such designation, shall be sited and designed to prevent impacts that would significantly degrade the viability of the wetland. The purposes of such projects shall be limited to those in Section 30233(a) of the Coastal Act. (AM.ORD.4451-12/11/12)"*

Sec. 8174-4 defines permitted uses within an ESHA or the buffer zone and contains the following exceptions (emphasis added):

> *"Exceptions: Within a buffer area, no new principal structures will be permitted unless prohibition of the structure from the buffer will preclude the utilization of the larger parcel for its designated use. When it is necessary to allow structures within the buffer they shall be located as far from the habitat resource as possible and mitigations shall be required to eliminate or reduce their impacts to an insignificant level."*

Habitat

The County of Ventura does not have a detailed map illustrating Environmentally Sensitive Habitat Areas (ESHAs). For many years, a 2003 memo from the California Coastal Commission has provided guidance for determining ESHAs.[13] Page two of that memo contains direction that was applied in the ISBA to determine the relative 'rarity' of the habitats found on-site:

> *"The first test of ESHA is whether a habitat or species is rare. Rarity can take several forms, each of which is important. Within the Santa Monica Mountains, rare species and habitats often fall within one of two common categories. Many rare species or habitats are globally rare, but locally abundant. They have suffered severe historical declines in overall abundance and currently are reduced to a small fraction of their original range, but where present may occur in relatively large numbers or cover large local areas. This is probably the most common form of rarity for both species and habitats in California and is characteristic of coastal sage scrub, for example."*

This ISBA consulted the vegetation alliance rarity ranking defined in "A Manual of California Vegetation" (MCV) to determine the rarity of the habitats, applying the Dixon memo guidance.[14] The MCV defines Global (G) and

13 Dixon, John. March 25, 2003. Memo to Ventura (Coastal Commission) Staff. *Designation of ESHA in the Santa Monica Mountains.*

14 Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. *A Manual of California Vegetation*. Second Edition. California Native Plant Society, Sacramento.

State (S) numbers to indicate the overall rarity of a plant community throughout its global and state range. Plant communities are assigned a numeric code between 1 and 5, with 1 the most rare. According to CNPS, communities with a State Rank of 3 or lower are "rare" plant communities. The two plant communities mapped on the property and their rarity rankings are as follows:

- Artemisia californica-Salvia mellifera Shrubland Alliance (coastal sage scrub): G4 S4
- Ceanothus megacarpus Shrubland Alliance (ceanothus chaparral): G4 S4

Therefore, neither of these habitats would qualify as ESHA based on their rarity ranking.

The July 2017 South Coastal Area Plan described the project region as follows:[15]

> *"The South Coast sub-area contains numerous environmentally sensitive habitat areas (Figure 4.4-1). Therefore, a special overlay zone classification has been applied to most of the land easterly and southeasterly of the U.S. Navy Pacific Missile Test Center at Point Mugu. The only area that is not covered by the special overlay zone is the land within the Solromar "Existing Community". This special "Santa Monica Mountains" (M) overlay zone was implemented in order to recognize that Santa Monica Mountains are a coastal resource of statewide and national significance. The mountains provide habitats for several unique, rare or endangered plant and animal species. Such habitats may be easily damaged by human activities. Therefore, development in the overlay zone area requires case-by-case consideration, and, where applicable, shall be consistent with Sections 30230 and 30231 of the Coastal Act."*

As proposed, the project complies with the policies of ESHA Goal 3, by avoiding the wetland area and including a 100-foot ESHA buffer area. The access road and its grading are the only project elements that would impact the buffer area. Access roads are an allowed land use, and the proposed project includes a bridge that would minimize disturbance within the ESHA buffer.

Further, the project is consistent with ESHA Goal 4, since there are no "unique habitats" (other than one wetland). Rock outcrops have been avoided in site planning, and large boulders at the proposed building site will be relocated intact.

Mitigations

Special Status Species

Two special status plant species were found on-site, Catalina mariposa lily and slender-flowered morning-glory. The latter is an annual plant and was found only during the April 2017 field survey. Mitigations are not typically required for annual plants unless they are listed as endangered, threatened, or rare. This morning-glory is a CNPS List 4.2 plant.

Catalina mariposa lily should be avoided to the extent feasible. These bulbs may or may not emerge and flower each year, making accurate mapping and avoidance difficult. During three surveys conducted during the blooming period, it was found in slightly different locations, but always in and around the previously graded pad.

15 Ventura County Planning Division. July 1, 2107. *Ventura County General Plan Coastal Area Plan*.

Mitigation may include participation in a mitigation bank or on-site relocation. Consultation with Ventura County is recommended to develop an acceptable mitigation approach.

Nesting Birds

If activities associated with vegetation removal, construction, or grading are planned during the nesting/breeding season (generally February 1 through September 15), it is recommended that a qualified biologist conduct surveys for active nests. Such preconstruction nesting bird surveys should be conducted weekly beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground-disturbing activities are delayed, additional preconstruction surveys should be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities. Nesting surveys shall include the development footprint plus 300-feet.

If nesting birds are found, a buffer area shall be maintained around the nest until the chicks have fledged (able to fly and feed themselves) and the birds have left the nest. Buffer areas should be 500 feet for raptors and 300 feet for other species. This buffer may be changed based on the recommendations of the County-approved biologist, with approval form the Planning Division.

Waters

The applicant proposes to mitigate for permanent impacts to 0.0008 acre (34.85 sf) waters at a three to one ratio. Mitigation will entail the establishment of 0.0024 acre (104.55 sf) of mulefat (*Baccharis salicifolia*) scrub. The proposed mitigation site will be located adjacent to (but outside of) Feature 4, upstream of the access road, in the area shown on Figure 3. This area will be planted with 20 mulefat pole cuttings and maintained until established, as evidenced by top growth. **Appendix 5, Waters Mitigation Planting Plan**, provides details of the mitigation plan.

Applicable permits shall be obtained from the appropriate state and federal agencies for work within the ephemeral drainages identified on the property. The proposed Mitigation Planting Plan will require approval by regulatory agencies and Ventura County.

Additional measures are recommended to protect the waters located on-site from inadvertent adverse impacts, such as erosion and/or sedimentation. Best Management Practices (BMPs) should be employed during construction, including the placement of sediment barriers (straw waddles, silt fences, etc.) between waters and grading areas. Such measures are typically specified by the county.

Environmentally Sensitive Habitat Areas (ESHAs)

No direct impacts to the one ESHA area are anticipated. To avoid indirect impacts to this wetland area, best management practices shall be employed to prevent sediment, construction materials or other items from entering the wetland. Prior to the construction start-up, temporary protective fencing shall be installed around the outside limits of the wetland. Signage shall be attached to the fence indicated the area as a no-entry ESHA.

Section 5: Photos

Photos

Location
700-0-010-595
Map Key
P1
View Direction
South
Description
Shared entry road from Pacific View overlooking the Pacific Ocean. Subject property is to the right. Arrow indicates approx. location of roadway entering site. Note ornamental landscaping to left, on neighboring property and planted nopal cactus along road.

Location
700-0-010-605
Map Key
P2
View Direction
Southwest
Description
View of existing driveway leading up to main building pad.

Location 700-0-010-605 **Map Key** P3 **View Direction** East **Description** Typical condition of ruderal annual grassland, with apparently planted nopal (spineless) cactus.	

Location 700-0-010-605 **Map Key** P4 **View Direction** West **Description** View across property toward existing dirt access road (at arrow) and secondary, disused roadway, below. Note dense chaparral covering undisturbed slopes, ruderal grassland along road margin. Cactus in foreground is the same patch as in photo P3, above.	

Location
700-0-010-605
Map Key
P5
View Direction
NNE
Description
Main access roadway into site at arrow; coastal sage scrub to right of arrow point. Note ephemeral drainage crossing frame diagonally from upper left to lower right (blue bracket). Shrubs are mulefat (*Baccharis salicifolia*).

Location
700-0-010-605
Map Key
P6
View Direction
SW
Description
Dirt access road, with approximate course ephemeral drainage indicated. Note lack of erosional features on roadway. Shrub at left of arrow is mulefat; castor bean (*Ricinus communis*) to right.

Location
700-0-010-605

Map Key
P7
View Direction
North
Description
Viewing upstream from west side of road, same location as right end of orange arrow in photo P7. Arrow here is the same castor bean plant.

Location
700-0-010-605
Map Key
P8
View Direction
NNW
Description
Well-defined channel below (downstream from) the roadway, viewing upstream (northerly). Clipboard in mid-channel is ~9” x 12”.

Location
700-0-010-605
Map Key
P9
View Direction
NNW
Description
Main access road; orange line indicates approx. underground culvert location. Mulefat on left.

Location
700-0-010-605
Map Key
P10
View Direction
W
Description
Cleared area at end of access road; likely future building envelope.

Appendix 1

Waters & Wetland Regulations

WATERS & WETLANDS REGULATIONS

1 REGULATORY OVERVIEW

Activities within inland streams, wetlands, and riparian areas in California are regulated by agencies at the federal, state, and regional levels. At the federal level, the U.S. Army Corps of Engineers (USACE) Regulatory Program regulates activities within wetlands and waters of the U.S. pursuant to Section 404 of the federal Clean Water Act (CWA). At the state level, the CDFW regulates activities within the bed, bank, and associated habitat of a stream under the Fish and Game Code §§ 1600–1616. At the regional level, the California Regional Water Quality Control Board regulates discharge into waters of the U.S. under Section 401 of the federal CWA and waters of the State under the California Porter-Cologne Water Quality Act.

1.1 Clean Water Act – Section 404

Under provisions of the CWA, the USACE administers the day-to-day activities required by Section 404. These include the individual permit decisions, jurisdictional determinations, developing policy and guidance, and enforcing provisions of Section 404. Waters of the U.S. are defined in section 33 Code of Federal Regulations (CFR) 328.3, implementing the CWA, as follows:

328.3 - Definitions.

For the purpose of this regulation these terms are defined as follows:

(a) The term waters of the United States means

(1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:

(i) which are or could be used by interstate or foreign travelers for recreational or other purposes; or

(ii) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

(iii) which are used or could be used for industrial purpose by industries in interstate commerce.

(4) All impoundments of waters otherwise defined as waters of the United States under the definition;

(5) Tributaries of waters identified in paragraphs (a) (1) through (4) of this section;

(6) The territorial seas;

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1) through (6) of this section.

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with U.S. Environmental Protection Agency (EPA).

1.1.1 Supreme Court Decisions

1.1.1.1 SOLID WASTE AGENCY OF NORTH COOK COUNTY

On January 9, 2001, the Supreme Court of the United States issued a decision on *Solid Waste Agency of Northern Cook County* v. *United States Army Corps of Engineers* (*SWANCC*), et al. with respect to whether the USACE could assert jurisdiction over isolated waters. The *SWANCC* ruling stated that the USACE does not have jurisdiction over "non-navigable, isolated, intrastate" waters.

1.1.1.2 RAPANOS/CARABELL

In 2006, the Supreme Court addressed the jurisdictional scope of Section 404 of the CWA, specifically the term "the waters of the U.S.," in their consolidated decision in *Rapanos* v. *United States* and in *Carabell* v. *United States* (hereafter referred to as *Rapanos*), the purpose of which was to provide guidance on determining what constitutes "waters of the U.S."

The following is taken from the Jurisdictional Determination Form Instructional Guidebook (USACE 2007):

> The Rapanos decision provides two new analytical standards for determining whether water bodies that are not traditional navigable waters (TNWs), including wetlands adjacent to those non-TNWs, are subject to CWA jurisdiction:
>
> if the water body is relatively permanent, or if the water body is a wetland that directly abuts (e.g., the wetland is not separated from the tributary by uplands, a berm, dike, or similar feature) a relatively permanent water body (RPW), or
>
> if a water body, in combination with all wetlands adjacent to that water body, has a significant nexus with TNWs.

CWA jurisdiction over TNWs and their adjacent wetlands was not in question in *Rapanos*, and, therefore, was not affected by the *Rapanos* decision. In addition, at least five of the justices in *Rapanos* agreed that CWA jurisdiction exists over all TNWs and over all wetlands adjacent to TNWs. As a consequence of the U.S. Supreme Court decision in *Rapanos*, the EPA and the USACE in coordination with the Office of Management and Budget and the President's Council on Environmental Quality, developed the *Memorandum Regarding CWA Jurisdiction Following Rapanos v. United States* (USEPA 2008). This guidance requires the application of the two new standards described above, as well as a greater level of documentation, to support an agency jurisdictional determination for a particular water body. Furthermore, this guidance required the USACE and EPA to develop a revised jurisdictional delineation form to be used by field staff for documenting assertion or declination of CWA jurisdiction.

The memo states that the agencies will assert jurisdiction over the following categories of water bodies:

- TNWs;
- all wetlands adjacent to TNWs;
- non-navigable tributaries of TNWs that are relatively permanent (i.e., tributaries that typically flow year-round or have continuous flow at least seasonally); and
- wetlands that directly abut such tributaries.

In addition, the agencies will assert jurisdiction over every water body that is not an RPW if that water body is determined (on the basis of a fact-specific analysis) to have a significant nexus with a TNW. The classes of water body that are subject to CWA jurisdiction only if such a significant nexus is demonstrated are:

- non-navigable tributaries that do not typically flow year-round or have continuous flow at least seasonally;
- wetlands adjacent to such tributaries; and
- wetlands adjacent to but that do not directly abut a relatively permanent, non-navigable tributary.

A significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or an insubstantial effect on the chemical, physical, and/or biological integrity of a TNW. Principal considerations when evaluating a significant nexus include the volume, duration, and frequency of the flow of water in the tributary and the proximity of the tributary to a TNW, plus the hydrologic, ecologic, and other functions performed by the tributary and all of its adjacent wetlands.

1.1.1.3 DEFINING THE SCOPE OF WATERS PROTECTED UNDER THE CLEAN WATER ACT

On June 29, 2015 the EPA and the USACE published (79 Fed. Reg. 76 (21 April 2014) a rule (Clean Water Rule) defining the scope of waters protected under the CWA, in light of the U.S. Supreme Court cases in *U.S.* v. *Riverside Bayview, SWANCC,* and *Rapanos*. The new rule will enhance protection for the nation's public health and aquatic resources, and increase CWA program predictability and consistency by increasing clarity as to the scope of "waters of the United States" protected under the CWA.

The final rule has been issued but is on stay nationwide pending resolution of several lawsuits. In March 2017, the federal government announced its intention to review the rule and either revise or rescind it.

In this final rule, the agencies clarified the definition of "waters of the United States" to include eight categories of jurisdictional waters. Three types of jurisdictional waters (TNWs, interstate waters, and the territorial seas) are jurisdictional by rule in all cases. Another type, impoundments of jurisdictional waters, is also jurisdictional by rule. Two types of waters, "tributaries" and "adjacent" waters, are jurisdictional by rule, as defined, because the science confirms that they have a significant nexus to TNWs, interstate waters, or territorial seas. For waters that are jurisdictional by rule, no additional analysis is required.

The final two types of jurisdictional waters are those waters found after a case-specific analysis to have a significant nexus to TNWs, interstate waters, or the territorial seas, either alone or in combination with similarly situated waters in the region. Justice Kennedy acknowledged the agencies could establish more specific regulations or establish a significant nexus on a case-by-case basis, such as "*Rapanos,* 547 U.S. at 782 (Leibowitz and Nadeau 2003)," and for these waters the agencies will continue to assess significant nexus on a case-specific basis.

1.2 Clean Water Act Section 401 and the California Porter-Cologne Water Quality Act

The California State Water Resources Control Board (SWRCB) and its Regional Water Quality Control Boards (RWQCBs) regulate discharge of waste in any region that could affect the waters of the State under the California Porter-Cologne Water Quality Act, or waters of the U.S. under Section 401 of the federal CWA. Under the Porter-Cologne Act, a Report of Waste Discharge must be submitted prior to discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the State (California Water Code § 13260). Waste Discharge Requirements (WDRs) or a waiver of WDRs will

then be issued by the RWQCB. Waters of the State are defined as "Any surface water or groundwater, including saline waters that are within the boundaries of the state" (California Water Code § 13050). This differs from the CWA definition of waters of the U.S. by its inclusion of groundwater and waters outside the ordinary high water mark in its jurisdiction.

Although all waters of the U.S. also fall under the category of waters of the State, some waters of the State may be identified beyond the delineation of waters of the U.S., and the RWQCB may exert authority to regulate waste discharge into these waters even if the waters do not fall under USACE federal jurisdiction. All projects that have a federal component and may affect waters of the U.S., including those that require a Section 404 Permit from the USACE, must also comply with Section 401 of the CWA. If discharge into waters of the U.S. is proposed, a 401 Water Quality Certification from the RWQCB is required (23 California Code of Regulation §§ 3830–3869) in addition to obtaining WDRs for impacts to waters of the State.

The federal CWA prohibits certain discharges of stormwater containing pollutants except in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit (33 United States Code [USC] §§ 1311 and 1342[p]; also referred to as CWA §§ 301 and 402[p]). The EPA promulgates federal regulations to implement the CWA's mandate to control pollutants in stormwater runoff discharges (40 CFR Parts 122, 123, and 124). The federal statutes and regulations require discharges to surface waters composed of stormwater associated with construction activity, including demolition, clearing, grading, and excavation, and other land disturbance activities (except operations that result in disturbance of less than 1 acre of total land area and that are not part of a larger common plan of development or sale), to obtain coverage under an NPDES Permit. The NPDES Permit must require implementation of best available technology economically achievable and best conventional pollutant control technology to reduce or eliminate pollutants in stormwater runoff. The NPDES Permit must also include additional requirements necessary to implement applicable water quality standards.

1.3 California Fish and Game Code Sections 1600-1616: Streambeds, Banks and Riparian Habitats

The CDFW asserts jurisdiction over the bed and bank of a stream and associated wildlife and habitats as established in California Fish and Game Code Sections 1600–1616. In accordance with Section 1602 of the code (Streambed Alteration), the CDFW regulates activities that will "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake" and requires notification prior to such activities. In addition, Section 1603 of the code states that "after the notification is complete, the department shall determine whether the activity may substantially adversely affect an existing fish and wildlife resource," and a Lake and Streambed Alteration Agreement (LSAA) may be pursued. These regulations were established to protect the wildlife resources that are associated with the riparian habitats that occur within and adjacent to ephemeral or year-round drainage systems. The CDFW jurisdiction area is often defined in practice as the top of bank of the stream or to the limit (outer dripline) of the adjacent riparian vegetation.

Appendix 2

Observed Species Tables

Appendix 2.1 Pacific View Drive Flora
October 26, 2016; April 1, 2017; April, May & June 2018

FAMILY	SCIENTIFIC NAME	VERNACULAR NAME	ORIGIN
Adoxaceae - Muskroot Family			
	Sambucus nigra ssp. caerulea	Blue elderberry	N
Agavaceae [Liliaceae] - Agave Family			
	Hesperoyucca [*Yucca*] *whipplei*	Chaparral yucca	N
Anacardiaceae - Sumac Family			
	Malosma laurina	Laurel sumac	N
	Rhus integrifolia	Lemonade berry	N
	Rhus ovata	Sugar bush	N
	Schinus molle	Peruvian pepper	I
Apiaceae - Carrot Family			
	Foeniculum vulgare	Sweet fennel	I
Asteraceae - Sunflower Family			
	Artemisia californica	California sagebrush	N
	Artemisia douglasiana	Mugwort	N
	Baccharis salicifolia	Mulefat	N
	Centaurea melitensis	Tocalote	I
	Deinandra fasciculata	Fascicled tarweed	N
	Hazardia squarrosa var. grindelioides	Sawtoothed goldenbush	N
	Heterotheca grandiflora	Telegraph weed	N
Brassicaceae - Mustard Family			
	Hirschfeldia incana	Mediterranean mustard	I
	Sisymbrium irio	London rocket	I
Cactaceae - Cactus Family			
	Opuntia littoralis	Coastal prickly pear	N/Planted
Chenopodiaceae - Goosefoot Family			
	Chenopodium murale	Nettle-leaved goosefoot	I
	Salsola tragus	Russian thistle; tumbleweed	I
Convolvulaceae - Morning Glory Family			
	Convolvulus arvensis	Field bindweed	I
	Convolvulus simulans	Small-flowered morning-glory	N/**RPR 4.2**
Cucurbitaceae - Gourd Family			
	Marah macrocarpus var. macrocarpus	Chilicothe; manroot	N
Euphorbiaceae - Spurge Family			
	Ricinus communis	Castor bean	I
Fabaceae - Pea Family			
	Acmispon glaber var. glaber	Deerweed	N
	Spartium junceum	Spanish broom	I
Geraniaceae - Geranium Family			
	Erodium cicutarium	Redstem filaree	I

FAMILY	SCIENTIFIC NAME	VERNACULAR NAME	ORIGIN
Lamiaceae - Mint Family			
	Marrubium vulgare	Horehound	I
	Salvia leucophylla	Purple sage	N
	Salvia mellifera	Black sage	N
Liliaceae – Lily Family			
	Calochortus catalinae	Catalina mariposa lily	N/**RPR 4.2**
Malvaceae - Mallow Family			
	Malacothamnus fasciculatus var. fasciculatus	Chaparral mallow	N
Onagraceae - Evening Primrose Family			
	Epilobium canum	California fuchsia	N
Phrymaceae - Lopseed Family [Scrophulariaceae]			
	Mimulus aurantiacus	Bush monkeyflower	N
Poaceae - Grass Family			
	Avena sp.	Wild oats	I
	Bromus diandrus	Ripgut brome	I
	Bromus hordeaceus	Soft chess	I
	Bromus madritensis ssp. rubens	Foxtail brome	I
	Bromus tectorum	Cheatgrass	I
	Elymus [Leymus] condensatus	Giant rye	N
	Stipa pulchra	Purple needlegrass	N
Polygonaceae - Buckwheat Family			
	Eriogonum cinereum	Ashyleaf buckwheat	N
	Eriogonum fasciculatum var. foliolosum	California buckwheat	N
Rhamnaceae - Buckthorn Family			
	Ceanothus megacarpus var. megacarpus	Big-pod ceanothus	N
	Rhamnus ilicifolia	Hollyleaf redberry	N
Rosaceae - Rose Family			
	Adenostoma fasciculatum var. fasciculatum	Chamise	N
	Heteromeles arbutifolia	Toyon	N
Salicaceae – Willow Family			
	Salix lasiolepis	Arroyo willow	N
Solanaceae - Nightshade Family			
	Datura wrightii	Jimson weed	N
	Nicotiana glauca	Tree tobacco	I
Themidaceae – Brodiaea Family			
	Dichelostemma capitatum ssp. capitatum	Wild hyacinth	N

RPR 4.2 CNPS Rare Plant Rank 4. 2 = limited distribution; a watch list

Appendix 2.2

Vertebrate Species Observed or Detected on the Salove Project Site
October 26, 2016; April 1, 2017, April, May & June, 2018

Scientific Name[i]	Common Name	Listing Status[ii]
REPTILES		
Iguanidae	**Iguanid Lizards**	
Sceloporus occidentalis longipes	Great Basin fence lizard	
BIRDS		
Odontophoridae	**New World Quail**	
Callipepla californica	California quail	
Columbidae	**Pigeons & Doves**	
Zenaida macroura	Mourning dove	
Trochilidae	**Hummingbirds**	
Calypte anna	Anna's hummingbird	
Tyrannidae	**Tyrant Flycatchers**	
Sayornis nigricans	Black phoebe	
Tyrannus verticalis	Western kingbird	
Corvidae	**Jays & Crows**	
Aphelocoma coerulescens	California [Western] scrub-jay	
Aegithalidae	**Bushtits**	
Psaltriparus minimus	Bushtit	
Troglodytidae	**Wrens**	
Thryomanes bewickii	Bewick's wren	
Polioptilidae	**Gnatcatchers**	
Polioptila caerulea	Blue-gray gnatcatcher	
Sylviidae	**Sylviid warblers**	
Chamaea fasciata	Wrentit	
Mimidae	**Thrashers**	
Toxostoma redivivum	California thrasher	
Mimus polyglottos	Northern mockingbird	
Emberizidae	**Sparrows, Tanagers, Buntings**	
Pipilo maculatus	Spotted towhee	
Melozone crissalis	California towhee	
Carpodacus mexicanus	House finch	
Spinus psaltria	Lesser goldfinch	
MAMMALS		
Cervidae	**Deer Family**	
Odocoileus hemionus	Mule deer	
Canidae	**Dog Family**	
Canis latrans	Coyote	
Geomyidae	**Pocket Gophers**	
Thomomys bottae	Botta's pocket gopher	
Leporidae	**Hares & Rabbits**	
Sylvilagus audubonii	Desert cottontail	

[i] Scientific and common names are from California Herps for amphibians & reptiles (http://www.californiaherps.com/index.html), American Ornithologist's Union (AOU Checklist of North American Birds, 7th edition, 7 August 2014) for birds and Smithsonian Museum of Natural History for mammals.

[ii] California Department of Fish and Wildlife Status July 2015 "Special Animals List" http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf

SSC:	California Species of Special Concern
sa:	California Special Animal (species with no official federal or state status, but are included on CDFW's Special Animals list)
(nesting)	CDFW is tracking nesting locations or colonies of the species; it is such locations that are of special status; not the individual occurrence of the species.

Appendix 3

Special-Status Species Tables

APPENDIX 3.1

Summary of Special Status Plant Species Reported for the Vicinity of the Salove Pacific View Road Property, Ventura County, California[1]

Common Name *Scientific Name*	Status Federal	 State	 CNPS RPR	Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence in Survey Area[2]
Braunton's milk-vetch *Astragalus brauntonii*	FE	--	1B.1	Chaparral, coastal scrub valley and foothill grassland, closed-cone coniferous forest/ recent burns or disturbed areas, usually sandstone with carbonate layers.	4–640m PH January–August	Not Expected: Substrate endemic; no suitable carbonate or calcareous habitat on-site; not present.
Coulter's saltbush *Atriplex coulteri*	--	--	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland/ alkaline or clay	3–460m PH March–October	Not Expected: Suitable coastal dune habitat is not present.
Malibu baccharis *Baccharis malibuensis*	--	--	1B.1	Chaparral, grassy openings.	150–350m. S(d) August	Low potential: Limited suitable habitat is present in chaparral openings, however, this distinctive species was not found.
Round-leaved filaree *California macrophylla*	-	-	1B.1	Open sites such as grassland; openings is cismontane woodland	15–1200m AH March–May	Low Potential: Although limited areas with suitable habitat are present, this plant typically occurs on clay-rich soils which are not present.
Slender mariposa lily *Calochortus clavatus* var. *gracilis*	--	--	1B.2	Openings in chaparral, coastal scrub, valley and foothill grassland	320–1000m PH(b) March–June	Low Potential: Suitable habitat is present and this lily could occur. Most known occurrences are well inland. The closest report is from 2008 near Circle X Ranch, about over three miles to the NE.
Plummer's mariposa lily *Calochortus plummerae*	-	-	4.2	Chaparral, cismontane woodlands, coastal scrub, lower montane coniferous forests, valley and foothill grassland/ granitic, rocky.	100–1700m PH (b) May–July	Moderate Potential: Suitable habitat is present and this lily could occur. Both nearby reports are from 1999; one just inland of Mugu Rock, and the second east of Mulholland Hwy., inside Leo Carrillo State Park north of Pacific Coast Highway. Most reports are well inland.
Southern tarplant *Centromadia parryi* spp. *australis*	-	-	1B.1	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools.	0–480m AH May–November	Not Expected: No mesic grassland habitats or wetland substrates on-site.
Orcutt's pincushion *Chaenactis glabriuscula* var. *orcuttiana*	--		1B.1	Coastal bluff scrub, coastal dunes; sandy	0–100m AH January–August	Not Expected: There is no coastal bluff or dune habitat present.
Salt marsh bird's beak *Chloropyron [Cordylanthus] maritimum* ssp. *maritimum*	FE	SE		Coastal dunes, marshes and swamps (coastal salt)	0 – 30m AH(hp) May–October	Not Expected: No suitable wetland habitat present.

APPENDIX 2A (continued)
Summary of Special Status Plant Species

Common Name *Scientific Name*	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence in Survey Area[2]
	Federal	State	CNPS RPR			
Parry's spineflower *Chorizanthe parryi* ssp. *parryi*	--	--	1B.1	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland/ sandy or rocky, openings.	275–1220m AH April–June	Not Expected: Suitable granitic soils are not present on site; low potential for occurrence.
Santa Susana tarplant *Deinandra minthornii*	--	CR	1B.2	Chaparral and coastal scrub; associated with sandstone outcroppings and rocky areas.	280–760m. S (d) July–November	Not Expected: This species is a substrate endemic; suitable soils are not present on-site.
Dune larkspur *Delphinium parryi* ssp. *blochmaniae*	--	--	1B.2	Maritime chaparral, coastal dunes.	0–200m PH April–June	Not Expected: Suitable coastal habitat is not present.
Western dichondra *Dichondra occidentalis*	--	--	4.2	Many habitats, typically at the base of shrubs in coastal scrub, chaparral or cismontane woodlands; mesic grasslands.	4-630m PH(r) March - July	Moderate Potential: Suitable habitat is present and this species has bee found recently in the vicinity. However, much of the property may be too densely vegetated.
Blochman's dudleya *Dudleya blochmaniae* ssp. *blochmaniae*	-	-	1B.1	Chaparral, coastal bluff scrub, ultramafic, valley and foothill grassland. Open, rocky slopes, often serpentine or clay-dominated.	7–550m PH April–June	Not Expected: No suitable serpentine or clay soils/substrates on-site.
Agoura Hills dudleya *Dudleya cymosa* ssp. *agourensis*	FT	-	1B.2	Chaparral, cismontane woodland; rocky volcanic	200–500m PH May–June	Not Expected: Endemic to volcanic substrates; no suitable habitat on-site.
Marcescent dudleya *Dudleya cymosa* ssp. *marcescens*	FT	CR	1B.2	Chaparral, cismontane woodland; open rocky volcanic slopes. Found in 2006 near Yerba Buena Road and Cortharin, on a north-facing slope in dense shade on rocks covered with moss near riparian habitat. One record on the property immediately adjacent to Yerba Buena road (outside the Survey Area) (DS339448) has no date.	150–520m PH May–June	Low Potential: Suitable habitat is not present in the Survey Area. One undated report within the property boundary along Yerba Buena Road. Other nearby reports are in or near riparian habitats, which are not present in the Survey Area.
Santa Monica dudleya *Dudleya cymosa* ssp. *ovatifolia*	FT	-	1B.1	Shaded, rocky volcanic outcrops and slopes.	150–500m PH April–July	Low Potential: Endemic to volcanic rocks, which are limited on the site to a few rock clusters within dense chaparral, and thus not optimal habitat.
Conejo dudleya *Dudleya parva*	FT	--	1B.2	Coastal scrub, valley and foothill grassland on rocky, gravelly, or clay volcanic substrates.	60–450m PH May–June	Low Potential: Endemic to volcanic rocks, which are limited on the site to a few rock clusters within dense chaparral, and thus not optimal habitat.

APPENDIX 2A (continued)
Summary of Special Status Plant Species

Common Name *Scientific Name*	Status			Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence in Survey Area[2]
	Federal	State	CNPS RPR			
Verity's dudleya *Dudleya verityi*	FT	--	1B.2	Chaparral, cismontane woodland, coastal scrub on rocky, gravelly volcanic substrates.	60–120m PH May–June	Low Potential: Endemic to volcanic rocks, which are limited on the site to a few rock clusters within dense chaparral, and thus not optimal habitat.
Conejo buckwheat *Eriogonum crocatum*	--	CR	1B.2	Chaparral, coastal scrub, valley and foothill grassland/ Conejo volcanic outcrops, rocky.	50–580m PH April–July	Not Expected: Endemic to volcanic substrates; no suitable habitat on-site. Distribution limited to areas in immediate vicinity of Conejo Mountain.
Mesa horkelia *Horkelia cuneata var. puberula*	--	--	1B.1	Sandy or gravelly soils in maritime chaparral, cismontane woodland or costal scrub.	10-1110M PH Feb-July	Not Expected: No suitable habitat on-site.
Coulter's goldfields *Lasthenia glabrata ssp. coulteri*	--	--	1B.1	Marshes and swamps (coastal salt), playas, vernal pools.	1–1220m AH February–June	Not Expected: No suitable wetland habitat present.
White-veined monardella *Monardella hypoleuca* ssp. *hypoleuca*	--	--	1B.3	Chaparral, cismontane woodland; often in rich mesic soil of shady canyon bottoms	50–1525m PH April–December	Not Expected: Suitable habitat is not present in the Survey Area.
Gerry's curly-leaved monardella *Monardella sinuata ssp. gerryi*	--	--	1B.1	Sandy openings in chaparral, cismontane woodland, coastal dunes, coastal scrub.	0-300m AH April-September	Not Expected: No suitable sandy habitat present.
Ojai navarretia *Navarretia ojaiensis*	--	--	1B.1	Openings in chaparral and coastal scrub and in valley and foothill grassland on clay soils.	275–620m AH May–July	Low Potential: Clay soils are not apparent or mapped for this site. Closet location from 2005 along Pacific View Road northwest of subject property (assumed extirpated).
Chaparral nolina *Nolina cismontana*	--	--	1B.2	Chaparral, coastal scrub; sandstone or gabbro soils	<1500m PH June–August	Low potential: Although suitable habitat appears to be habitat on-site, this distinctive plant was not found.
California Orcutt grass *Orcuttia californica*	FE	SE	1B.1	Vernal pools.	15–660m AH April–August	Not Expected: No suitable vernal pool habitat is present.
Lyon's pentachaeta *Pentachaeta lyonii*	--	--	1B.1	Openings within dry chaparral of coastal mtns, such as grasslands.	200–1300m PH April–July	Low Potential: Small areas of suitable habitat are present and this plant could occur. However, most occurrences are well inland, in & near the Conejo Valley.
Chaparral ragwort *Senecio aphanactis*	--	--	2B.2	Chaparral, cismontane woodland, coastal scrub; sometimes alkaline	15–800m AH January–April	Not Expected: Suitable habitat appears to be habitat on-site. Reported occurrences for this species are in the Conejo Valley.

APPENDIX 2A (continued)
Summary of Special Status Plant Species

Common Name *Scientific Name*	Status Federal	State	CNPS RPR	Habitat Requirements	Elevation Range, Life Form, and Flowering Period	Potential Occurrence in Survey Area[2]
Estuary seablite *Suaeda taxifolia*	--	--	4.2	Coastal salt marshes and wetlands. Coastal salt marshes in clay, silt, and sand substrates	0-5 m PH Jan-Dec	Not Expected: No suitable coastal wetland habitat on site.
Sonoran maiden fern *Thelypteris puberula* var. *sonorensis*	--	--	2B.2	Meadows and seeps (seeps and streams)	500–610 PH(r) January–September	Not Expected: No meadows or seeps on the site.
California screw moss *Tortula californica*	--	--	1B.2	Chenopod scrub, valley and foothill grassland; sandy, alkaline soils.	10-1460m moss	Not Found: A focused field survey was conducted to search for this moss and none were found.

STATUS KEY:

Federal
- *FE: Federally Endangered*
- *FT: Federally Threatened Species*
- *FPE: Federally Proposed Endangered*
- *FPT: Federally Proposed Threatened*
- *FC: Federal Candidate Species*
- *FSC: Federal Species of Concern*

State
- *CE: State Endangered*
- *CT: State Threatened*
- *CR: State Rare*

CNPS
- *Rank 1A: Plants presumed extinct in California.*
- *Rank 1B: Plants rare and endangered in California and elsewhere*
- *Rank 2: Plants rare and endangered in California, but more common elsewhere*
- *Rank 3: Taxa about which more information is needed*
- *Rank 4: Plants of limited distribution*

LIFE FORM KEY:

AH:	*Annual Herb*	*(b):*	*bulb*
AG:	*Annual Grass*	*(d):*	*deciduous*
PG:	*Perennial Grass*	*(e):*	*evergreen*
PH:	*Perennial Herb*	*(s):*	*stoloniferous*
PC:	*Perennial Cactus*	*(r):*	*rhizomatous*
S:	*Shrub*	*(p):*	*parasitic*
Ss:	*Subshrub*		
T:	*Tree*		

[1] *October 2016 and March 2017 CNDDB Query for: Triunfo Pass; Point Mugu; Point Dume; Camarillo; Thousand Oaks; and, Newbury Park USGS Quadrangles*

[2] *Not Expected: There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., substrate, elevation, hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.*
Low Potential: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). And, there are no or few recent known records of occurrence in the near vicinity of the property. The species has a low probability of being found on the property.
Moderate Potential: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity of habitat on the property is marginal). Additionally, there are known records of occurrences in the region of the property, but not necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.
High Potential: Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.
Observed: Species was observed in the Survey Area during surveys associated with this report or by other persons.

APPENDIX 3.2

Summary of Special Status Wildlife Species Reported for the Vicinity of the Salove Pacific View Road Property, Ventura County, California[1]

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Potential Occurrence in Survey Area[2]
INVERTEBRATES				
Trask shoulderband *Helminthoglypta traskii traskii*	--	sa	Anecdotal information indicates these snails may occur in upland chaparral and coastal sage scrub habitats. Reported locally from the Conejo Valley and Malibu Lagoon State Park.	Little is known about this species and because it is not afforded any protection status, impacts to this species, should they occur, would be considered less than significant.
Mimic tryonia *Tryonia imitator*	--	sa	Brackish water habitats.	Not Expected: No suitable habitat is present in the Survey area.
Sandy beach tiger beetle *Cicindela hirticollis gravida*	--	sa	Coastal dunes: Inhabits sand in the upper beach zones that are adjacent to non-brackish water.	Not Expected: No suitable habitat is present in the Survey area.
Senile tiger beetle *Cicindela senilis frosti*	--	sa	Coastal dunes: Inhabits sand in the upper beach zones that are adjacent to non-brackish water.	Not Expected: No suitable habitat is present in the Survey area.
Globose dune beetle *Coelus globosus*	--	sa	Coastal dunes: Inhabits sand in the upper beach zones that are adjacent to non-brackish water. Reported from Pt. Mugu Naval Air Station in 1980.	Not Expected: No suitable habitat is present in the Survey area.
Crotch bumble bee *Bombus crotchii*		sa	Inhabits open grassland and scrub habitats. Nesting occurs underground. This species' food plant genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia,* and *Eriogonum.*	Low Potential: Limited areas with suitable habitat or food plants are present. Even if found, this species has no legal protection. One record seen 1963.
Santa Monica grasshopper *Trimerotropis occidentiloides*	--	sa	Little information is available on this species. It has been found in disturbed areas and along dirt roads in the Santa Monica Mountains.	Low Potential: Little is known about this species and because it is not afforded any protection status, impacts to this species, should they occur, would be considered less than significant.
Monarch butterfly (wintering sites) *Danaus plexippus*	--	sa	Winter roost sites located in wind-protected tree groves (gum trees, Monterey pine, and cypress trees), with nectar and water sources nearby.	Not Expected: There is no roosting habitat on-site. Individual monarchs would be expected to transit through the site.
Wandering (=saltmarsh) skipper *Panoquina errans*	--	sa	Pickleweed marsh flats	No suitable coastal marsh habitat is present in the Survey area.
FISH				
Tidewater goby *Eucyclogobius newberryi*	FE	SSC	Shallow lagoons and lower coastal stream reaches with salinities from brackish to fresh.	No suitable aquatic habitat is present in the Survey area.
Arroyo chub *Gila orcuttii*	--	SSC	Slow-moving or backwater sections of warm to cool streams with mud or sand substrates.	No suitable aquatic habitat is present in the Survey area.
Steelhead – So. Cal. DPS *Oncorhynchus mykiss irideus*	FE	SSC (So. steelhead trout)	Inhabits cold headwaters, creeks, small to large rivers with perennial flows, and lakes connected to the ocean.	No suitable aquatic habitat is present in the Survey area.

APPENDIX 2.2 (continued)

Summary of Special Status Wildlife Species Reported for the Vicinity of the Salove Pacific View Road Property, Ventura County, California[1]

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Potential Occurrence in Survey Area[2]
AMPHIBIANS & REPTILES				
Silvery legless lizard *Anniella pulchra pulchra*	--	SSC	Stabilized dunes, beaches, dry washes, pine, oak, and riparian woodlands, and chaparral; associated with sparse vegetation with sandy or loose, loamy soils.	Not Expected: No suitable habitat is present and the property is likely too arid for this lizard.
San Bernardino ringneck snake *Diadophis punctatus modestus*	--	sa	Wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed conifereous forests, woodlands.	Not Expected: No suitable habitat is present in the Survey area.
San Diegan tiger [coastal] whiptail *Aspidoscelis tigris stejnegeri*	--	SSC	Semiarid grasslands, scrublands, and woodlands with openings to allow this lizard to run.	Low Potential: The majority of the site is too densely vegetated for this lized.
Two-striped garter snake *Thamnophis hammondii*	--	SSC	Perennial and intermittent streams having rocky or sandy beds and artificially-created aquatic habitats (man-made lakes and stock ponds); requires dense riparian vegetation.	No suitable aquatic habitat is present.
Blainville's [Coast] horned lizard *Phrynosoma blainvillii*	--	SSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil.	Low Potential: The majority of the site is too densely vegetated and lacks friable soils.
Southern western pond turtle *Actinemys pallida*	--	SSC	Streams, ponds, freshwater marshes, and lakes with growth of aquatic vegetation.	No suitable aquatic habitat is present.
BIRDS				
Light-footed clapper rail *Rallus longirostris levipes*	FE	CE CFP	Coastal salt marshes; nests primarily in cordgrass and forages in higher marsh vegetation and along mudflat interfaces and tidal creeks.	No suitable coastal marsh habitat is present.
California brown pelican *Pelecanus occidntalis californicus*	--	CFP	Nests on rocky offshore islands and forages in near shore coastal waters, frequently feeding on schools of small fish, and in deep water habitats and channels of estuaries and lagoons.	No suitable coastal or aquatic habitat is present.
White-tailed kite (when nesting) *Elanus leucurus*	--	CFP	Forages over open vegetation and uses dense woodlands for cover.	Low Potential: No suitable habitat is present in the for either foraging or nesting.
Cooper's hawk (nesting) *Accipiter cooperi*	--	WL	Cismontane woodland, riparian forest & woodland, upper montane coniferous forest. Nests in dense riparian woodlands.	Low Potential: No suitable nesting habitat is present, but this hawk may forage over the site.
Ferruginous hawk *Buteo regalis*	--	WL	Grasslands, agricultural fields, and open scrublands.	The site lacks open lands; no suitable foraging habitat is present.
Golden eagle (nesting & wintering) *Aquila chrysaetos*	--	CFP; WL	Requires cliffs or rocky ledges for nesting though will occasionally nest in trees, on the ground or in human-made structures.	No suitable habitat is present.

APPENDIX 2.2 (continued)

Summary of Special Status Wildlife Species Reported for the Vicinity of the Salove Pacific View Road Property, Ventura County, California[1]

Common Name *Scientific Name*	Status Federal	Status State	Habitat Requirements	Potential Occurrence in Survey Area[2]
California least tern (nesting colony) *Sterna antillarum browni*	FE	CE CFP	Marine and estuarine shores with nearby lagoons or lacustrine waters.	No suitable coastal or aquatic habitat is present.
Western snowy plover (nesting) *Charadrius alexandrinus nivosus*	FT	SSC	Sandy ocean beaches and around the drying margins of lagoons; nests on sparsely vegetated sandy or gravelly habitats, on dry mud flats, or on dirt dikes and fills.	No suitable coastal habitat is present.
Western burrowing owl (burrow & some wintering sites) *Athene cunicularia*	--	SSC	Grasslands and areas with low cover or open scrub, level to gently sloping sites.	Low Potential: Ssuitable burrow sites were not found in the Survey Area. Burrowing owls have not been recorded from this portion of the Santa Monica Mountains.
California horned lark *Eremophila alpestris actia*	--	WL	Open areas of grasslands and dry ground with short, sparse vegetation, including plowed fields.	The site lacks open lands; no suitable foraging habitat is present.
Least Bell's vireo (nesting) *Vireo bellii pusillus*	FE	SE; SSC	Summer resident of Southern California in low riparian habitat near water. Nest in riparian vegetation with extensive willows below 2,000 ft. elevation.	No suitable riparian habitat is present.
Bank swallow (nesting) *Riparia riparia*	--	ST	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting holes.	No suitable riparian habitat is present.
California gnatcatcher *Polioptila californica*	FT	SSC	Coastal sage scrub in areas of flat or gently sloping terrain.	Not Expected: This species has never been recorded in this area of the Santa Monica Mountains and USFWS does not require surveys in this area.
So. California rufous-crowned sparrow *Aimophila ruficeps canescens*	--	WL	Steep, dry, rocky slopes with low scattered scrub interpseres with open areas (grasslands; rock outcrops) in coastal sage scrub and low/sparse chaparral. Generaly absent from dense scrub and chaparral.	Low Potential:The site is likely too densely vegetated for this species.
Belding's savannah sparrow *Passerculus sandwichensis beldingi*	--	SE	Pickleweed of scattered saline emergent wetlands.	No suitable coastal marsh habitat is present.
Tricolored blackbird (nesting colony) *Agelaius tricolor*	--	SSC	Freshwater marshes and riparian scrub.	No suitable marsh or riparian habitat is present.
MAMMALS				
Southern California saltmarsh shrew *Sorex ornatus salicornicus*	--	SSC	Dense vegetative ground cover, protected nesting sites above mean high tide which are free from inundation, and moist surroundings.	No suitable coastal marsh habitat is present.

APPENDIX 2.2 (continued)

Summary of Special Status Wildlife Species Reported for the Vicinity of the Salove Pacific View Road Property, Ventura County, California[1]

Common Name *Scientific Name*	Status		Habitat Requirements	Potential Occurrence in Survey Area[2]
	Federal	State		
Pallid bat *Antrozous pallidus*	--	SSC	Arid habitats, including grasslands, shrub lands, woodlands, and forests; prefers cliffs, and crevices with access to open habitats for foraging.	Low Potential: No suitable roosting habitat is present; could forage over property.
Western red bat *Lasiurus blossevillii*	--	SSC	Closely associated with cottonwoods in riparian areas at elevations below 6,500 feet.	Not Expected: No suitable habitat is present in the Survey area.
Hoary bat *Lasiurus cinereus*	--	sa	Thought to prefer trees at the edge of clearings, but have been found in trees in heavy forests, open wooded glades, and shade trees along urban streets and in city parks.	Low Potential: Although there is suitable foraging habitat on the property, there is no roosting habitat.
Western small-footed myotis *Myotis ciliolabrum*	--	sa	Arid wooded and brushy uplands near water from sea level to at least 9,000 ft. Prefers open stands in forests, woodlands & brush. Uses streams, ponds etc. for feeding & drinking. Roosts in caves, mines, occasionally under bridges or bark.	Suitable habitat is not present.
Yuma myotis *Myotis yumanensis*	--	sa	Found in a variety of habitats; optimal habitats are open forests and woodlands with sources of water over within to feed. Roosts in buildings, caves, old swallow nests, mines, under bridges.	Suitable habitat is not present.
Western mastiff bat *Eumops perotis* ssp. *californicus*	--	SSC	Primarily arid lowlands and coastal basins with rugged, rocky terrain, along with suitable crevices for day-roosts. Requires high cliff faces, trees, buildings for sufficient vertical drop.	Suitable habitat is not present.
South coast marsh vole *Microtus californicus stephensi*	--	SSC	Inhabits grasslands and wet meadows, coastal wetlands and open mesic oak savanna with good ground cover at low elevations.	Suitable habitat is not present.
American badger *Taxidea taxus*	--	SSC	Drier open stages of shrub, forest, and herbaceous habitats with friable soils.	Low Potential: Some limited suitable habitat is present, but no suitable burrows or other sign were detected during site survey.

APPENDIX 2.2 (continued)

Summary of Special Status Wildlife Species Reported for the Vicinity of the Salove Pacific View Road Property, Ventura County, California[1]

---

[1] *October 2016 & March 2017 CNDDB Query for: Triunfo Pass; Point Mugu; Point Dume; Camarillo; Thousand Oaks; and, Newbury Park USGS Quadrangles*

[2] *Not Expected: There is no suitable habitat present on the property (i.e., habitats on the property are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation, hydrology, plant community, disturbance regime, etc.]). The species has an extremely low probability of being found on the property.*
Low Potential: Either significantly limited quantity and/or quality of suitable habitat is present on the property (i.e., not enough area of the habitat is present to support the species, few of the habitat components meeting the species requirements are present and/or the majority of habitat on the property is unsuitable or of very low quality). And, there are no or few recent records of occurrence in the near vicinity of the property. The species has a low probability of being found on the property.
Moderate Potential: Some suitable habitat is present on the property (i.e., some of the habitat components meeting the species requirements are present and/or the quantity the habitat on the property is marginal). Additionally, there are records of occurrences in the region of the property, but not necessarily in the immediate vicinity. The species has a moderate probability of being found on the property.
High Potential: Suitable quantity and quality of habitat is present on the property (i.e., all habitat components meeting the species requirements are present and/or habitat(s) on the property is highly suitable or of high quality). Additionally, there are recent records of occurrences in the vicinity of the property. This species has a high probability of being found on the property.
Present: Species was observed on the property during surveys associated with this report or by other persons.

KEY:

Federal Status:		*State Status:*	
FE:	*Federally Endangered*	*CE:*	*California Endangered*
FT:	*Federally Threatened*	*CT:*	*California Threatened*
		CFP:	*California Fully Protected*
		SSC:	*California Species of Special Concern*
		sa:	*California Special Animal (species with no official federal or state status, but are included on CDFW's Special Animals list)*

For most taxa, the CNDDB is interested in reports of resident populations. For some species (primarily birds), the CNDDB only tracks certain parts of the species range or life history (e.g., nesting; overwintering locations).

Appendix 4

Summary of Biological Resource Regulations

Appendix 4
Summary of Biological Resource Regulations

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

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

Sensitive Status Species Regulations

Federally Protected Species

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

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

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

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

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

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

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

State Protected Species

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

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

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

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

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

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

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

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

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

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

California Rare Plant Ranks (RPR)

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

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

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

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

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

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

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

Global and Subnational Rankings

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

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

Locally Important Species

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

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

Migratory Bird Regulations

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

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

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

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

Plant Community Regulations

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

Global and Subnational Rankings

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

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

CDFG Rare

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

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 (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X
Cottonwood (*Populus* all species)	9.5 in.		X
Elderberry (*Sambucus* all species)	9.5 in.		X
Big Cone Douglas Fir (*Pseudotsuga macrocarpa)*	9.5 in.		X
White Fir (*Abies concolor)*	9.5 in.		X
Juniper (*Juniperus californica)*	9.5 in.		X
Maple (*Acer macrophyllum)*	9.5 in.		X
Oak (Single) (*Quercus* all species)	9.5 in.	X	X
Oak (Multi) (*Quercus* all species)	6.25 in.	X	X
Pine (*Pinus* all species)	9.5 in.		X
Sycamore (*Platanus* all species)	9.5 in.	X	X
Walnut (*Juglans* all species)	9.5 in.		X
Historical Tree (any species)	(any size)	X	X
Heritage Tree (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.

Ventura County General Plan

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

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

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

Biological Resources Policy 1.5.2-4 states:

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

Wildlife Migration Regulations

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

Locally Important Species/Communities Regulations

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

Locally Important Species

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

Locally Important Animal Species Criteria

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

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

Locally Important Plant Species Criteria

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

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

Locally Important Communities

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

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 5

Waters Mitigation Planting Plan

Pacific View Drive Mitigation & Planting Plan

This plan describes the proposed mitigation plan for permanent impacts to 0.0008 acre (34.85 sf) waters anticipated to result from construction of the proposed Pacific View Drive project. The applicant proposes a three to one restoration ratio to establishment approximately 0.0024 acre (104.55 sf) of mulefat (*Baccharis salicifolia*) scrub. The proposed mitigation site is proposed for an area adjacent to (but outside of) Feature 4, upstream of the access road, as shown on Figure 3. This area will be planted with 20 mulefat pole cuttings and maintained until established, as evidenced by top growth.

Key components of the planting plan include:

- Definition of mitigation & restoration goals:
    - Three-to-one remediation of permanent impacts to State jurisdictional waters.
    - Monitoring & maintenance timeframe
        - Three years or until mitigation plantings established (self-sufficient)
- Provisions for adaptive management in the event unforeseen circumstances, such as natural disaster (fire; flood), vandalism, excessive herbivore damage, new invasive species infestation, etc.

Agency coordination with the County of Ventura (County) and the California Department of Fish & Wildlife (CDFW) will be required to determine if the proposed mitigation plan meets the agency's criteria for adequacy. Details including the specific area for restoration, plant species, quantity, and planting (installation) method, irrigation, performance criteria, reporting, monitoring and maintenance period will be agreed upon through this collaboration.

Mitigation & Planting Plan Outline

The specific components of the mitigation process are detailed below.

Site Preparation

- The physical limits of areas to be restored include 104.55 square feet in the vicinity of, but outside the jurisdictional limits of, Feature 4. The boundaries of this area will be flagged with temporary pin flags.
- Access & staging area will occur on the driveway.
- Invasive non-native plants will be removed from the restoration area and a 50-foot buffer surrounding it.
    - Target species include castor bean, fennel, and poison hemlock.
    - Methods may include physical, solarization, and/or chemical.

Planting Plan

- Pole Preparation:
    - Collect from same watershed as project site
    - Chisel-cut the end to be planted in the ground before removing top growth
    - Soak $\pm$ 24 hours
- Planting
    - Pre-bore holes to similar diameter in a random fashion throughout the remediation area.
    - Install poles into holes and water thoroughly
    - Add soil as needed to seal air gaps.

        - Create water wells around base of each pole
        - Install numbered pin flag to facilitate monitoring
            - Note: herbivore protection (wire cages; fencing) may be required.

- Irrigation
    - Pole cuttings will be hand watered (with water from a water truck) on the following schedule:
        - Weekly for 1 month
        - Bi-weekly for 2 months
    - Monthly: for 3-6 months
    - Cessation of irrigation will be based on:
        - Mulefat establishment as evidenced by substantial top growth
        - Ambient weather:
        - A longer irrigation period will be required during drought conditions, high wind with low humidity, and/or prolonged high heat.

Monitoring and Maintenance Plan

- Describe qualitative and quantitative performance criteria.
    - Include replacement rules (size of and species replacement plants, etc.)
- Define monitoring and reporting protocol and timeline.
- Establish maintenance procedures and identify responsible parties.
- Include adaptive management provisions.

SALOVE RESIDENCE

PACIFIC VIEW ROAD
MALIBU, CA 92605

July 2018

DEFERRED SUBMITTAL ITEMS

Deferred submittal documents shall be submitted to the architect- or engineer-of-record, who shall review them and forward them to the building official with a notation that they have been reviewed and have been found to be in general conformance with the design of the building or structure. The deferred items shall not be installed until their design and submittal documents have been reviewed and approved by the building official.

DEFERRED SUBMITTAL ITEMS:

- TBD

SHEET INDEX

ARCHITECTURAL

T-1.1	COVER SHEET/ PROJECT INDEX
A-0.1	SURVEY and SITE PLAN OVERVIEW
A-0.2	FIRE DEPARTMENT ACCESS
A-0.3	SITE PLAN at MAIN LEVEL - scale 1/8"
A-1.1	LOWER FLOOR PLAN - scale 1/8"
A-1.2	MAIN FLOOR PLAN - scale 1/8"
A-1.3	UPPER FLOOR PLAN - scale 1/8"
A-1.4	ROOF PLAN - scale 1/8"
A-1.5	DRIVEWAY GATE
A-2.1	PROPOSED ELEVATIONS NORTH & SOUTH
A-2.2	PROPOSED ELEVATIONS EAST & WEST
A-2.3	BUILDING FINISHING MATERIAL
A-3.1	PROPOSED SECTIONS A-A, B-B, C-C
A-3.2	PROPOSED SECTIONS D-D, E-E, POOL

CIVIL

C 1	GRADING PLAN COVER SHEET
C 2	KEY MAP / CONSTRUCTION NOTES
C 3	GRADING PLAN
C 4	GRADING PLAN
C 5	GRADING PLAN, FLOOR OVER-LAY
C 6	GRADING PLAN, MAIN FLOOR
C 7	GRADING PLAN, UPPER FLOOR
C 8	GRADING PLAN, LOWER FLOOR
C 9	GRADING / DRAINAGE DETAILS

LANDSCAPE

L0.00	TITLE SHEET
L0.01	PRELIMINARY FUEL MODIFICATION PLAN & LANDSCAPE- SITE
L0.03	PRELIMINARY FUEL MODIFICATION PLAN & LANDSCAPE- HOUSE
L0.04	PRELIMINARY LIGHTING PLAN - HOUSE

ABBREVIATIONS

ADDITIONAL	ADD'L.	JOINT	JT.
ADJUSTABLE	ADJ.		
ABOVE FINISHED FLOOR	A.F.F.	MANUFACTURE	MFR.
ABOVE RAISED FLOOR	A.R.F.	MANUFACTURER'S	MFR'S.
AIR CONDITIONING	A / C	MATERIAL	MATL.
ALTERNATE	ALT.	MAXIMUM	MAX.
ARCHITECT (URAL)	ARCH.	MECHANICAL	MECH.
AREA DRAIN	A.D.	METAL	MTL.
		MINIMUM	MIN.
BLOCKING	BLKG.	MISCELLANEOUS	MISC.
BOARD	BD.		
BUILDING	BLDG.	NORTH	N
		NOT IN CONTRACT	N.I.C.
CABINET	CAB.	NOT TO SCALE	N.T.S.
CEILING	CLG.	NUMBER	NO. OR X
CENTER	CTR.		
CENTER LINE	C.L.	ON CENTER	O.C.
CERAMIC TILE	C.T.	OUTSIDE DIAMETER	O.D.
CLEAR	CLR.	OPENING	OPG.
CONCRETE	CONC.		
CONCRETE MASONRY UNIT	C.M.U.	PAIR	PR.
CONSTRUCTION	CONST.	PERFORATED(ED)	PERF.
CONTINUOUS	CONT.	PIECE / PIECES	PC./PCS.
CONTROL JOINT	C.J.	PLANTER AREA	P.A.
DIAMETER	D.I.A..	QUANTITY	QTY.
DIMENSION	DIM.		
DOUBLE	DBL.	RADIUS	RAD.
DOUBLE HUNG	D.H.	REFERENCE	REF.
DOWN	DN.	REFRIGERATOR	REFRIG.
DRAWING	DWG.	REINFORCE / REINFORCING	REINF.
		REQUIRED	REQ.
ELECTRIC	ELECT.	RETURN AIR	R.A.
ELECTRIC PANEL	ELECT. PNL.	ROUGH OPENING	R.O.
ELEVATOR	ELEV.		
ENCLOSURE	ENCL.	SHEET	SHT.
ENGINEER	ENGR.	SIMILAR	SIM.
EQUAL	EQ.	SOUTH	S
EQUIPMENT	EQUIP.	SMOKE DETECTOR	S.D.
EXISTING	EXIST.	SPEAKER	SPKR.
EXTRUDE OR EXTRUSION	EXTR.	SPECIFICATIONS	SPECS.
		SPRINKLER HEAD	S.H.
FABRICATE(ED)	FAB.	SQUARE	SQ.
FINISH	FIN.	STAINLESS STEEL	S.S.
FIXTURE	FIXT.	STANDARD	STD.
FLOOR	FL.	STEEL	STL.
FLUORESCENT	FLUOR.	STRUCTURAL	STRUCT.
FOOT	FT.		
FRESH AIR INTAKE (OR INLET)	F.A.I.	TELEPHONE	TEL.
FURNISH(ED)	FURN.	TELEVISION	TV
FURRING	FUR.	TEMPORARY	TEMP.
		TONGUE AND GROOVE	T. & G.
GALVANIZED	GALV.	TYPICAL	TYP.
GAUGE	GA.		
GROUND	GRND.	UNLESS OTHERWISE NOTED	U.O.N.
GYPSUM BOARD	GYP. BD.		
		VERTICAL	VERT.
HEIGHT	HT.	VINYL COMPOSITION TILE	V.C.T.
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.	WITH	W/
HOT WATER	H.W.	WITHOUT	W/O
		WOOD	WD.
INSIDE DIAMETER	I.D.		

ACRONYMS:

1) COS 10 ac-sdf/M:
Coastal Open Space 10 acres-slope density formula/ Santa Monica Mountain Overlay Zone

APPLICABLE CODES

Applicable codes:

- 2016 California Building Code (Volume 1 & 2)
- 2016 California Residential Code
- 2016 California Electrical, Mechanical & Plumbing Code
- 2016 CA Energy Code (2013 Building Energy Efficiency Standards),
- 2016 CGBSC (California Green Building Code Standards)
- 2016 County of Ventura Building, Mechanical, Electrical, Plumbing Code

SYMBOL LEGEND

PLAN NORTH — NORTH ARROW

Elev. View Sheet # — ELEVATION MARKER

(TYP.) VIEW INDICATOR; 4 RM # 2; 3 — INTERIOR ELEVATION FLAG

A-A Sheet # — A-A Sheet # — SECTION MARKER

101 — TYP. DOOR SCHEDULE SYMB.

Det # Sheet # — WALL SECTION

A — TYP. WINDOW SCHEDULE SYMB.

WOOD FRAME

ELEVATION DATUM

CONCRETE

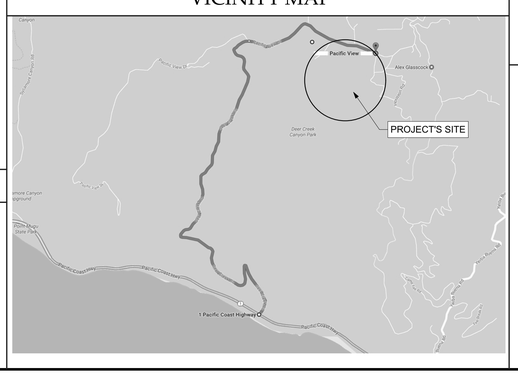
1 — GRID LINE SYMB.

CMU

DETAIL # SHEET # — TYP. DETAIL CALL OUT

STONE

VICINITY MAP



PROJECT TEAM

•Architect:
Douglas W. Burdge, A.I.A.
Burdge & Associates Architects, Inc.
24911 Pacific Coast Hwy
Malibu, CA 90265
P: (310) 456-5905
www.buaia.com

•Surveyor:
PEAK SURVEYS, INC.
2488 Townsgate Road Suite D
Westlake Village, CA 91361
P: (805) 497-0102
F: (805) 495-7014
Eric Widmer, L.S.

•Civil Engineer:
PEAK SURVEYS, INC.
Roberto Rangel, P.E.

•Geologist:
Gold Coast Geoservices, Inc.
5251 Verdugo Way, Ste J
Camarillo, CA 93012
P: 805-484-5070
F: 805-484-4295
Scott Hogrefe, R.E.G.

•Septic System Engineer:
Gold Coast Geoservices, Inc.
Scott Hogrefe, R.E.G.

•Structural Engineer:
889 Pierce Court, Suite 101
Thousand Oaks, California 91360
P : 805.497.1244 | 818.991.7148
F: 818.991.5942
Britten Pond, P.E.

•Permit Expeditor:
Schmitz and Associates, Inc.
28118 Agoura Road, Suite #103,
Agoura Hills, CA. 91301
P: (818) 338-3636
F: (818) 338-3423

•Biologist:
SWCA Environmental Consultants
51 W Dayton Street
Pasadena, CA 91105
P: 805-437-1900
Jackie Worden, Biologist

•Archaeologist:
Brandon Lewis,
PHD, R.O.P.A.
C: 310-309-1127

•Fuel Modification Plan & Landscape
Bare Foot Design, Santa Barbara
P: 805.697.7466
jessica@barefoot-design.net
Jessica Harlin, L.A.

•Water Well Driller:
DCA Drilling
11438 Sumac Lane, Santa Rosa Valley, CA 93012
805-427-0594
805-491-2926

•M.E.P.:
TBD

AGENCIES:
County of Ventura, 800 S. Victoria Avenue #1740, Ventura, CA 93009-1740

-Planning & Development, Planning Division- Zoning Clearance
-California Coastal Commission, Ventura - Coastal Clearance
-Santa Monica Mountain Recreation, Conservancy - Clearance
-Ventura County Fire Dept. - FD Clearance
-Building & Safety - Building Plan check approval.

INSPECTION & OBSERVATIONS:
Work shall be inspected as required by applicable consultants.
See structural drawings for special inspection and observation requirements.

PROJECT DATA

•**ADDRESS:** Pacific View Road, Malibu, CA 90265 Ventura County

•**OWNER:** Michael & Leslie Salove ℅ Burdge and Associates, 24911 Pacific Coast Hwy. Malibu CA, 90265

•**LEGAL DESCR.:** See Survey

•**A.P.N:** 700 001 059 and 700 001 060

•**ZONING:** COS-10 ac-sdf / M *

•**OCCUPANCY CLASSIFICATION:** R3 / U

•**TYPE OF CONSTRUCTION:** VB

•**NUMBER OF STORIES:** 2 STORIES

•**SCOPE OF WORK:** Proposed New Single Family Residence with attached Garage, outdoor decks, Swimming pool with spa. New Driveway access with associated Retaining walls. New septic System. New water tanks.

•**FIRE HAZARD SEVERITY ZONE:** VHFHSZ

•**BUILDING HEIGHT:** 35' max.

•**LOT INFO.:**

	APN 700001059 :	**2.9 Acres (126,363 SqFt)**
	APN 700001060 :	**37.44 Acres (1,630,886 SqFt)**
Gross Area:		**40.34 Acres**
Net Area:		40.34 Acres (same as Gross area)

•**MAXIMUM ALLOWED BUILDING COVERAGE:**

5% Lot area

• **FLOOR AREA BREAKDOWN:**

Livable area:

Main Level……..	5,629 Sq.Ft. +
Upper Level……	1,204 Sq.Ft. +
Lower Level…….	2,970 Sq.Ft. =
Total	**9,803** Sq.Ft.

Non Livable area:

Attached Garage	919 Sq.Ft. +
Laundry and Mech. room	120 Sq.Ft. =
Total	**1,039 Sq.Ft.**

Grand Total Enclosed area: **10,842** Sq.Ft.

Outdoor Area:

Covered Porches, overhangs	1,705 Sq.Ft.
Pool, Pool deck, Equip.	1,472 Sq.Ft.
Flatworks	3,260 Sq.Ft.
Building Footprint:	6,823 Sq.Ft.

•**SETBACKS:**

Minimum Required:	**Proposed:**
Front: 20'	Front: >20'
Side: 10'-20'	Side: > 10'-20'
Rear: 10'	Rear: > 10'

•**BUILDING HEIGHT:**
Allowed max : 35' **Proposed max:** ≤35'

•**FENCES, WALLS, EDGE:**

Required: Max height 8' behind 10' setback from street and outside 'clear sight triangle'.

Proposed: in compliance with code

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

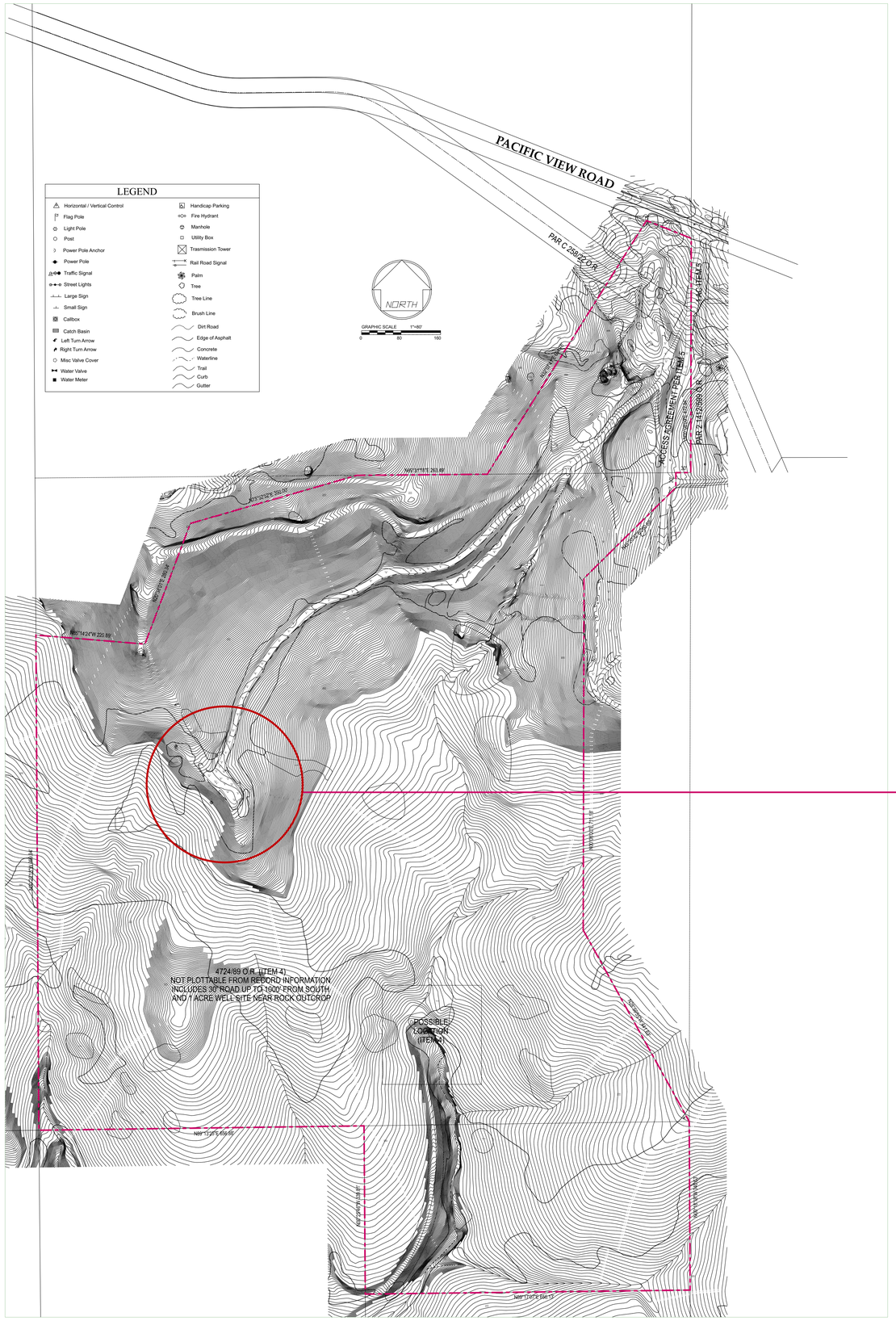
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

COVER SHEET/
PROJECT INDEX

DRAWING NO.
T-1.1

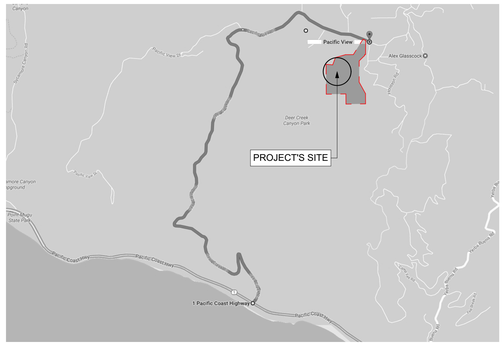
PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



NOTE:

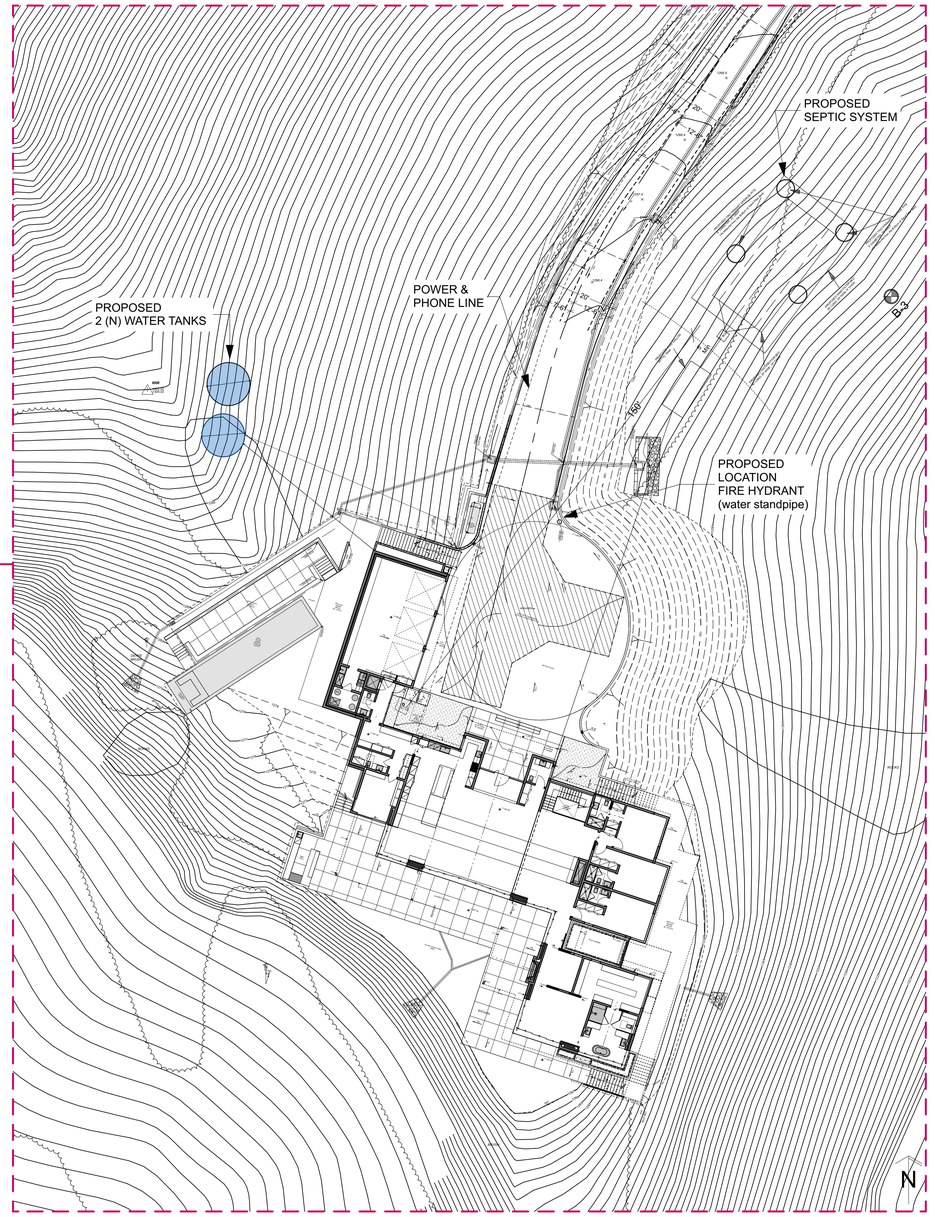
1) STAMPED SURVEY WILL BE PROVIDED SEPARATELY

SURVEY
SCALE: 1" =100' 2



VICINITY MAP
NOT TO SCALE 1

- **ADDRESS:** Pacific View Road, Malibu, CA 90265 Ventura County
- **LEGAL DESCR.:** See Survey
- **A.P.N:** 700 001 059 and 700 001 060
- **ZONING:** COS-10 ac-sdf/M *
- **TYPE OF CONSTRUCTION:** VB
- **OCCUPANCY CLASSIFICATION:** R3 / U
- **NUMBER OF STORIES:** 2
- **SCOPE OF WORK:** NEW SINGLE FAMILY RESIDENCE
- **FIRE HAZARD SEVERITY ZONE:** VHFHSZ
- **BUILDING HEIGHT:** MAX 35'
- **LOT INFO.:** APN 700001059 : **2.9 Acres (126,363 SqFt)**
  APN 700001060 : **37.44 Acres (1,630,886 SqFt)**



SITE PLAN-MAIN LEVEL
SCALE: 1" = 20' 3

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

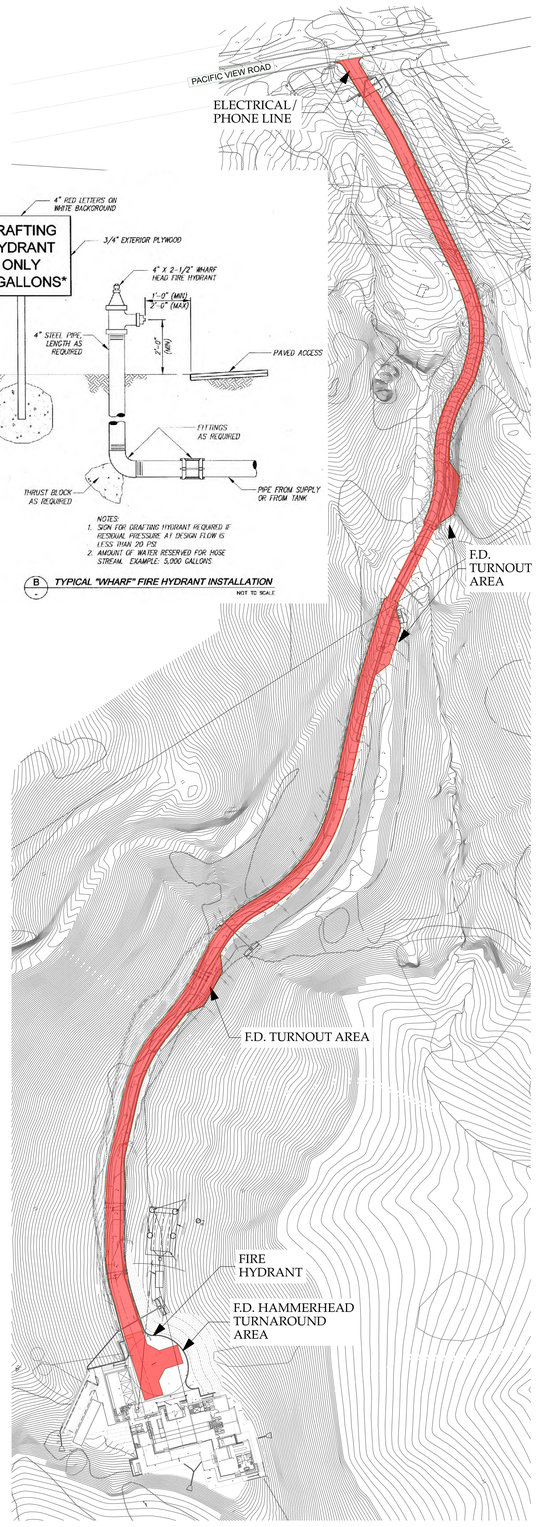
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

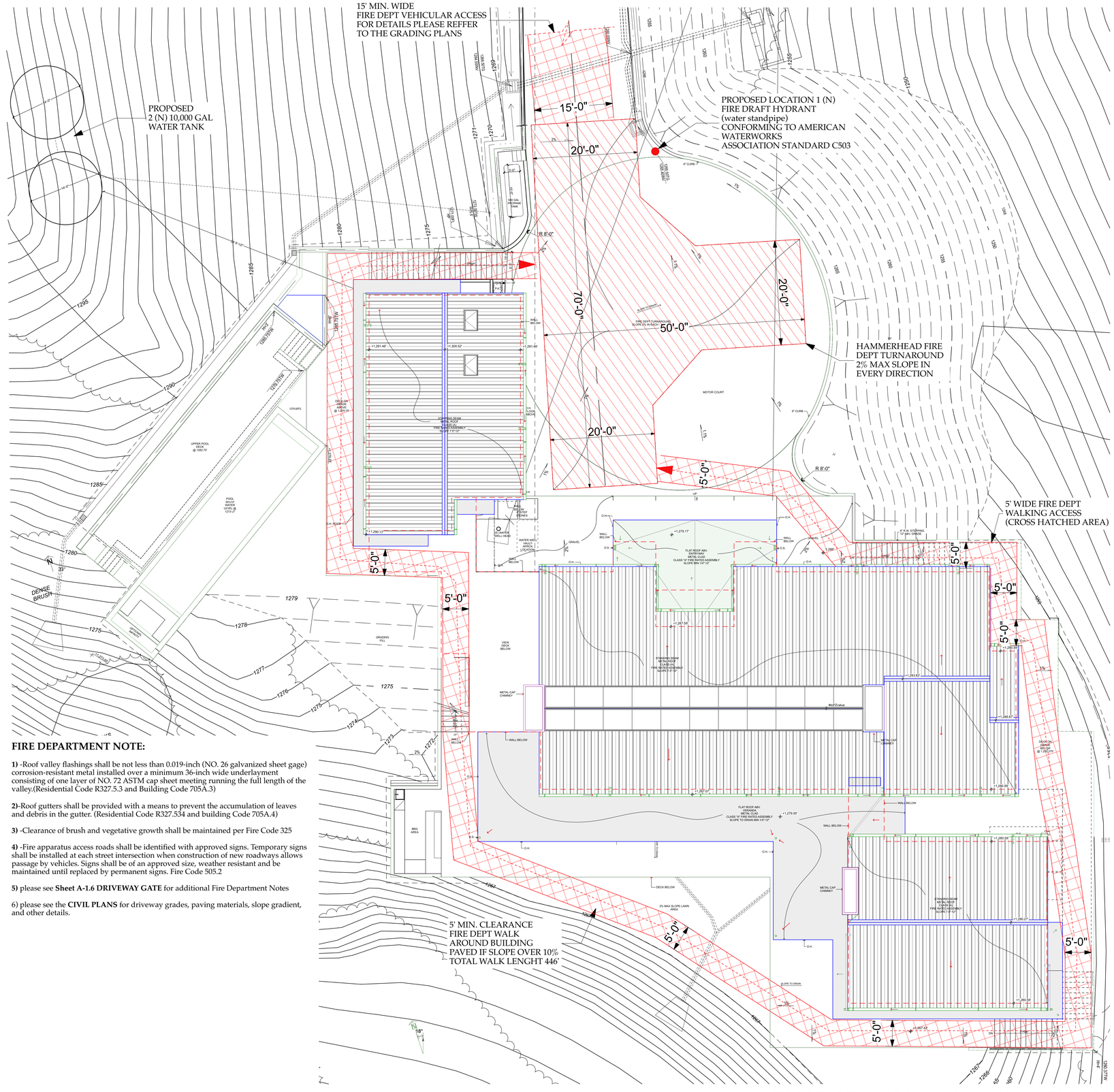
SURVEY and SITE PLAN OVERVIEW

DRAWING NO.
A-0.1

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



FIRE DEPT ROAD ACCESS
SCALE: 1/64" = 1'-0" 1



FIRE DEPARTMENT NOTE:

1) -Roof valley flashings shall be not less than 0.019-inch (NO. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of NO. 72 ASTM cap sheet meeting running the full length of the valley.(Residential Code R327.5.3 and Building Code 705A.3)

2)-Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R327.534 and building Code 705A.4)

3) -Clearance of brush and vegetative growth shall be maintained per Fire Code 325

4) -Fire apparatus access roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. Fire Code 505.2

5) please see **Sheet A-1.6 DRIVEWAY GATE** for additional Fire Department Notes

6) please see the **CIVIL PLANS** for driveway grades, paving materials, slope gradient, and other details.

FIRE DEPT TURNAROUND AND WALK ACCESS
SCALE: 1/8" = 1'-0" 2

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

FIRE DEPARTMENT ACCESS

DRAWING NO.
A-0.2

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,

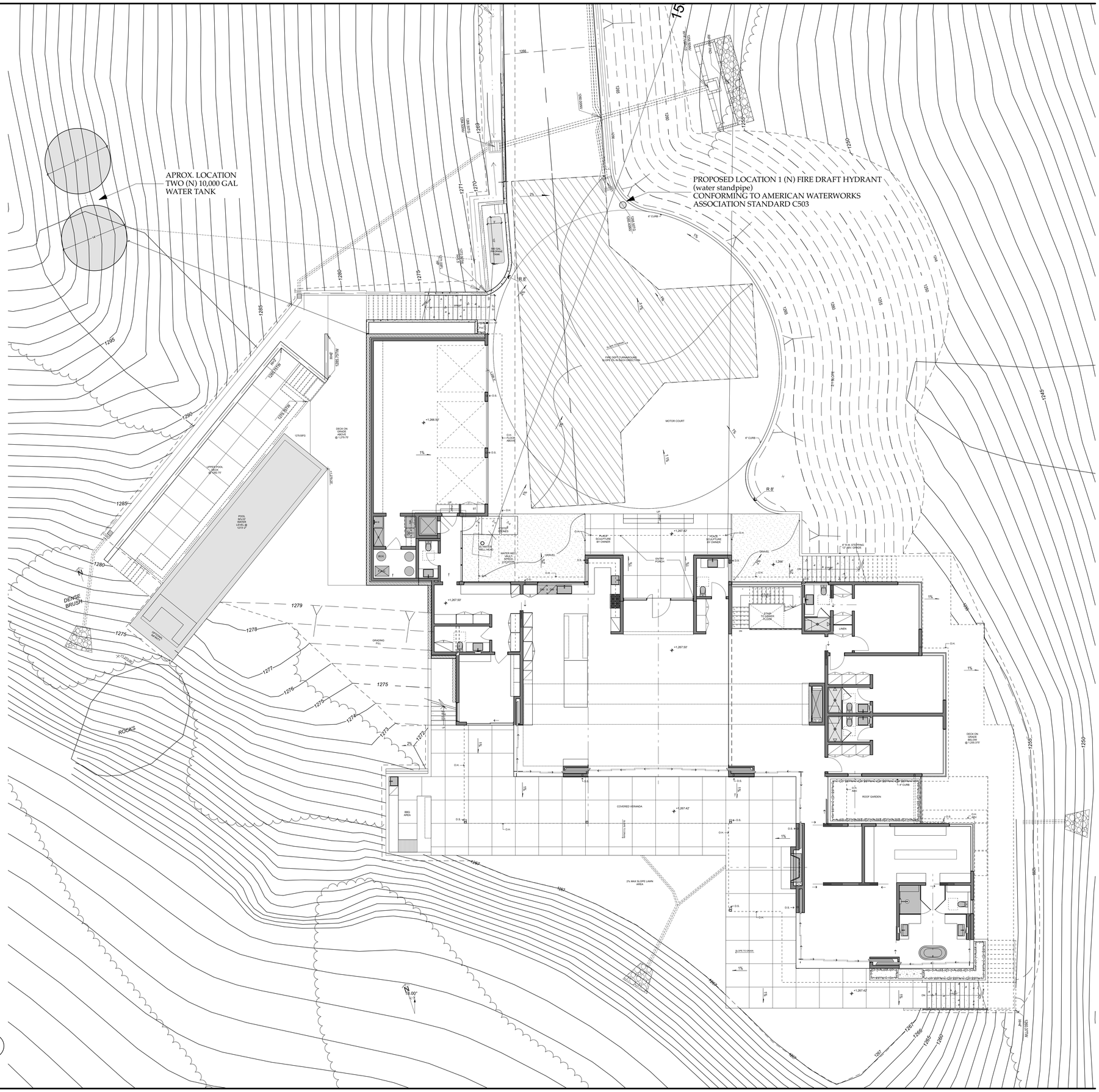
SITE PLAN NOTES:

1. Provide slope away from structures minimum fall go 6 inches within first 10 feet (pervious surfaces) or 2% fall for the first 10 feet (impervious surfaces).
Indicates direction of flow drainage pattern →

2. The discharge of pollutants to any storm drainage system is prohibited per Ventura countywide Municipal Stormwater NPDES Permit. (-). no solid waste, petroleum byproducts, soil particulate, construction waste material, or waste water generated on construction sites or by construction activities shall be places, conveyed or discharged into the street, gutter, or storm drain system.

3. Hose bibs shall be installed with anti-siphon valves.

4. Provide back flow device for all fixtures located on a floor level below the next upstream manhole.



MAIN LEVEL
SCALE: 1/8" = 1'-0" (1)

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

SITE PLAN at MAIN LEVEL
- scale 1/8"

DRAWING NO.
A-0.3

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,

LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates
ARCHITECTS
MALIBU
WWW.BUAIA.COM

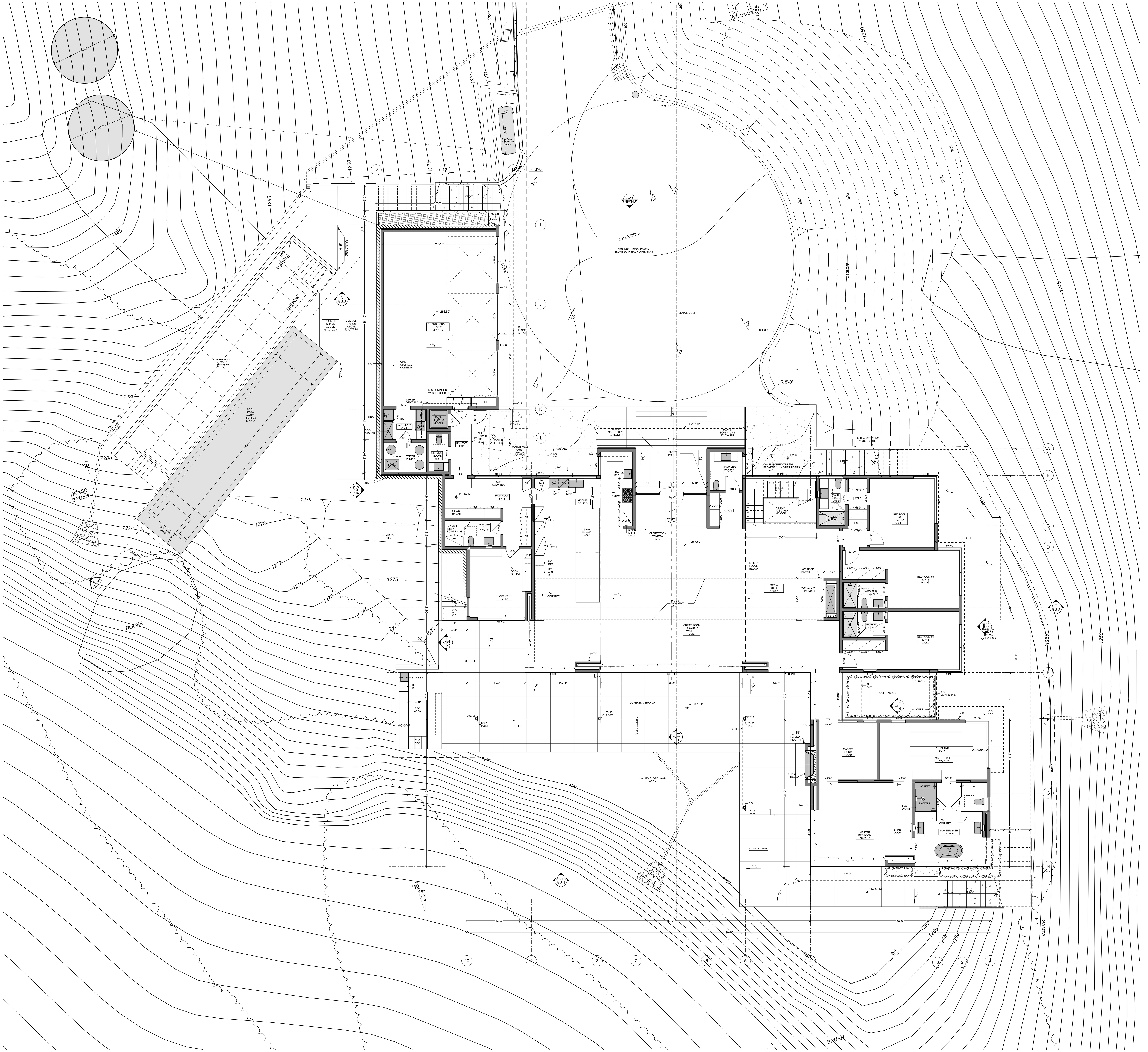
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL 310-456-5905

SHEET TITLE

LOWER FLOOR PLAN - scale 1/8"

DRAWING NO.
A-1.1

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
1

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates
ARCHITECTS
MALIBU
WWW. BUAIA.COM

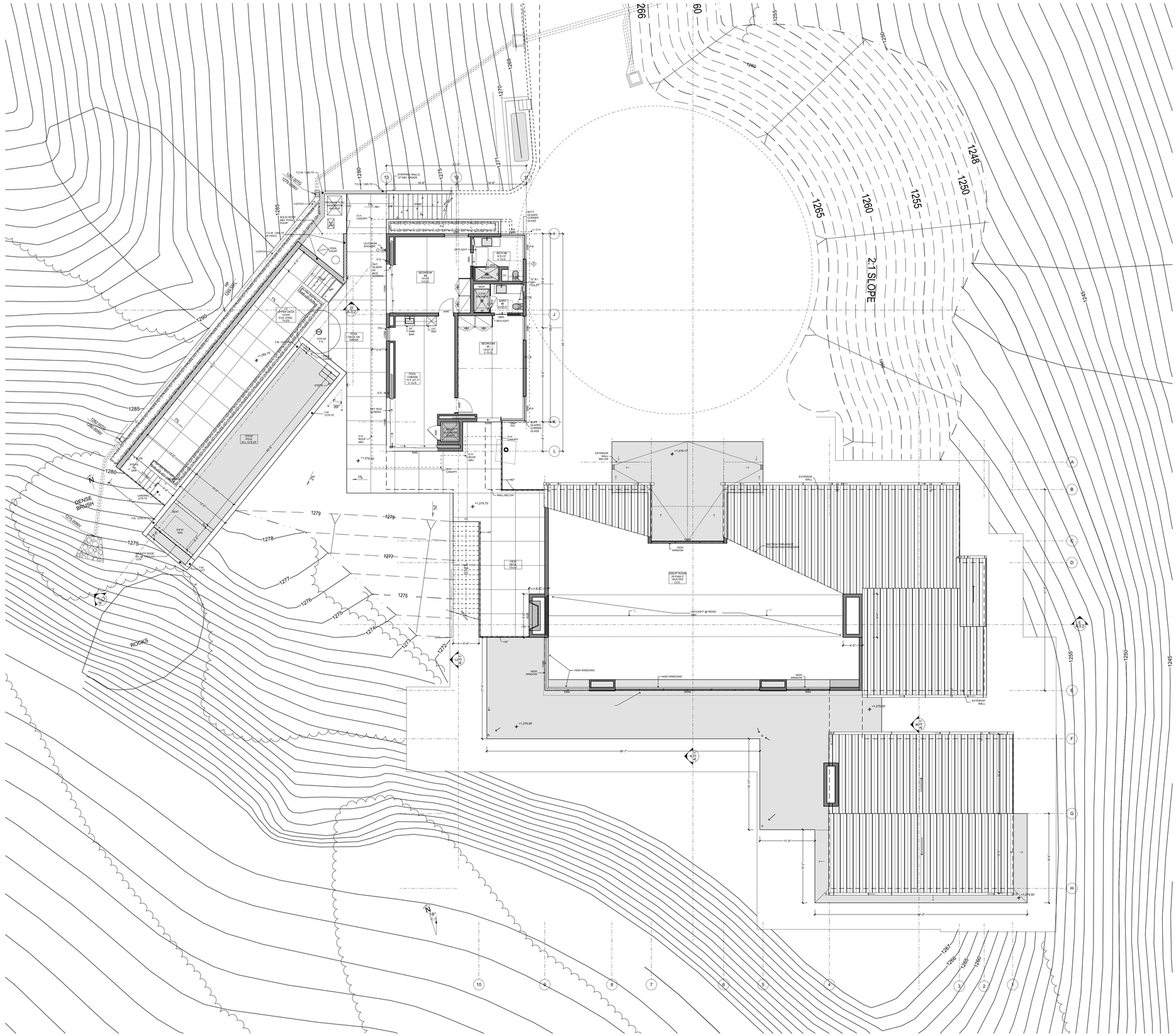
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

MAIN FLOOR PLAN - scale 1/8"

DRAWING NO.
A-1.2

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



UPPER LEVEL
SCALE: 1/8" = 1'-0"

1

/Volumes/Projects/SALOVE - Pacific View Dr/2D-3D/Salove 2018-07-18.pln

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

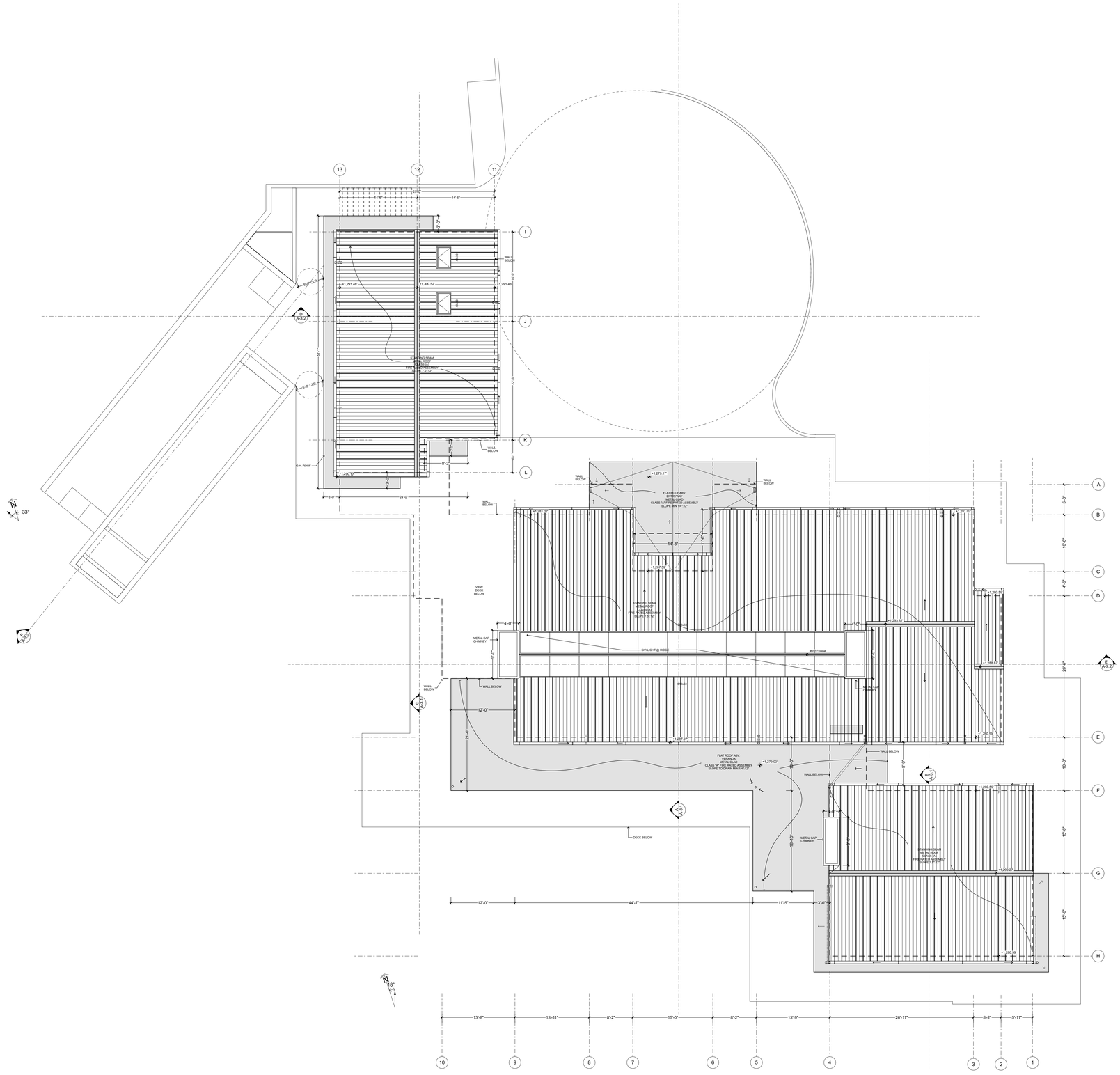
SHEET TITLE

UPPER FLOOR PLAN - scale 1/8"

DRAWING NO.

A-1.3

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



ROOF PLAN
SCALE: 1/8" = 1'-0"
1

/Volumes/Projects/SALOVE - Pacific View Dr/2D-3D/Salove 2018-07-18.pln

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates
ARCHITECTS
MALIBU
WWW.BUAIA.COM

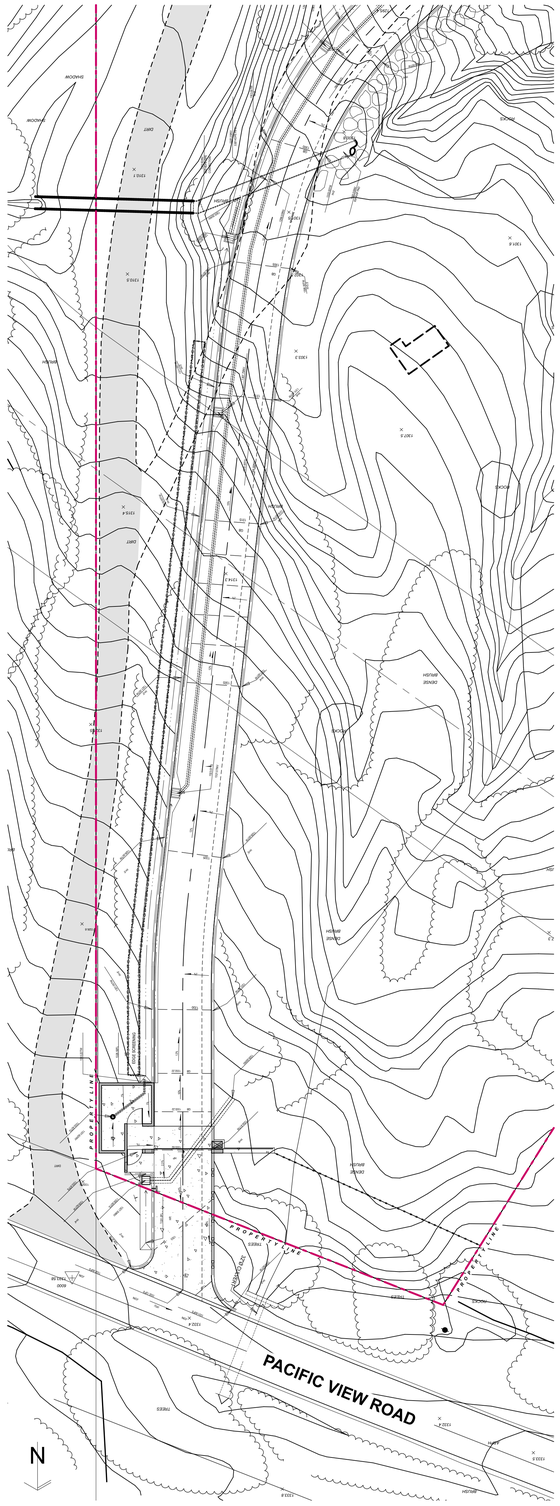
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

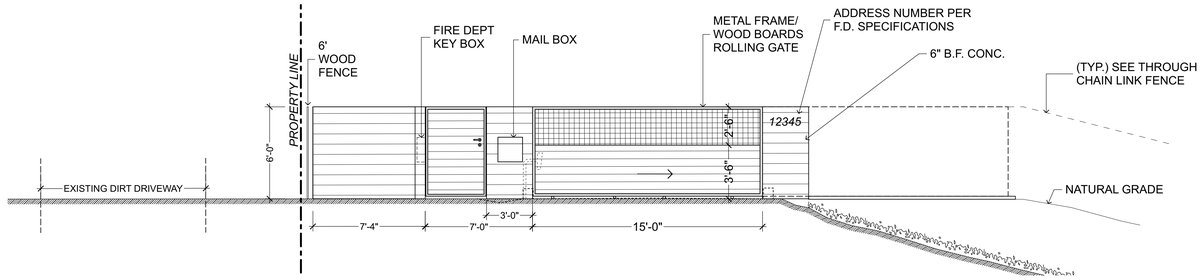
ROOF PLAN - scale 1/8"

DRAWING NO.
A-1.4

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,

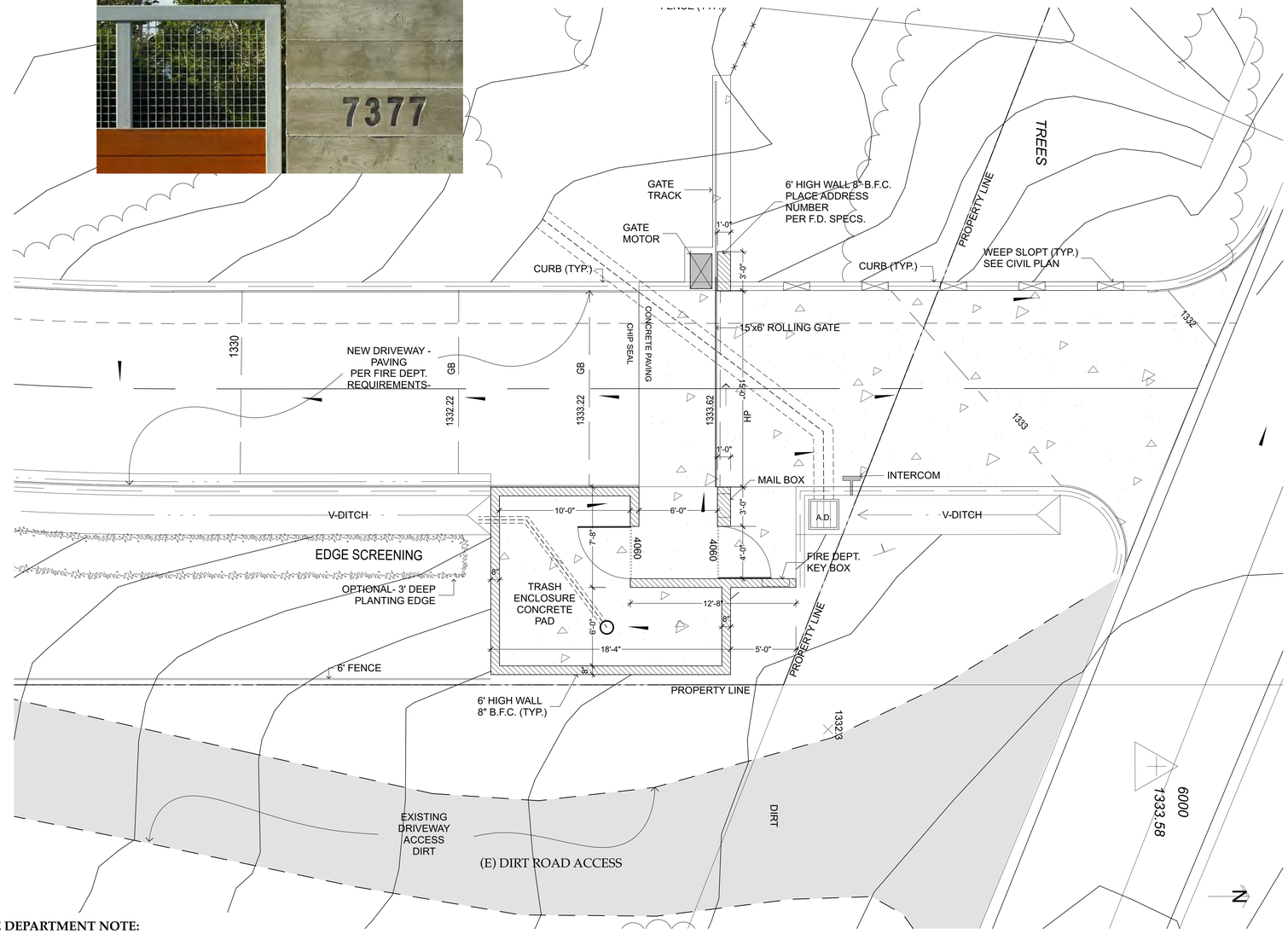


SITE PLAN
SCALE: 1/16" = 1'-0" 2



DRIVEWAY GATE- STREET ELEV.
SCALE: 1/4" = 1'-0" 3

DETAIL 4



DRIVEWAY GATE - SITE PLAN
SCALE: 1/4" = 1'-0" 1

FIRE DEPARTMENT NOTE:

1) -Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

2) -An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

3) -The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gated shall be of the winging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

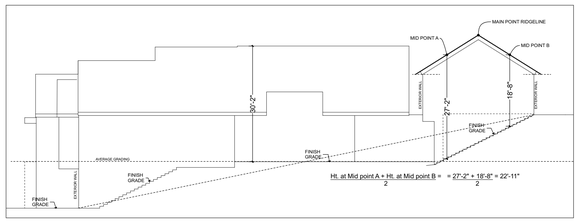
DRIVEWAY GATE

DRAWING NO.
A-1.5

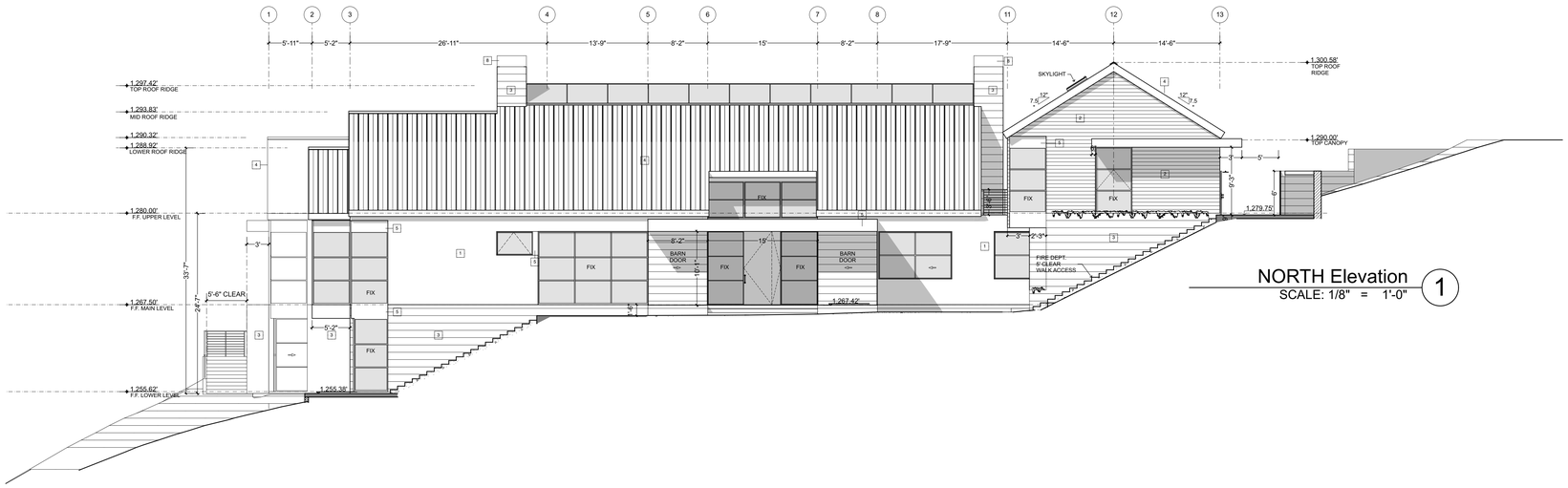
PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265



North Height Measurement
SCALE: 1/16" = 1'-0" (3)



NORTH Elevation
SCALE: 1/8" = 1'-0" (1)

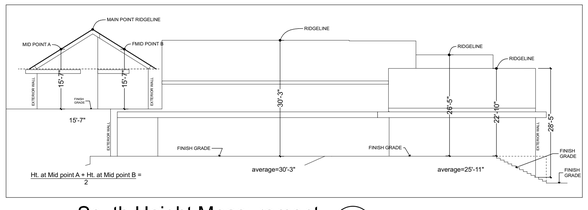
THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

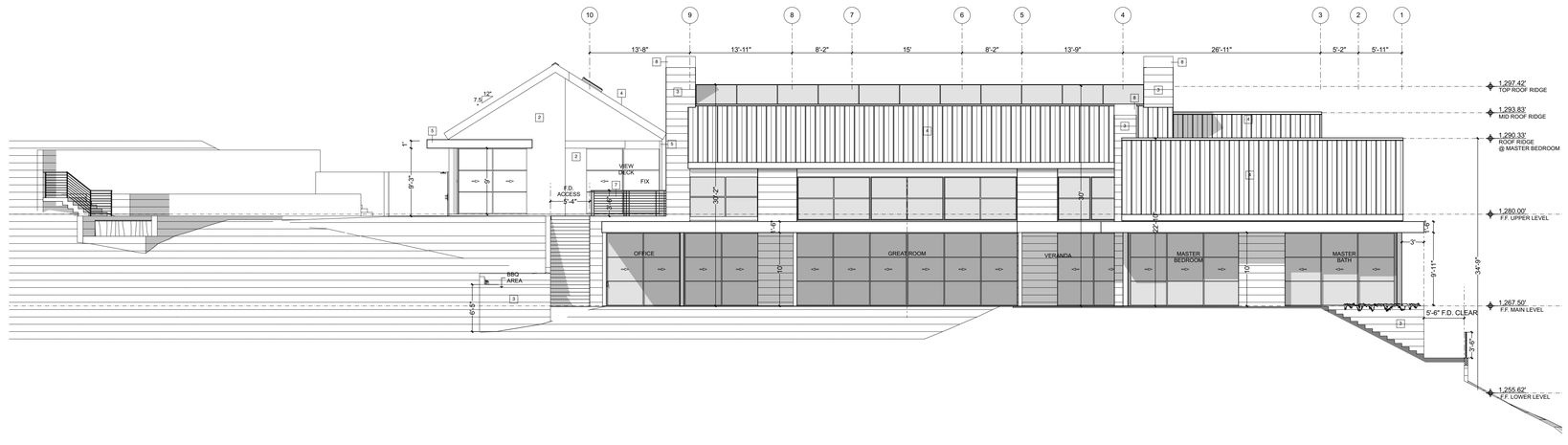
MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

MATERIAL SURFACE LEGEND

No.	SYMBOL	MATERIAL
1		STUCCO - SMOOTH FINISH
2		6" PORCELAIN TILE NATURAL WOOD LOOK
3		12" BOARD FORM CONCRETE
4		STANDING SEAM METAL ROOF
5		ALUMINUM CLAD - BLACK COLOR
6		6" x 6" STEEL POST
7		STAINLESS STEEL RAILING
8		COPPER CHIMNEY CAP
9		ANODIZED ALUMINUM - BLACK FINISH



South Height Measurement
SCALE: 1/16" = 1'-0" (4)



SOUTH Elevation
SCALE: 1/8" = 1'-0" (2)

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

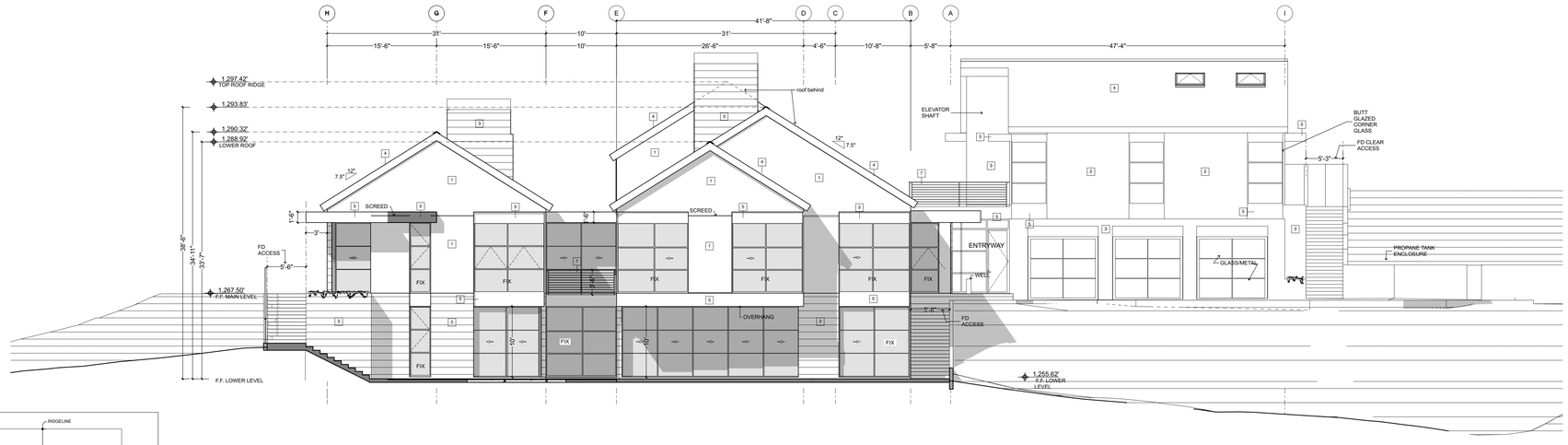
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

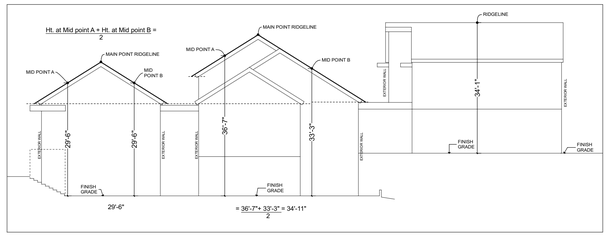
PROPOSED ELEVATIONS
NORTH & SOUTH

DRAWING NO.
A-2.1

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



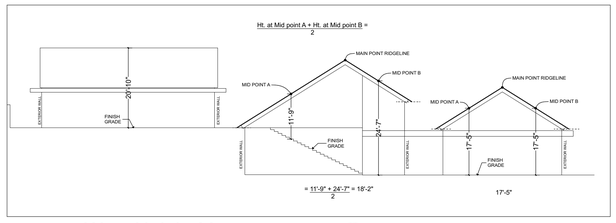
EAST Elevation
SCALE: 1/8" = 1'-0" (1)



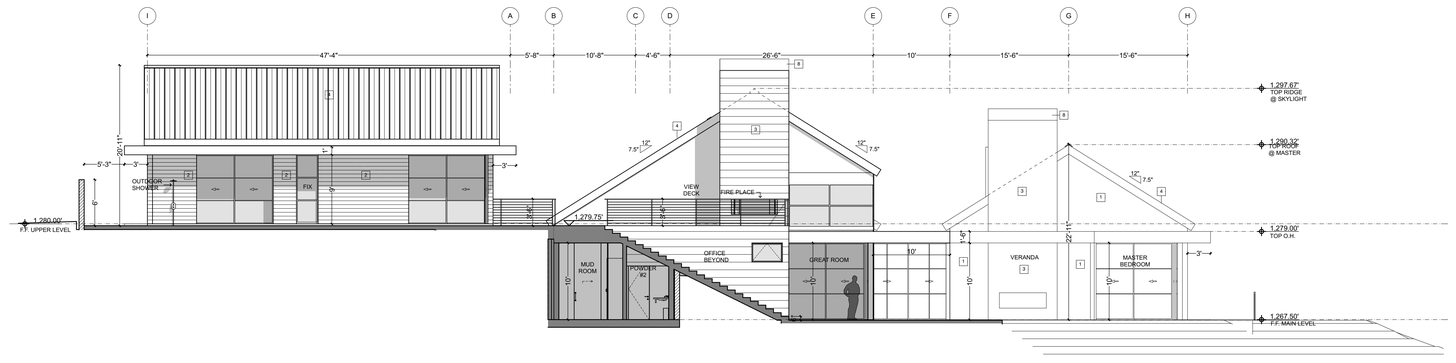
East Height Measurement
SCALE: 1/16" = 1'-0" (3)

MATERIAL SURFACE LEGEND

No.	SYMBOL	MATERIAL
1		STUCCO - SMOOTH FINISH
2		6" PORCELAIN TILE NATURAL WOOD LOOK
3		12" BOARD FORM CONCRETE
4		STANDING SEAM METAL ROOF
5		ALUMINUM CLAD - BLACK COLOR
6		6" x 6" STEEL POST
7		STAINLESS STEEL RAILING
8		COPPER CHIMNEY CAP
9		ANODIZED ALUMINUM - BLACK FINISH



West Height Measurement
SCALE: 1/16" = 1'-0" (4)



WEST Elevation
SCALE: 1/8" = 1'-0" (2)

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates ARCHITECTS
MALIBU
WWW.BUAIA.COM

21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

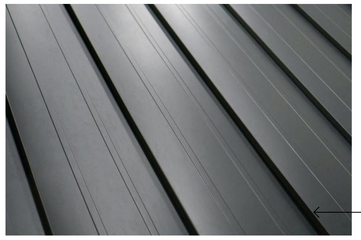
SHEET TITLE

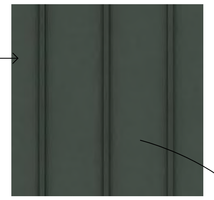
PROPOSED ELEVATIONS
EAST & WEST

DRAWING NO.
A-2.2

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,

VISUAL ANALYSIS
& PALETTE COLORS AND MATERIALS





STANDING SEAM METAL ROOF

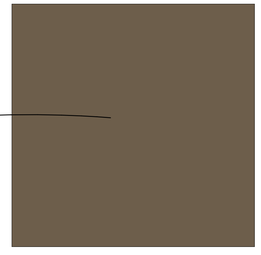
METAL CHIMNEY CAP
TO MATCH ROOF COLOR

SOUTH View 1

EXISTING SITE PALETTE

- 6" PORCELAIN TILES -
PORCELANOSA Type
Parker Porcelain Wood Look Tiles
SAMPLES PALETTE

EARTH TONE COLOR
STUCCO- SMOOTH FINISH



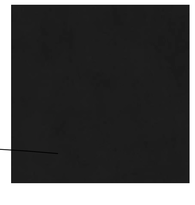
EAST View 2

12" BOARD FORM CONCRETE
TEXTURE

NORTH View 3

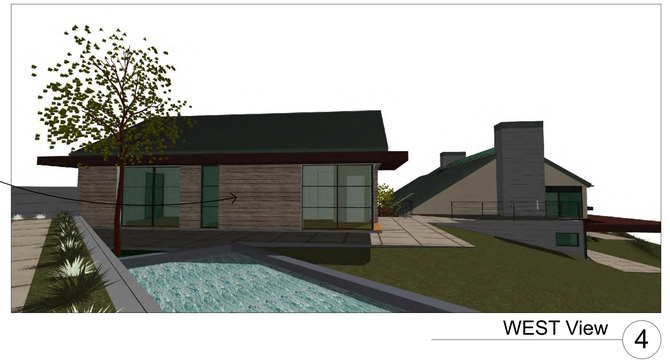
METAL CLAD
WINDOWS/DOORS-

STAINLESS STEEEL RAILING
POSTS AND WIRE CABLES

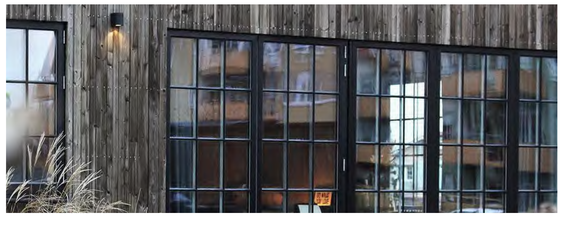


Proposed Trees

Botanic Name	**Common Name**
Trees & Large Shrubs	
Arbutus 'Marina'	Strawberry Tree
Quercus agrifolia	Coast Live Oak



WEST View 4



EXAMPLES
WINDOWS/DOORS
FRAMES

EXTERIOR WINDOW/DOORS
FRAME ANODIZED ALUMINUM -
BLACK FINISH

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates
ARCHITECTS
MALIBU
WWW.BUAIA.COM

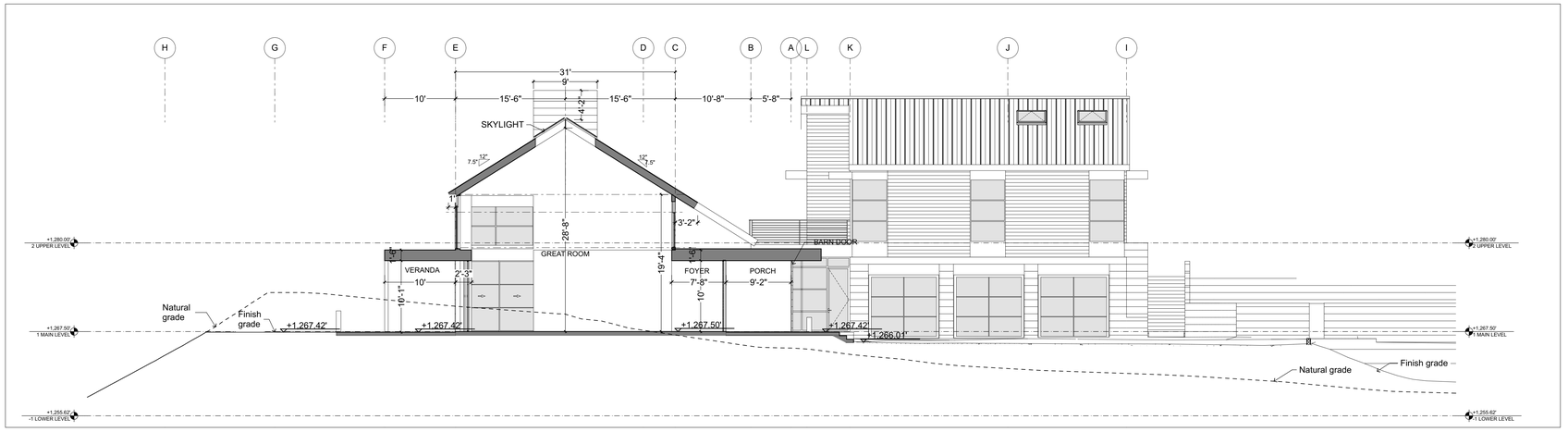
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

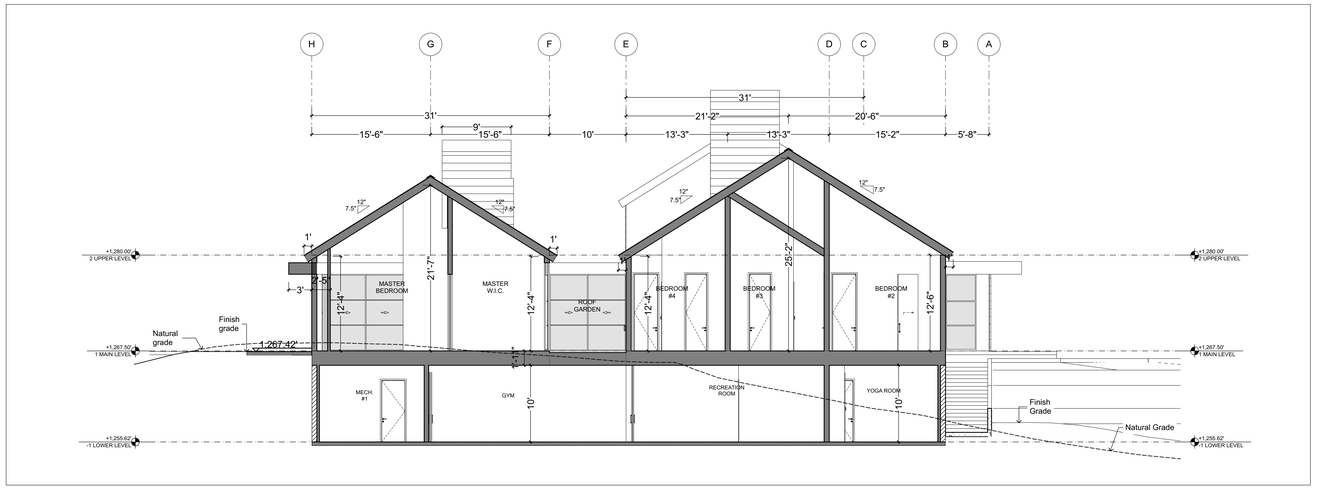
BUILDING FINISHING MATERIAL

DRAWING NO.
A-2.3

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



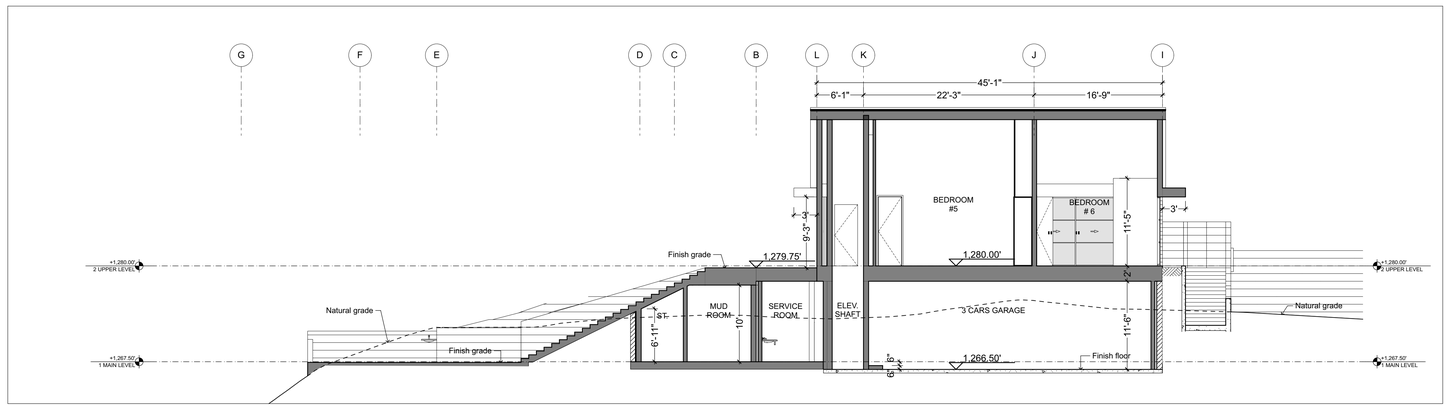
A-A SECTION
SCALE: 1/8" = 1'-0" 1



B-B SECTION
SCALE: 1/8" = 1'-0" 2

NOTE:

1) FOUNDATIONS AND STRUCTURAL DETAILS BY OTHERS.



C-C SECTION
SCALE: 1/8" = 1'-0" 3

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates
ARCHITECTS
MALIBU
WWW.BUAIA.COM

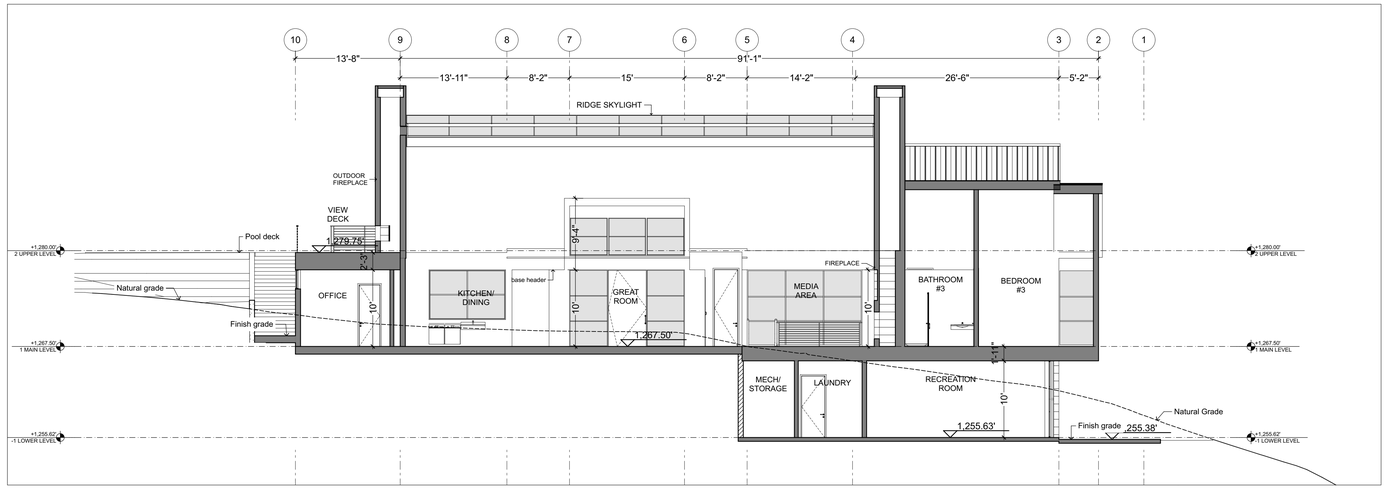
21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

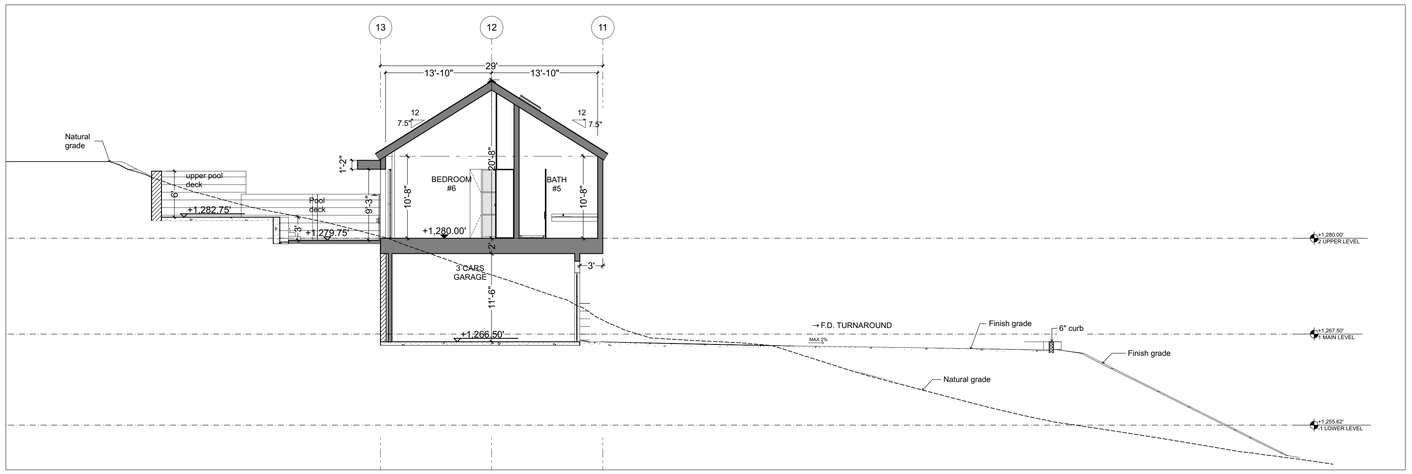
PROPOSED SECTIONS A-A, B-B, C-C

DRAWING NO.
A-3.1

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,



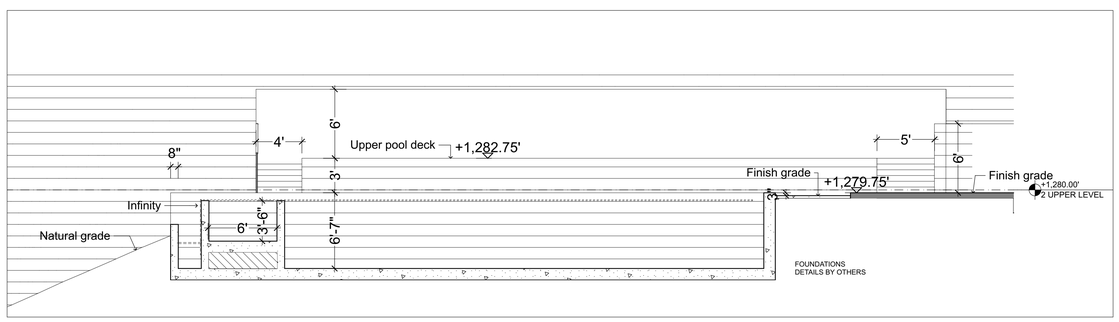
E-E SECTION
SCALE: 1/8" = 1'-0" 1



D-D SECTION
SCALE: 1/8" = 1'-0" 2

NOTE:

1) FOUNDATIONS AND STRUCTURAL DETAILS BY OTHERS.



POOL
SCALE: 3/16" = 1'-0" 3

SALOVE RESIDENCE

PACIFIC VIEW RD.
MALIBU,
CA 90265

MARK	DATE	DESCRIPTION
	2017-07-28	INITIAL SUBMITTAL TO PLANNING DEPT
1	2017-07-__	RE-SUBMITTAL AFTER CORRECTIONS

BURDGE & Associates
ARCHITECTS
MALIBU
WWW.
BUAIA.COM

21235 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

PROPOSED SECTIONS
D-D, E-E, POOL

DRAWING NO.
A-3.2

PROJECT	Salove Residence
DATE	Plot Date: 7/18/18
SCALE	
DRAWN BY	D.W.B., A.M.,

Attachment 4

County of Ventura

List and Map of Pending and Recently Approved Projects

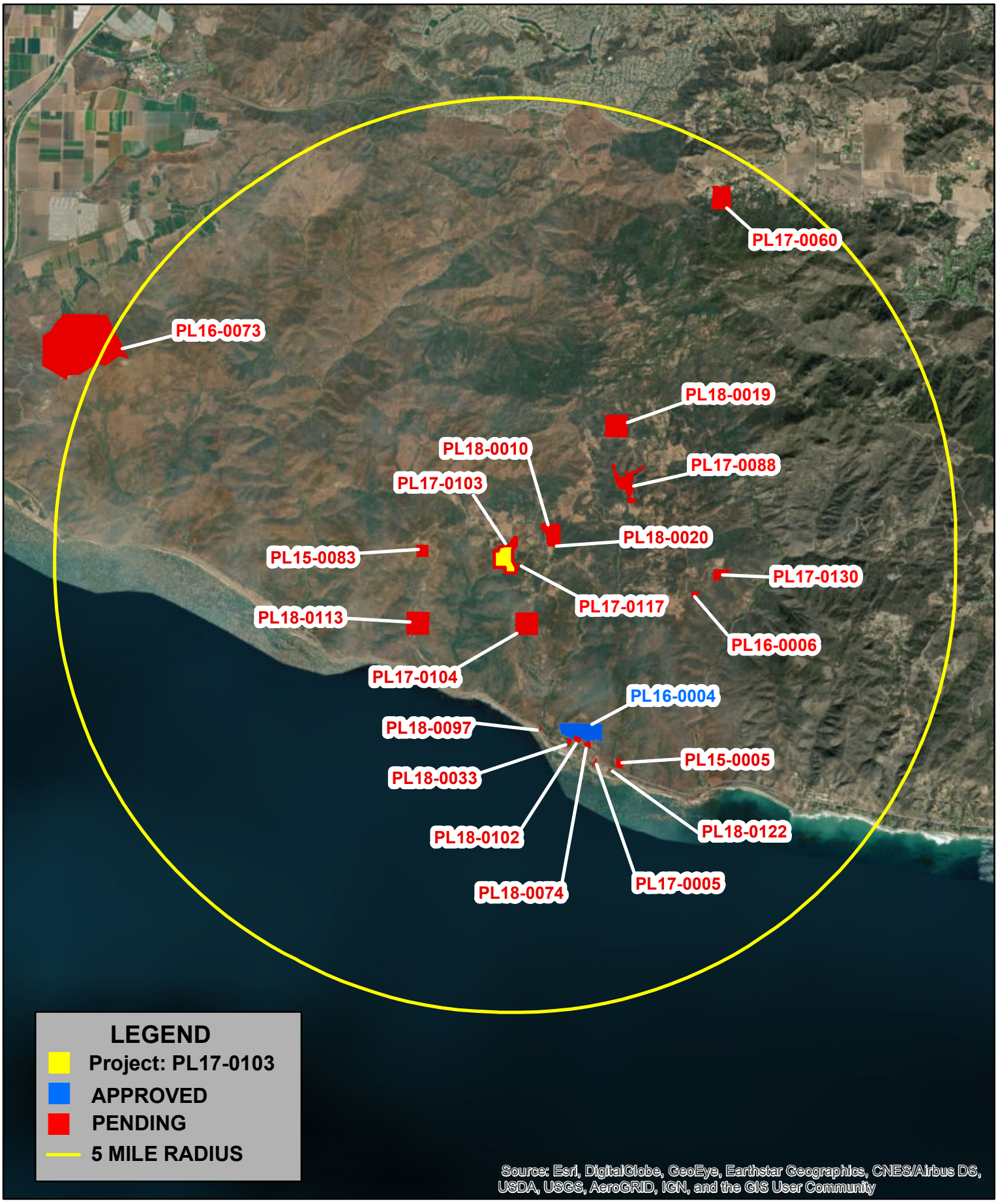
Used in the Cumulative Impacts Analysis

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 Coastal PD Permit Case No. LU07-0123, which originally approved 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.	Approved
PL16-0004	PD	Coastal PD Permit for the construction of new single-family dwelling with attached garage, pool and spa.	Approved
PL16-0073	CUP	Minor Modification to CUP Case No. 4923 for the continued use of an existing wireless communication facility for a 10-year period.	Pending
PL17-0005	PD	Coastal PD Permit for the demolition of an existing single-family dwelling with attached garage and the construction of new single-family dwelling with attached garage and an accessory dwelling unit.	Pending
PL17-0060	CUP	Minor Modification to CUP Case No. LU08-0030 for the continued use of seven farmworker dwellings and	Pending

		agricultural accessory buildings for a 20-year period.	
PL17-0088	PD	Coastal PD Permit for the construction of a new swimming pool, pool deck, and covered open-air non-habitable pool cabana.	Pending
PL17-0104	PD	Major Modification to PD Permit No. 1609 for the demolition of an existing single-family dwelling and construction of new single-family dwelling and a barn.	Pending
PL17-0117	PD	Coastal PD Permit for the construction of new single-family dwelling with a detached garage and a pool.	Pending
PL17-0130	PD	Coastal 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	Coastal 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.	Approved
PL18-0020	PD	Coastal 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. Restoration of 1.3-acres of vegetation is included to abate code violation ZV01-0088.	Pending
PL18-0033	PD	Coastal PD Permit for the construction of new single-family dwelling with an attached garage, an	Pending

		accessory dwelling unit, swimming pool and spa.	
PL18-0074	PD	Coastal PD Permit for the construction of a new single-family dwelling with an attached garage, swimming pool and spa, covered patios, and open balconies.	Approved
PL18-0097	PD	Coastal PD Permit for residential improvements to an existing single-family dwelling to include interior remodeling, an exterior spiral staircase and new rooftop deck with solar panels and a variance to construct new handrails above the height limit for the zone district.	Pending
PL18-0102	PD	Coastal PD Permit for the construction of new single-family dwelling with a new pool and spa, and a powder room.	Approved
PL18-0113	PD	Coastal 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 Coastal PD Permit Case No. 355 for the conversion of an existing unfinished basement to a storage room.	Voided

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



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 11-26-2018
This aerial imagery is under the copyrights of Pictometry
Source: Pictometry, Jan.2017

RMAgis

Project: PL17-0103
APN: 700-0-010-60- 59

0 0.75 1.5 Miles

N

RH

AQUATIC RESOURCES DELINEATION REPORT

PACIFIC VIEW ROAD

VENTURA COUNTY, CALIFORNIA

July 26, 2018

SUBMITTED TO

Michael and Leslie Salove
761 Grasswood Avenue
Malibu, CA 90265

SUBMITTED BY

SWCA Environmental Consultants
51 West Dayton Street
Pasadena, CA 91105

AQUATIC RESOURCES DELINEATION REPORT
PACIFIC VIEW ROAD

Prepared for

Michael and Leslie Salove
7161 Grasswood Avenue
Malibu, California 90265

Prepared by

SWCA Environmental Consultants
51 West Dayton Street
Pasadena, CA 91105
(626) 240-0587
www.swca.com

SWCA Project No. 48588

July 26, 2018

This page intentionally left blank.

CONTENTS

1 Introduction 1
1.1 Project Location 1
1.2 Project Description 1
1.3 Site Characteristics 1
2 Regulatory Overview 4
2.1 Clean Water Act – Section 404 4
2.1.1 Supreme Court Decisions 4
2.2 Clean Water Act Section 401 and the California Porter-Cologne Water Quality Act 6
2.3 California Fish and Game Code Sections 1600-1616: Streambeds, Banks and Riparian Habitats 7
3 Delineation Methodology 7
3.1 Literature Review 7
3.2 Field Surveys 8
3.2.1 Potential Waters of the U.S. and State 8
3.2.2 Jurisdictional Waters 9
3.2.3 Identification of CDFW Jurisdictional Areas 11
3.3 Feature Classification 12
3.3.1 Stream 12
3.3.2 Swale 12
3.3.3 Erosional Features 12
4 Results – Existing Conditions 12
4.1 Topography and Hydrology 12
4.2 Vegetation 12
4.3 Soils 14
4.4 Potential Jurisdiction 14
4.4.1 Feature 1 16
4.4.2 Feature 2 16
4.4.3 Feature 3 16
4.4.4 Feature 4 19
4.4.5 Feature 5 19
4.4.6 Feature 6 20
5 Jurisdictional Delineation Findings 20
5.1 U.S. Army Corps of Engineers Jurisdictional Areas 23
5.2 California Porter-Cologne Water Quality Act: Waters of the State Determination 23
5.3 California Fish and Game Code §§ 1600-1616 Determination 23
6 Literature Cited 23

Figures

Figure 1. Vicinity and Location Map. 2
Figure 2. Project Boundary and Development Footprint. 3
Figure 3. Vegetation Community Map. 14
Figure 4. Soils Map. 15
Figure 5. Delineated Aquatic Resources (Features 1–6). 18
Figure 6. Impacts to Jurisdictional Drainages, Features 3 and 4. 21
Figure 7. Impacts to Jurisdictional Drainage Feature 5. 22

Tables

Table 1: Detailed Soil Map Units 14
Table 2. Impacts to Jurisdictional Non-Wetland Waters of U.S./State and CDFW Streambed 20

Appendices

Appendix A. Photos
Appendix B. Arid West Ephemeral and Intermittent Streams OHWM Data Sheets

This page intentionally left blank.

1 INTRODUCTION

Michael and Leslie Salove have retained SWCA Environmental Consultants (SWCA) to conduct an aquatic resources jurisdictional delineation in support of the Pacific View Road Initial Biological Study and Assessment. The subject property (Project) is located in unincorporated Ventura County, California immediately south of Pacific View Road, north of the Pacific Coast Highway (PCH) and west of Yerba Buena Road (**Figure 1, Vicinity and Location Map**). The purpose of this work was to determine the location and extent of the areas that meet the definition of waters of the U.S., waters of the State, or lakes, streams, or riparian habitat subject to the jurisdiction of the California Department of Fish and Wildlife (CDFW). Refer to Section 2 of this report for these definitions. It is important to note that the regulating agencies make the final decision regarding what features are or are not subject to their jurisdiction; this report represents the best effort made by the delineator. The collected data were used to determine which jurisdictional regulations apply and to calculate potential Project impacts to jurisdictional waters and habitat. The purpose of this report it is to establish the baseline conditions that will be incorporated in future permit applications and California Environmental Quality Act (CEQA) analysis.

1.1 Project Location

The subject parcel is approximately 40.34 acres, located in the Coastal Zone of the Santa Monica Mountains in the southeastern corner of Ventura County. The site is approximately 4.7 miles due east of Pt. Mugu and about 1.7 miles north of the PCH (Figure 1). Pacific View Drive forms the northern boundary of the property, connecting to Deer Creek Road west of the project and Cotharin Road to the east. The project is located on the *Triunfo Pass, CA* United States Geological Survey (USGS) 7.5' quadrangle topographic map and lies in Hydrologic Unit Code 1807010400.

Surrounding land uses include large-lot rural residential and undeveloped open space. Existing residences are present to the west, north, northwest, east and southeast of the property. The property is contiguous with the Deer Creek Canyon Open Space, a National Park Service unimproved open space in the Santa Monica Mountains National Recreation Area.

1.2 Project Description

The proposed project would entail construction of a 9,803 square-foot single-family residence with a 919-square-foot attached garage, outdoor decks, and swimming pool. Two 10,000-gallon water tanks, utilities, and new septic system are proposed. The existing dirt access road running southerly from Pacific View Drive to the building site would be widened to 15 feet, improved, and paved in accordance with California Department of Forestry and Fire Protection (Cal Fire) and Ventura County Fire Department (VCFD) requirements. One portion would be 20 feet wide near the residence. Three turnouts for Cal Fire access will be built. An 85-foot-long, 12-foot-wide bridge would span over an ephemeral drainage. **Figure 1. Project Boundary and Development Footprint,** illustrates the overall site plan.

1.3 Site Characteristics

The property contains moderate to steep slopes with a southwestern aspect. The maximum elevation is approximately 1,392 feet above mean sea level (amsl), and the minimum elevation is approximately 869 feet. The slopes are comprised primarily of densely vegetated bigpod ceanothus chaparral (*Ceanothus megacarpus* Shrubland Alliance; Sawyer et al. 2009; CNPS 2018). Large rock outcrops occur sporadically throughout the parcel. Unnamed drainages enter the project, originating off-site to the north and east. These are contributory headwaters of Deer Creek.

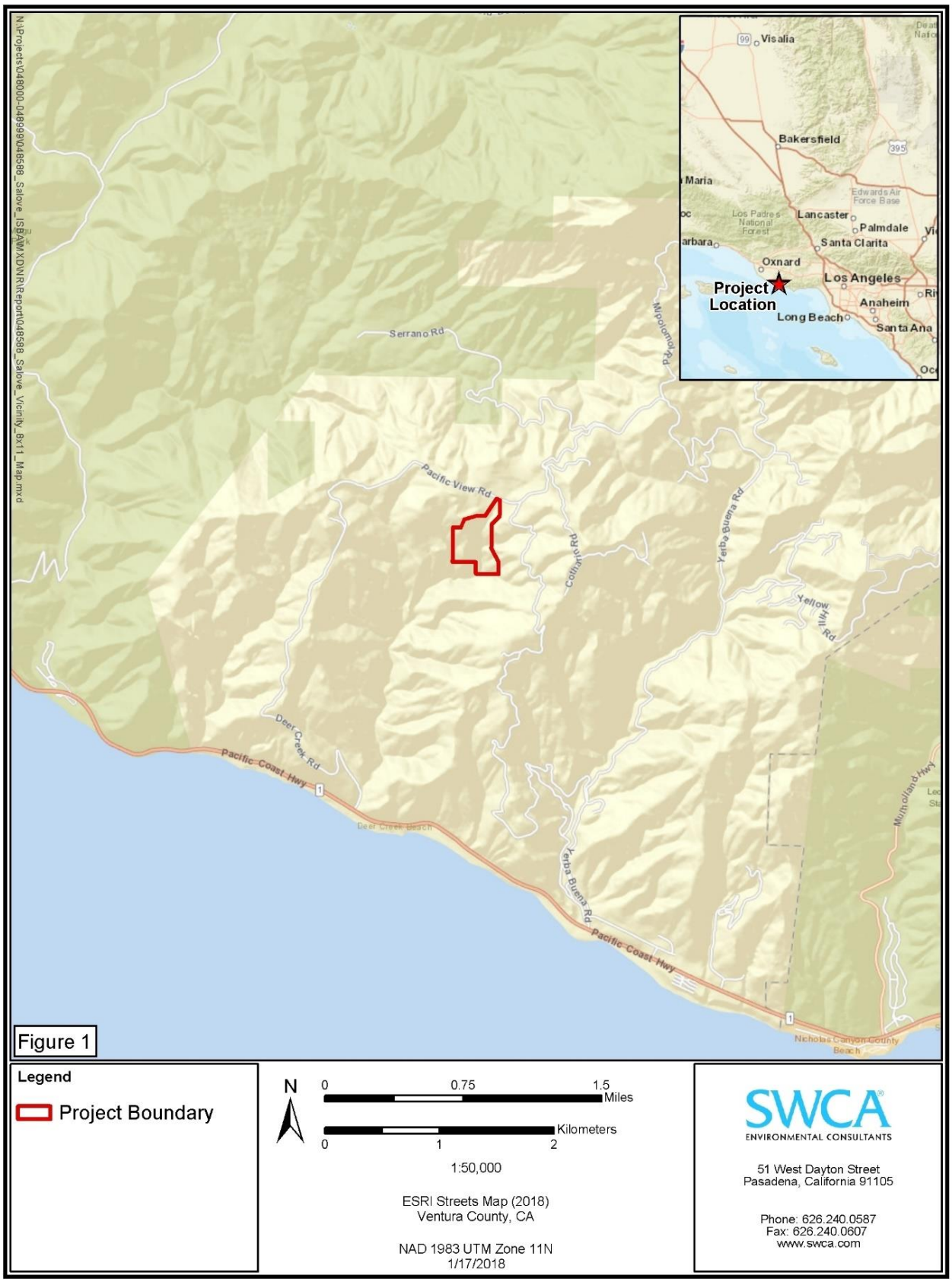


Figure 2. Vicinity and Location Map.

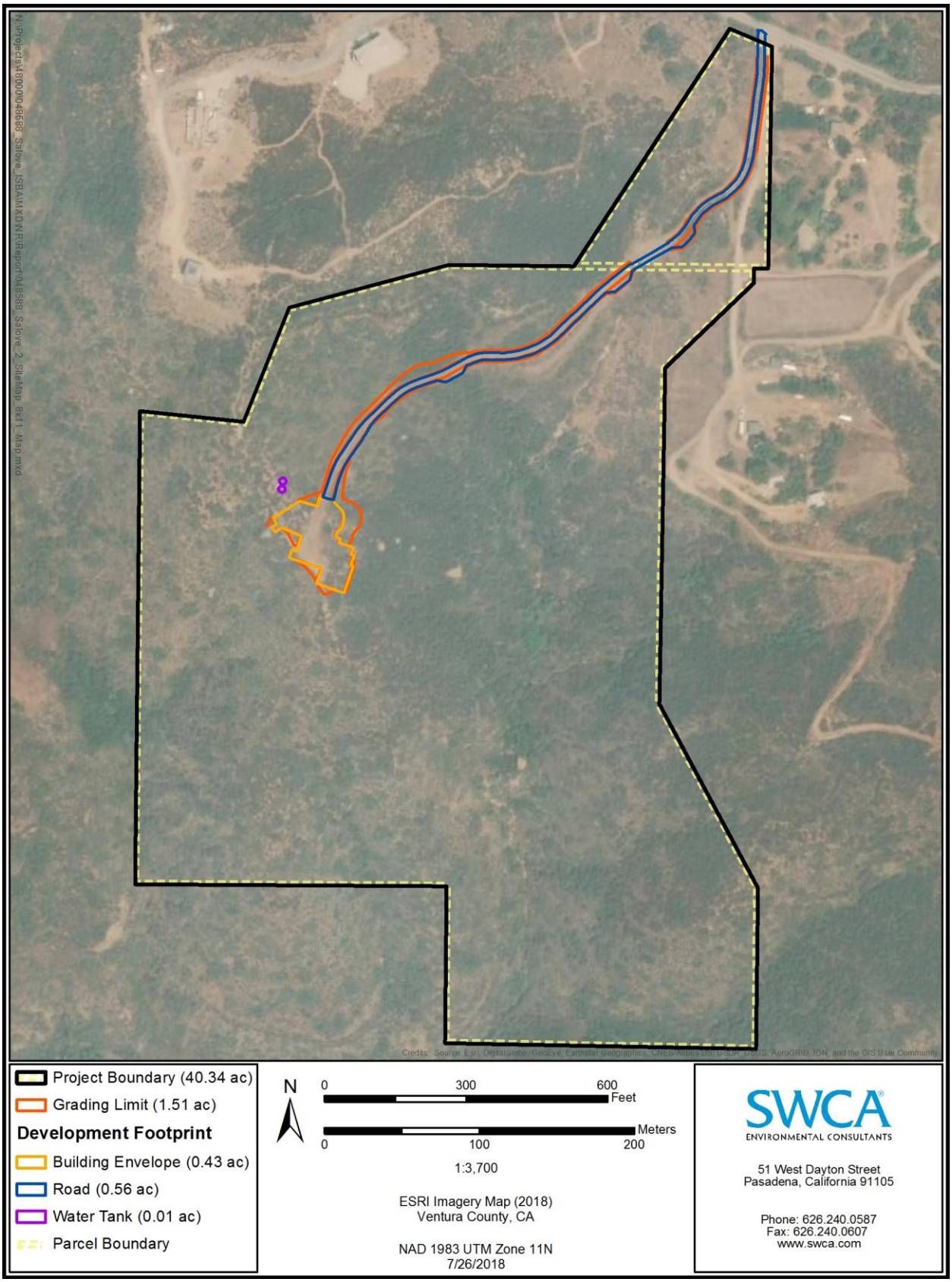


Figure 3. Project Boundary and Development Footprint.

2 REGULATORY OVERVIEW

Activities within inland streams, wetlands, and riparian areas in California are regulated by agencies at the federal, state, and regional levels. At the federal level, the U.S. Army Corps of Engineers (USACE) Regulatory Program regulates activities within wetlands and waters of the U.S. pursuant to Section 404 of the federal Clean Water Act (CWA). At the state level, the CDFW regulates activities within the bed, bank, and associated habitat of a stream under the Fish and Game Code §§ 1600–1616. At the regional level, the California Regional Water Quality Control Board regulates discharge into waters of the U.S. under Section 401 of the federal CWA and waters of the State under the California Porter-Cologne Water Quality Act.

2.1 Clean Water Act – Section 404

Under provisions of the CWA, the USACE administers the day-to-day activities required by Section 404. These include the individual permit decisions, jurisdictional determinations, developing policy and guidance, and enforcing provisions of Section 404. Waters of the U.S. are defined in section 33 Code of Federal Regulations (CFR) 328.3, implementing the CWA, as follows:

328.3 - Definitions.

For the purpose of this regulation these terms are defined as follows:

(a) The term waters of the United States means

(1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:

(i) which are or could be used by interstate or foreign travelers for recreational or other purposes; or

(ii) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

(iii) which are used or could be used for industrial purpose by industries in interstate commerce.

(4) All impoundments of waters otherwise defined as waters of the United States under the definition;

(5) Tributaries of waters identified in paragraphs (a) (1) through (4) of this section;

(6) The territorial seas;

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1) through (6) of this section.

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with U.S. Environmental Protection Agency (EPA).

2.1.1 Supreme Court Decisions

2.1.1.1 SOLID WASTE AGENCY OF NORTH COOK COUNTY

On January 9, 2001, the Supreme Court of the United States issued a decision on *Solid Waste Agency of Northern Cook County* v. *United States Army Corps of Engineers* (*SWANCC*), et al. with respect to whether the USACE could assert jurisdiction over isolated waters. The *SWANCC* ruling stated that the USACE does not have jurisdiction over "non-navigable, isolated, intrastate" waters.

2.1.1.2 RAPANOS/CARABELL

In 2006, the Supreme Court addressed the jurisdictional scope of Section 404 of the CWA, specifically the term "the waters of the U.S.," in their consolidated decision in *Rapanos* v. *United States* and in *Carabell* v. *United States* (hereafter referred to as *Rapanos*), the purpose of which was to provide guidance on determining what constitutes "waters of the U.S."

The following is taken from the Jurisdictional Determination Form Instructional Guidebook (USACE 2007):

> The Rapanos decision provides two new analytical standards for determining whether water bodies that are not traditional navigable waters (TNWs), including wetlands adjacent to those non-TNWs, are subject to CWA jurisdiction:
>
> if the water body is relatively permanent, or if the water body is a wetland that directly abuts (e.g., the wetland is not separated from the tributary by uplands, a berm, dike, or similar feature) a relatively permanent water body (RPW), or
>
> if a water body, in combination with all wetlands adjacent to that water body, has a significant nexus with TNWs.

CWA jurisdiction over TNWs and their adjacent wetlands was not in question in *Rapanos*, and, therefore, was not affected by the *Rapanos* decision. In addition, at least five of the justices in *Rapanos* agreed that CWA jurisdiction exists over all TNWs and over all wetlands adjacent to TNWs. As a consequence of the U.S. Supreme Court decision in *Rapanos*, the EPA and the USACE in coordination with the Office of Management and Budget and the President's Council on Environmental Quality, developed the *Memorandum Regarding CWA Jurisdiction Following Rapanos v. United States* (USEPA 2008). This guidance requires the application of the two new standards described above, as well as a greater level of documentation, to support an agency jurisdictional determination for a particular water body. Furthermore, this guidance required the USACE and EPA to develop a revised jurisdictional delineation form to be used by field staff for documenting assertion or declination of CWA jurisdiction.

The memo states that the agencies will assert jurisdiction over the following categories of water bodies:

- TNWs;
- all wetlands adjacent to TNWs;
- non-navigable tributaries of TNWs that are relatively permanent (i.e., tributaries that typically flow year-round or have continuous flow at least seasonally); and
- wetlands that directly abut such tributaries.

In addition, the agencies will assert jurisdiction over every water body that is not an RPW if that water body is determined (on the basis of a fact-specific analysis) to have a significant nexus with a TNW. The classes of water body that are subject to CWA jurisdiction only if such a significant nexus is demonstrated are:

- non-navigable tributaries that do not typically flow year-round or have continuous flow at least seasonally;
- wetlands adjacent to such tributaries; and
- wetlands adjacent to but that do not directly abut a relatively permanent, non-navigable tributary.

A significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or an insubstantial effect on the chemical, physical, and/or biological integrity of a TNW.

Principal considerations when evaluating a significant nexus include the volume, duration, and frequency of the flow of water in the tributary and the proximity of the tributary to a TNW, plus the hydrologic, ecologic, and other functions performed by the tributary and all of its adjacent wetlands.

2.1.1.3 DEFINING THE SCOPE OF WATERS PROTECTED UNDER THE CLEAN WATER ACT

On June 29, 2015 the EPA and the USACE published (79 Fed. Reg. 76 (21 April 2014) a rule (Clean Water Rule) defining the scope of waters protected under the CWA, in light of the U.S. Supreme Court cases in *U.S.* v. *Riverside Bayview, SWANCC*, and *Rapanos*. The new rule will enhance protection for the nation's public health and aquatic resources, and increase CWA program predictability and consistency by increasing clarity as to the scope of "waters of the United States" protected under the CWA.

The final rule has been issued but is on stay nationwide pending resolution of several lawsuits. In March 2017, the federal government announced its intention to review the rule and either revise or rescind it.

In this final rule, the agencies clarified the definition of "waters of the United States" to include eight categories of jurisdictional waters. Three types of jurisdictional waters (TNWs, interstate waters, and the territorial seas) are jurisdictional by rule in all cases. Another type, impoundments of jurisdictional waters, is also jurisdictional by rule. Two types of waters, "tributaries" and "adjacent" waters, are jurisdictional by rule, as defined, because the science confirms that they have a significant nexus to TNWs, interstate waters, or territorial seas. For waters that are jurisdictional by rule, no additional analysis is required.

The final two types of jurisdictional waters are those waters found after a case-specific analysis to have a significant nexus to TNWs, interstate waters, or the territorial seas, either alone or in combination with similarly situated waters in the region. Justice Kennedy acknowledged the agencies could establish more specific regulations or establish a significant nexus on a case-by-case basis, such as "*Rapanos,* 547 U.S. at 782 (Leibowitz and Nadeau 2003)," and for these waters the agencies will continue to assess significant nexus on a case-specific basis.

2.2 Clean Water Act Section 401 and the California Porter-Cologne Water Quality Act

The California State Water Resources Control Board (SWRCB) and its Regional Water Quality Control Boards (RWQCBs) regulate discharge of waste in any region that could affect the waters of the State under the California Porter-Cologne Water Quality Act, or waters of the U.S. under Section 401 of the federal CWA. Under the Porter-Cologne Act, a Report of Waste Discharge must be submitted prior to discharging waste, or proposing to discharge waste, within any region that could affect the quality of the waters of the State (California Water Code § 13260). Waste Discharge Requirements (WDRs) or a waiver of WDRs will then be issued by the RWQCB. Waters of the State are defined as "Any surface water or groundwater, including saline waters that are within the boundaries of the state" (California Water Code § 13050). This differs from the CWA definition of waters of the U.S. by its inclusion of groundwater and waters outside the ordinary high water mark in its jurisdiction.

Although all waters of the U.S. also fall under the category of waters of the State, some waters of the State may be identified beyond the delineation of waters of the U.S., and the RWQCB may exert authority to regulate waste discharge into these waters even if the waters do not fall under USACE federal jurisdiction. All projects that have a federal component and may affect waters of the U.S., including those that require a Section 404 Permit from the USACE, must also comply with Section 401 of the CWA. If discharge into waters of the U.S. is proposed, a 401 Water Quality Certification from the RWQCB is required (23

California Code of Regulation §§ 3830–3869) in addition to obtaining WDRs for impacts to waters of the State.

The federal CWA prohibits certain discharges of stormwater containing pollutants except in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit (33 United States Code [USC] §§ 1311 and 1342[p]; also referred to as CWA §§ 301 and 402[p]). The EPA promulgates federal regulations to implement the CWA's mandate to control pollutants in stormwater runoff discharges (40 CFR Parts 122, 123, and 124). The federal statutes and regulations require discharges to surface waters composed of stormwater associated with construction activity, including demolition, clearing, grading, and excavation, and other land disturbance activities (except operations that result in disturbance of less than 1 acre of total land area and that are not part of a larger common plan of development or sale), to obtain coverage under an NPDES Permit. The NPDES Permit must require implementation of best available technology economically achievable and best conventional pollutant control technology to reduce or eliminate pollutants in stormwater runoff. The NPDES Permit must also include additional requirements necessary to implement applicable water quality standards.

2.3 California Fish and Game Code Sections 1600-1616: Streambeds, Banks and Riparian Habitats

The CDFW asserts jurisdiction over the bed and bank of a stream and associated wildlife and habitats as established in California Fish and Game Code Sections 1600–1616. In accordance with Section 1602 of the code (Streambed Alteration), the CDFW regulates activities that will "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake" and requires notification prior to such activities. In addition, Section 1603 of the code states that "after the notification is complete, the department shall determine whether the activity may substantially adversely affect an existing fish and wildlife resource," and a Lake and Streambed Alteration Agreement (LSAA) may be pursued. These regulations were established to protect the wildlife resources that are associated with the riparian habitats that occur within and adjacent to ephemeral or year-round drainage systems. The CDFW jurisdiction area is often defined in practice as the top of bank of the stream or to the limit (outer dripline) of the adjacent riparian vegetation.

3 DELINEATION METHODOLOGY

The delineation of waters of the U.S., State and CDFW jurisdictional areas was completed by conducting a pre-survey literature review and field survey. The literature review was used to guide the field survey and to locate areas of potential jurisdictional waters.

3.1 Literature Review

Review of relevant literature and materials was used to preliminarily identify areas that may fall under agency jurisdiction. The following resources were reviewed or used prior to the field surveys:

- USACE *Wetlands Delineation Manual* (USACE 1987);
- *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Version 2.0) (USACE 2008);

- *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (Lichvar and McColley 2008);
- *A Review of Stream Processes and Forms in Dryland Watersheds* (Vyverberg 2010);
- *Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants with the MESA Field Guide* (Brady and Vyverberg 2014);
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory wetland geodatabase (USFWS 2018);
- The National Wetland Plant List: 2016 Wetland Ratings (Lichvar et al. 2016);
- California Soil Resource Lab's Soil Web Google Earth interface (California Soil Resources Lab 2017);
- Hydric Soils List of California, 2017 (Natural Resources Conservation Service [NRCS] 2017);
- USGS National Hydrography Dataset (NHD), 2018.
- Drainage Calculations for Pacific View Road APN: 7000 – 010 – 595 & 7000 – 101 – 605 (Peak Surveys Inc., 2018);
- Aerial imagery from 1994-2015 (Google Earth 2017)

3.2 Field Surveys

SWCA delineators Thomas Thompson, lead delineator, and Alex Beakes, botanist, conducted a survey on April 3, 2018 to determine the structure and composition of on-site hydrology, vegetation, and soils for the survey area. For this report, the survey area was defined as the grading limits and access road (driveway) plus a 100-foot buffer. The grading limits were provided by the project civil engineer. Potential jurisdictional features in the survey area were mapped using a Trimble GeoXT handheld global positioning system (GPS) unit with sub-meter accuracy and ESRI ArcPad 10 software, then ESRI ArcGIS 10 was used to compile the data into a database for future analysis. Plant names follow the naming conventions of *The Jepson Manual: Vascular Plants of California, Second Edition* (Baldwin et al. 2012). Photos were compiled and are presented in Appendix A. Arid West Ephemeral and Intermittent Streams OHWM data sheets were completed for each feature and are provided in Appendix B.

3.2.1 Potential Waters of the U.S. and State

Federal jurisdiction over a non-wetland waters of the U.S. extends to the OHWM, defined in 33 CFR § 328.3 as the line on the shore established by fluctuations of water and indicated by physical characteristics such as clear, natural lines impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, or the presence of litter and debris.

The climate of the region drastically influences the hydrology, channel-forming processes, and distribution of OHWM indicators such that delineations can be inconsistent (over space and time) and problematic. The Ordinary High Water zone in low-gradient, alluvial ephemeral/intermittent channel systems in the Arid West is the active floodplain. OHWM indicators may only occur at a frequency of once every ten years in the Arid West Region. The dynamics of arid channel forms, and the transitory nature of traditional OHWM indicators in arid environments render the limit of the active floodplain the only reliable and repeatable feature in terms of OHW delineation (Lichvar and McColley 2008). This was supported by additional research in *Vegetation and Channel Morphology Responses to Ordinary High Water Discharge Events in Arid West Stream Channels* (Lichvar et al. 2009).

3.2.2 Jurisdictional Waters

To determine the extent of potential jurisdictional wetlands on a project site, the Corps of Engineers *Wetlands Delineation Manual* (USACE 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Version 2.0; USACE 2008) were used as guides for identifying wetland characteristics. The following three indicators are typically present in wetlands:

- Hydrophytic vegetation
- Hydrology providing permanent or periodic inundation by groundwater or surface water
- Hydric soils

To meet the USACE definition of a wetland, an area must exhibit at least minimal hydric conditions within all three parameters, except as specifically described in the USACE guidance. RWQCB and CDFW wetlands are equivalent to the limits of USACE wetlands.

3.2.2.1 WETLAND HYDROLOGY

Wetland hydrology indicators are classified into four groups:

Group A – Observation of Surface Water or Saturated Soils: This group is based on the direct observation of surface water or saturated soils.

Group B – Evidence of Recent Inundation: This group consists of evidence that the site is subject to flooding or ponding, although the inundation may not be recent. Indicators include water marks, drift deposits, sediment deposits, and similar characteristics.

Group C – Evidence of Recent Soil Saturation: This group consists of indirect evidence of recent soil saturation. Indicators include oxidized rhizospheres around living roots and the presence of reduced iron and sulfur in the soil profile.

Group D – Evidence from Other Site Conditions or Data: This group consists of soil and vegetation features that indicate current rather than historical hydric conditions.

The presence of wetland hydrology is assessed at each location where the wetland criteria are met. Data recorded include the extent of surface flows, depth of inundation, depth to saturated soils, and depth to free water in the soil test pit.

3.2.2.2 HYDROPHYTIC VEGETATION

Hydrophytic plants grow partially or completely in water and are indicators of wetland environments. Hydrophytic vegetation occurs only in areas where frequent or sustained inundations are sufficient to produce soil saturation that exerts a controlling influence on plant species. These periodic events must occur for sufficient duration to result in anaerobic soil conditions. Wetlands are characterized by communities of plants, so that the occurrence of individual hydrophytic species in an area otherwise dominated by upland species is insufficient to characterize the area as a wetland. In arid environments, specific indicator species are important in identification of wetlands (e.g., halophytes and phreatophytes are associated with many wetland settings in the Arid West), but in general, the totality of plant species growing on a site is of greater importance than the presence or absence of particular indicator species.

Species that are indicators of wetlands have been classified in the National Wetland Plant List (Lichvar et al. 2016). Frequency of a species' occurrence in wetlands has been divided into the following five categories:

1. Obligate Wetland (OBL): Occurs almost always (estimated probability > 99%) under natural conditions in wetlands.
2. Facultative Wetland (FACW): Usually occurs in wetlands (estimated probability 67%–99%) but occasionally found in non-wetlands.
3. Facultative (FAC): Equally likely to occur in wetlands or non-wetlands (estimated probability 34%–66%).
4. Facultative Upland (FACU): Usually occurs in non-wetlands (estimated probability 67%–99%) but occasionally found in wetlands (estimated probability 1%–33%).
5. Obligate Upland (UPL): Occurs in wetlands in another region but occurs almost always (estimated probability > 99%) under natural conditions in non-wetlands in the region specified.

The USACE considers species that fall into the OBL, FACW, and FAC categories as being positive indicators of wetland vegetation. The prevalent vegetation that occurs in a wetland may be associated with more than one community and is characterized by the dominant species. A dominance test (Indicator 1) is the basic hydrophytic vegetation indicator and is used to determine the dominant species of a given plant community. The 50/20 Rule is used to determine wetland status by examining the species that dominate a community. This method involves identifying the species type that makes up at least 50% of the stratum of the community, and then identifying a second species type that makes up at least 20% of the stratum. This method should be applied in every wetland determination. Although some plant communities cannot be characterized by the dominance test, most wetlands in the Arid West have plant communities that will pass the dominance test, and therefore this test provides a sufficient indicator in most situations. If the plant community passes the dominance test for wetland species, then the vegetation is characterized as hydrophytic and no further vegetation analysis is required.

The prevalence index (Indicator 2) is used when the vegetation fails the dominance test, but hydric soils and wetland hydrology are present. The prevalence index considers all of the plant species in a community, rather than just the dominant species. The prevalence index is a weighted-average wetland indicator status of the plant species in a sampling plot. Each indicator status is given a numeric code (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and is weighted by the percent cover. Hydrophytic vegetation is present if the prevalence index is 3.0 or less.

Plant morphological adaptations (Indicator 3) can be used to distinguish certain wetland plant communities in the Arid West in the presence of hydric soils and wetland hydrology. Some hydrophytes develop easily recognized physical characteristics due to their adaptation to wetland conditions. Common morphological adaptations include adventitious roots and shallow root systems developed on or in the upper layers of the soil. This indicator is applied when the wetland morphological adaptations are found on 50% or more of the FACU species present.

3.2.2.3 HYDRIC SOILS

The National Technical Committee for Hydric Soils defines a hydric soil as "a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part" (U.S. Department of Agriculture [USDA] 1994). Soils that are sufficiently wet because of artificial measures are included in the concept of hydric soils. This classification includes soils that were historically hydric but have since become non-hydric as a result of artificial modification of

the hydrologic system that originally created the hydric soil. Some series designated as hydric have phases that are not hydric, depending on water table, flooding, and ponding characteristics.

Hydric soils are identified using soil indicators presented in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Version 2.0; USACE 2008) and the *Field Indicators of Hydric Soils in the United States, Version 7.0, 2010* (NRCS 2010). Indicators of non-sandy hydric soils include an organic composition that is greater than 50% (formed in oversaturated conditions where the decomposition of plant debris is inhibited and accumulates slowly), the presence of sulfides in the soil composition that emanate a strong sulfur odor, and soils with peraquic (groundwater always at or near the soil surface) moisture regimes. The soil coloration produced by soil components is also an indicator that can be used to identify hydric soils while performing field observations. Gleyed (sticky, water-logged, and blue-gray in color) soils are produced when anaerobic soil conditions result in the pronounced chemical reduction of iron, manganese, and other elements, thereby producing grayish, bluish, and greenish soil colors. Mineral hydric soils that are saturated for substantial periods of the growing season (but not long enough to produce gleyed soils) will have bright mottles (marked with spots of contrasting colors) and a dark coloration matrix (the portion of the soil that makes up more than 50% of the composition that has the predominant color). In some mineral hydric soils, mottling may be absent and only the dark coloration occurs.

The coloration of the soil samples, matrix, and mottles is assessed using the *Munsell Soil Color Charts* (Munsell 2017). The Munsell Color System is the field and laboratory standard for classifying soil color, rocks, and archaeological specimens. The system has three components: hue (a specific color), value (lightness and darkness), and chroma (color intensity). Samples of these components are arranged in books of color chips, each of which is labeled to indicate the assigned value of each of these components. The soil sample is viewed through an aperture below each chip to compare and contrast the coloration until a best-match determination is made.

3.2.3 Identification of CDFW Jurisdictional Areas

There are no published or formalized guidelines for delineating the limits of CDFW jurisdictional waters in the field. Many who conduct field delineations have used section 1.72 of title 14 of the California Code of Regulations, which provides the only definition of "stream" found anywhere in title 14:

> [A] body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.

CDFW interprets this definition to "in some cases apply to any work undertaken within the 100-year floodplain of a body of water or its tributaries, including intermittent streams and desert washes" (CALFED Bay-Delta 2001). Recently, CDFW has been requesting that delineations of their jurisdictional waters be conducted according to the methods for mapping episodic stream activity (MESA) as described in *The Methods To Describe And Delineate Episodic Stream Processes On Arid Landscapes For Permitting Utility-Scale Solar Power Plants with the MESA Field Guide* (Brady and Vyverberg 2014). This includes identifying the watercourse indicators (fluvial transport, deposition, out-of-channel flow, and fluvial erosion), as well as upland indicators.

3.3 Feature Classification

3.3.1 Stream

A stream is defined under the California Code of Regulations (2018) as a body of water that flows at least periodically or intermittently through a bed or channel, can be perennial, intermittent or ephemeral, and includes rivers, creeks, dry washes, sloughs, blue-line streams (a USGS designation), and watercourses with subsurface flows. In addition, canals, aqueducts, irrigation ditches, and similar waterways may be considered streams if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife. CDFW and the RWQCBs typically assert jurisdiction over streams. CDFW jurisdiction extends from the streambed to the bank or the outer edge of the associated riparian vegetation. RWQCB jurisdiction is similar to that of the USACE, but it does not require connection to a TNW or tributary thereof; a stream is jurisdictional for the USACE if it is considered a TNW or a tributary to a TNW up to the OHWM (USACE 2008).

3.3.2 Swale

Swales are generally shallow features in the landscape that may convey water across upland areas during and following storm events. Swales usually occur on nearly flat slopes and typically have grass or other low-lying vegetation throughout the swale. Swales are generally not waters of the U.S. because they do not have a significant nexus to TNWs (USACE 2007).

3.3.3 Erosional Features

Erosional features, including gullies, are generally not waters of the U.S. or State because they are not tributaries, nor do they have a significant nexus to TNWs or Waters of the State.

4 RESULTS – EXISTING CONDITIONS

The purpose of this section is to summarize the findings of the field survey and literature review. Representative photos of each feature identified in the literature review and field survey are provided in Appendix A, Photos. The approximate location where each photo was collected is indicated in **Figure 3**, **Vegetation**.

4.1 Topography and Hydrology

The survey area has moderate to steep slopes. The desktop review of the National Wetlands Inventory (NWI) Wetland Geodatabase data identified two previously mapped linear features in the survey area and no mapped wetland features (USFWS 2018). The hydrology report prepared for this project describes three distinct subareas that flow from the surrounding parcels into the onsite drainages (Peak Surveys 2018). The onsite drainages flow into Deer Creek before ultimately flowing into the Pacific Ocean.

4.2 Vegetation

Vegetation in the survey area (Figure 3) is best characterized as bigpod ceanothus chaparral (*Ceanothus megacarpus* Shrubland Alliance) and California sagebrush – black sage scrub (*Artemisia californica* – *Salvia mellifera* Shrubland Alliance; Sawyer et al. 2009; CNPS 2018); cleared land, ornamental

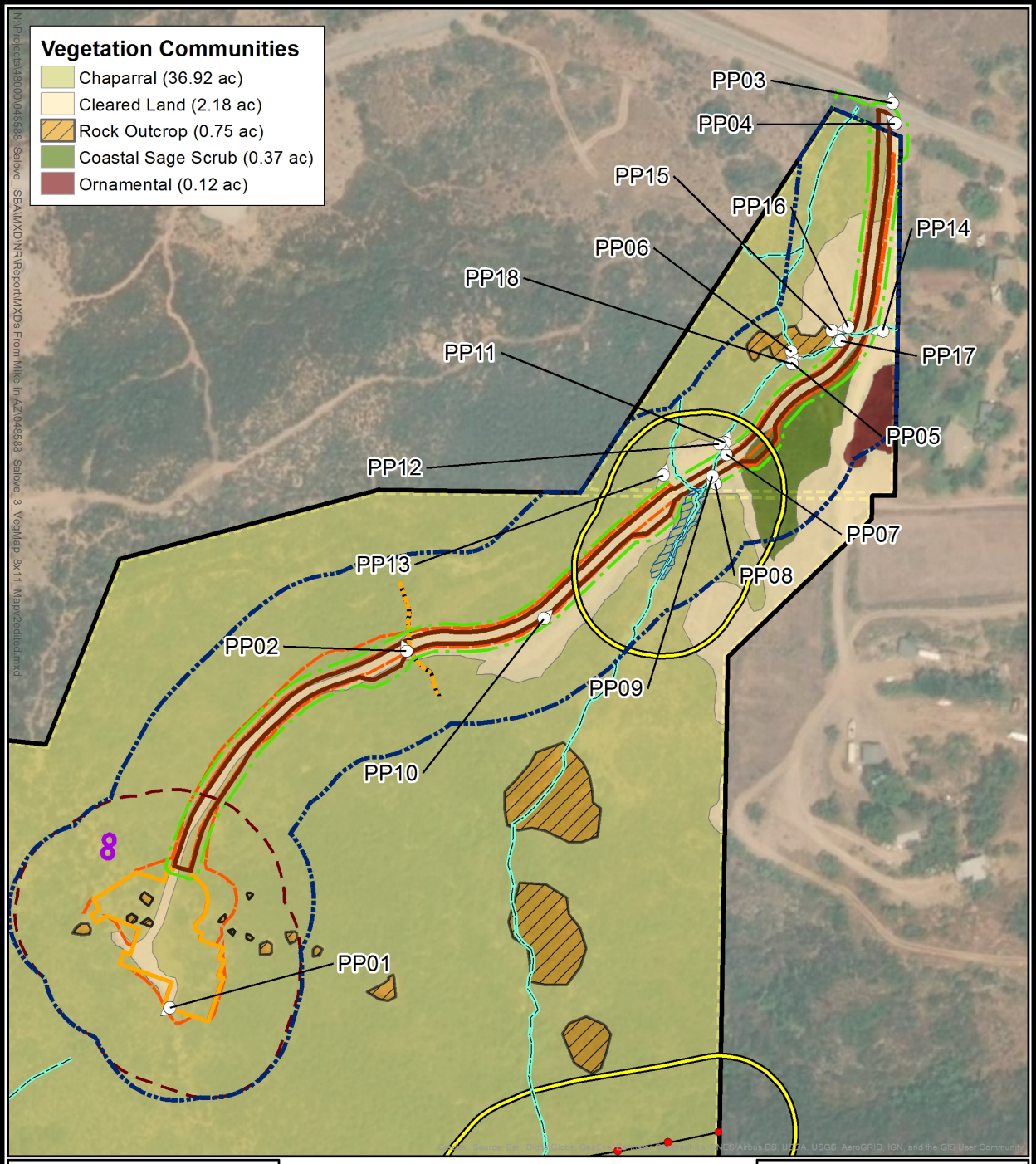


Photo Points
Project Boundary (40.34 ac)
Parcel Boundary
Building Envelope (0.43 ac)
Road
Water Tank
Grading Limit
Fuel Modification Zone: Road 10'
Fuel Modification Zone: Road 100'
Jurisdictional Survey Area
Jurisdictional Wetland = ESHA
100-ft ESHA Buffer
Swale
Ephemeral drainage
USGS Blue Line Stream = ESHA

N

0 200 400 Feet

0 50 100 Meters

1:2,500

ESRI Imagery Map (2018)
Ventura County, CA

NAD 1983 UTM Zone 11N
8/1/2018

SWCA ENVIRONMENTAL CONSULTANTS

51 West Dayton Street
Pasadena, California 91105

Phone: 626.240.0587
Fax: 626.240.0607
www.swca.com

Figure 4. Vegetation Community Map.

landscaping, and rock outcrops are present as well. Vegetation communities discussed along the drainages may differ from the vegetation community maps due to the difference in minimum mapping units. Shrub-land alliances described herein follow *A Manual of California Vegetation* (MCV; Sawyer et al. 2009; CNPS 2018).

4.3 Soils

Four soil series have been mapped in the survey area (Figure 4; California Soil Resources Lab 2017). Of these, only one (Kayiwish association, 2 to 30 percent slopes) has been identified as a hydric soil, meaning that it has a component that is at least in part hydric (NRCS 2017). Hydric soils develop under conditions of saturation, flooding, or ponding long enough to develop anaerobic conditions in the upper part (USDA Soil Conservation Service 1994). The USACE notes: "To be identified as hydric, these soils should generally have one or more of the indicators. However, not all areas that have hydric soils will qualify as wetlands, if they no longer have wetland hydrology or support hydrophytic vegetation" (USACE 2008).

SWCA biologists dug a soil pit upstream of the access road within the OHWM of Feature 3 (Figure 5). The soils in Feature 3 met the Loamy Gleyed Matrix hydric soils indicator criteria. The soil pit was not dug in the area previously mapped as Kayiwish association, 2 to 30 percent slopes. However, this soil map unit is upstream at Features 3, 5, and 6 outside of the project boundary and likely to provide substrates into Feature 3. Features 3 and 4 are assumed to contain hydric soils in their reaches along the planned access road.

Table 1: Detailed Soil Map Units

Soil Map Unit	Map Unit Name	Hydric
170	Cotharin clay loam, 30 to 75 percent slopes	No
100	Chumash-Boades-Malibu association, 30 to 75 percent slopes	No
190	Kayiwish association, 0 to 9 percent slopes	No*
191	Kayiwish association, 2 to 30 percent slopes	No

* Cumulic haploxerolls components of Map Unit 190 are considered hydric with indicators such as riparian terrace and willow thickets (NRCS 2006).

4.4 Potential Jurisdiction

A formal delineation was conducted on April 3, 2018 to identify hydrological features, map them in detail, and determine if they met the criteria of a jurisdictional water feature.

Six hydrological features were identified in the survey area. They are described in detail below and shown in Figure 5. All features are tributary to Deer Creek and the Pacific Ocean. Features 1, 3, 4, 5, and 6 are all likely subject to USACE, RWQCB, and CDFW jurisdiction because they flow into the Pacific Ocean, which is a Traditional Navigable Water (TNW). Feature 2 is a swale and is not likely a jurisdictional drainage since it lacks an OHWM and has no significant nexus to a TNW or Waters of the State.

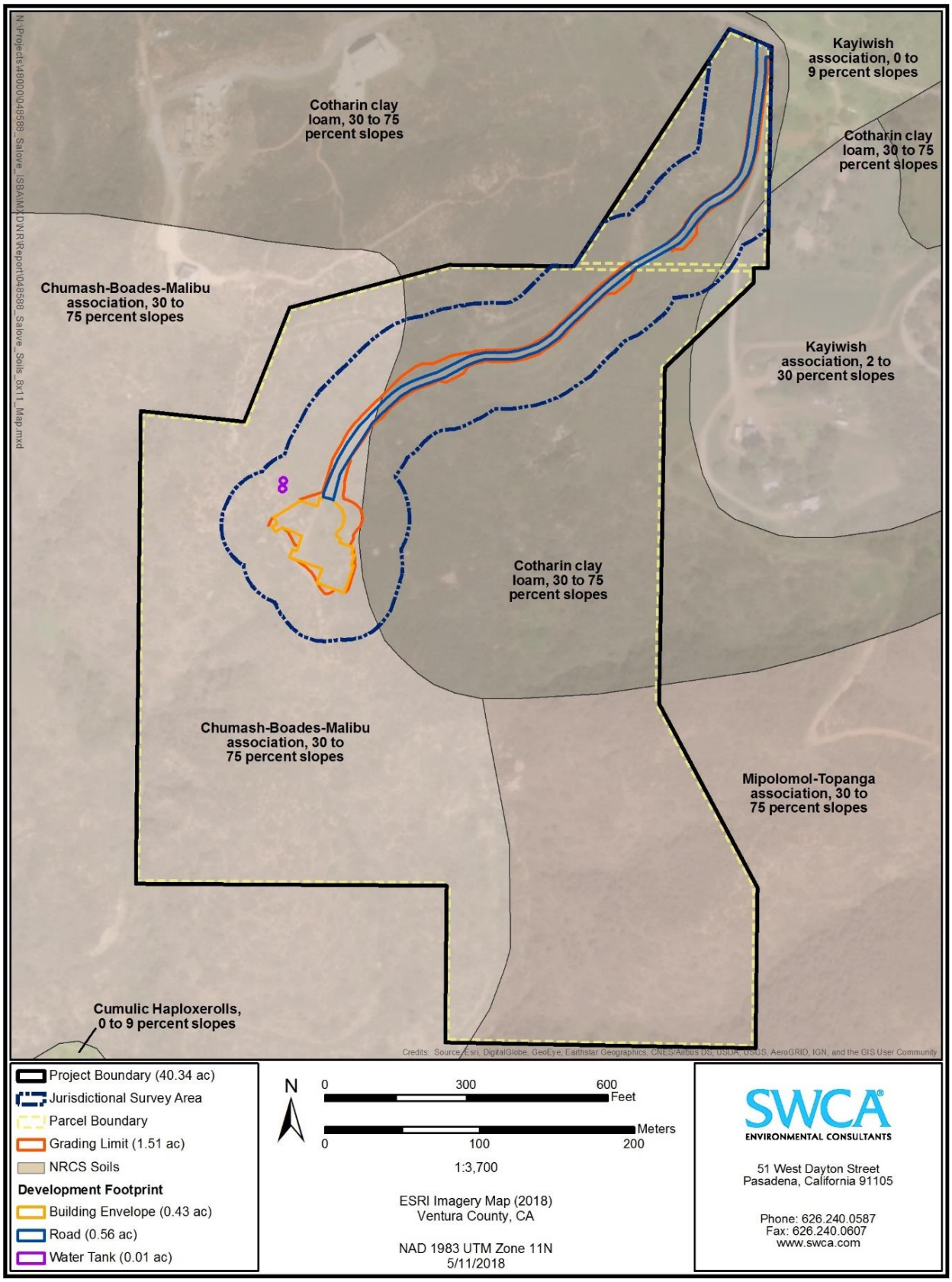


Figure 5. Soils Map.

Part of the portion Feature 3 below (downstream of) the access road is a potential jurisdictional wetland (see details in Section 4.4.3 and Figure 6). Vegetation within 15 feet of the soil test pit in the portion of Feature 3 above (upstream of the road) did not meet the criteria to be considered a hydrophytic vegetation indicator (Figure 6).

4.4.1 Feature 1

Feature 1 is located outside of the survey area, with the upstream terminus approximately 110 feet downslope of the disturbance area (see Figure 5). It is discussed in this report because it is mapped in the USFWS NWI (USFWS 2018). Feature 1 is an ephemeral drainage which flows southerly towards Deer Creek. It is dominated by UPL species such as bigpod ceanothus (*Ceanothus megacarpus*) and laurel sumac (*Malosma laurina*). The NWI maps this feature as an R4SBA drainage, indicating a riverine, intermittent, streambed that is temporarily flooded (USFWS 2018). There were no clearly defined bed and bank or visible OHWM; however, this feature was surveyed using binoculars and desktop analysis because the terrain was not safe to access on foot due to extremely steep topography. Although this feature is outside the disturbance footprint, it could be subject to indirect effects such as runoff or sedimentation, particularly during the construction phase. It is assumed that Feature 1 will be subject to agency jurisdiction as an "other" water of the U.S. and State, and a CDFW jurisdictional ephemeral drainage. Standard erosion control Best Management Practices (BMPs) included in the project design are expected to preclude potential impacts to this feature. Arid West Ephemeral and Intermittent Streams OHWM Datasheets were not prepared since this feature lies over 100 feet from the proposed project's direct impacts.

4.4.2 Feature 2

Feature 2 originates in the hillside north of the access road; it flows south towards the road and appears to flow over the road as sheetflow before reaching the concave slope downslope of the road (see Figure 5). This feature is not mapped in the NWI (USFWS 2018). Feature 2 is a vegetated swale that is dominated by UPL species such as bigpod ceanothus, laurel sumac, smilo grass (*Stipa miliacea* var. *miliacea*), and black mustard (*Brassica nigra*); no hydrophytic vegetation is present. Feature 2 is formed by the concave hillside that converges flow. The sub-watershed that feeds this feature lacks sufficient area to provide enough water to scour the channel or provide any other visible hydrology indicators. Due to the lack of hydrophytic vegetation or visible hydrology indicators it is assumed that Feature 2 will not be subject to agency jurisdiction.

4.4.3 Feature 3

The main stem of Feature 3 enters the survey area via an 18-inch culvert that conveys flows underneath Pacific View Drive (see Figures 5 and 6). The existing access road crosses Feature 3 within the survey area; an OHWM is present within the road. Features 4 and 5 are tributaries to Feature 3, which flows southwest and south towards Deer Creek. Similar to Feature 1, this feature is mapped as an R4SBA drainage in the NWI.

The access road crosses Feature 3, which has created an area of temporary pooling upstream (north) of the road and a head cut downstream (south) of the road (Figure 6). Feature 3 upstream of the road is a linear feature that is the result of accumulated flow from all three subareas documented in the hydrology report (Peak Surveys Inc. 2018).

Feature 3 was mapped based on change in average sediment texture, vegetation species, topographic "break in slope" where the slope changes between the streambed and the surrounding upland terrain, and areas of

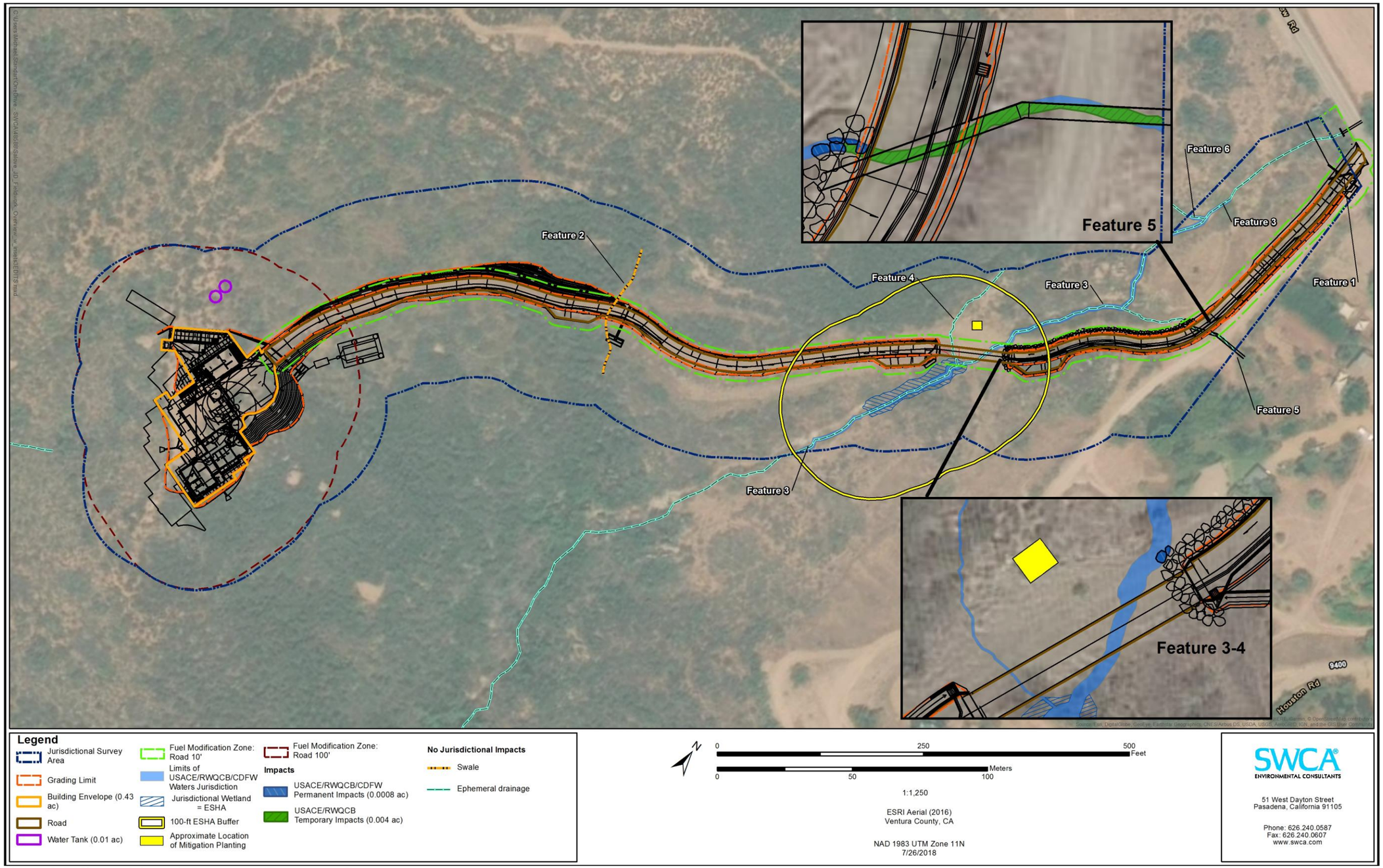


Figure 6. Delineated Aquatic Resources (Features 1–6).

surface saturation. Secondary wetland hydrology indicators were present near the feature in the form of water marks and drift deposits. One soil pit was dug within the OHWM of Feature 3, approximately 27 feet north (upstream) of the access road. The soils met the Loamy Gleyed Matrix hydric soils indicator. It is assumed that hydric soils are present within the subject property downstream in Feature 3 because downstream areas would receive even higher water inputs than upstream locations.

Vegetation adjacent to Feature 3 above the access road is best characterized as mulefat thickets (*Baccharis salicifolia* Shrubland Alliance). This vegetation community is common in Southern California and occurs in both seasonally or intermittently flooded habitats along canyon bottoms, floodplains, and stream channels, and occurs in mixed alluvium. Vegetation adjacent to Feature 3 below the access road is arroyo willow thickets (*Salix lasiolepis* Shrubland Alliance). This vegetation community is widely distributed in California and occurs near stream banks, benches, and slope seeps.

Within Feature 3 below the access road, approximately 5 to 20 feet from the stream centerline is an area of riparian vegetation classified as hydrophytic based on the dominance test (see Figure 6 and Appendix B; USACE 2008). This vegetation community is formed by a varying composition of species dominated by arroyo willow (FACW) and mulefat (FAC). Outside of the riparian area, vegetation in the top of bank is dominated by upland species characteristic of bigpod ceanothus chaparral and California sagebrush – black sage scrub, such as bigpod ceanothus, laurel sumac, California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), as well as native and non-native cacti (*Opuntia* spp.; UPL).

Vegetation within 15 feet of the soil test pit did not meet the criteria required to be considered a hydrophytic vegetation community (Appendix B; USACE 1987); therefore, no wetlands were mapped along Feature 3 upstream of the access road. Vegetation in Feature 3 downstream of the access road may meet the criterion necessary for a hydrophytic vegetation indicator. For this report, it is assumed that the vegetation is hydrophytic and the soils are hydric. Feature 3 above the access road is assumed to be subject to agency jurisdiction and is classified an "other" waters of the U.S. and State, and as a CDFW jurisdictional ephemeral drainage. Feature 3 below the access road is assumed to be subject to agency jurisdiction as a Wetland Waters of the US and State and a CDFW jurisdictional wetland.

4.4.4 Feature 4

Feature 4 is a tributary of Feature 3; however, previous access road grading and spoil deposition obscure its OHWM near the confluence (see Figures 5 and 6). Feature 4 was mapped according to the locations where there was a change in average sediment texture, vegetation species, and break in slope. This feature was not mapped in the NWI or USGS National Hydrography Dataset (NHD) (USFWS 2018; USGS 2018). Feature 4 is an unvegetated channel surrounded by UPL species such as bigpod ceanothus, ashyleaf buckwheat (*Eriogonum cinereum*), smilo grass, and black mustard. Feature 4 was not tested for hydric soils, and does not have hydrophytic vegetation. Feature 4 is assumed to be subject to agency jurisdiction and is classified as an "other" water of the U.S. and State and a CDFW jurisdictional ephemeral drainage. Areas of the unimproved roadway where it crosses Feature 4 would have the same jurisdictional status as the natural portions of the feature.

4.4.5 Feature 5

Feature 5 crosses two graded dirt access roads on the subject parcel (Figure 7 and see Figure 5). One parallels the eastern property boundary and is not included in the proposed development. There is a 36-inch culvert under this roadway, partially filled with sediment at the time of the April 2018 field survey. The outfall is immediately west of the road and east of the second dirt access road (which is part of the project). A well-defined channel and OHWM are present between the two roadways.

Feature 5 previously crossed under the western-most roadway through a buried 18-inch culvert before its outfall on the west side of the road. During heavy rainfall in early 2018, the culvert was damaged and partially exposed, and a distinct channel with OHWM formed across the road.

Feature 5 was mapped according to the locations where there was a change in average sediment texture, vegetation species, and break in slope. This feature is not mapped in the NWI or NHD. It is an unvegetated channel surrounded by UPL, FACU, and FAC species such as smilo grass, black mustard, mulefat, and castor bean (*Ricinus communis*), and cactus. Feature 5 was not tested for hydric soils and does not have hydrophytic vegetation. This feature is assumed to be subject to agency jurisdiction and is classified as an "other" water of the U.S. and State and a CDFW jurisdictional ephemeral drainage. Areas of the unimproved roadway where it crosses Feature 5 would have the same jurisdictional status as the natural portions of the feature.

4.4.6 Feature 6

Feature 6 originates northwest of the subject property (see Figure 5). This feature is mapped as a R4SBA drainage in the NWI (USFWS 2018) and was mapped for this report via desktop analysis. It conveys flow southeast from sheet-flow originating on Pacific View Drive, the western private access road, and the adjacent hillsides to Feature 3. Feature 6 is surrounded by UPL species such as bigpod ceanothus and laurel sumac. Feature 6 was not tested for hydric soils and does not have hydrophytic vegetation. There are no proposed impacts associated with this drainage. Feature 6 is assumed to be subject to agency jurisdiction and is classified as an "other" Waters of the U.S. and State, as well as a CDFW jurisdictional ephemeral drainage. Datasheets were not prepared since this feature lies approximately 100 feet from the proposed project impacts.

5 JURISDICTIONAL DELINEATION FINDINGS

This report represents SWCA's best effort at determining the jurisdictional boundaries using the most current regulations and guidance from the regulatory agencies. However, the final determination of jurisdictional boundaries within a project site is always at the discretion of the regulatory agencies.

One area meeting the federal or state definition of jurisdictional wetland was identified, within Feature 3. Of the other hydrological features identified in the survey area, six had characteristics of USACE, RWQCB, and CDFW regulated jurisdictional water features. Only Features 3 and 5 had potential impacts within the project area (Table 2), and only Feature 3 below the access road is considered CDFW, RWQCB, and USACE wetland waters. It is the only feature that has vegetation associated with riparian habitat. This area of potential wetland Waters of the U.S./State is outside of the project construction footprint.

Table 2. Impacts to Jurisdictional Non-Wetland Waters of U.S./State and CDFW Streambed

Project Component	Temporary Impacts		Permanent Impacts	
	Acres	Linear Feet	Acres	Linear Feet
Feature 3	0	0	0.0003	6
Feature 5	0.004	69	0.0005	12
Total	**0.004**	**69**	**0.0008**	**18**

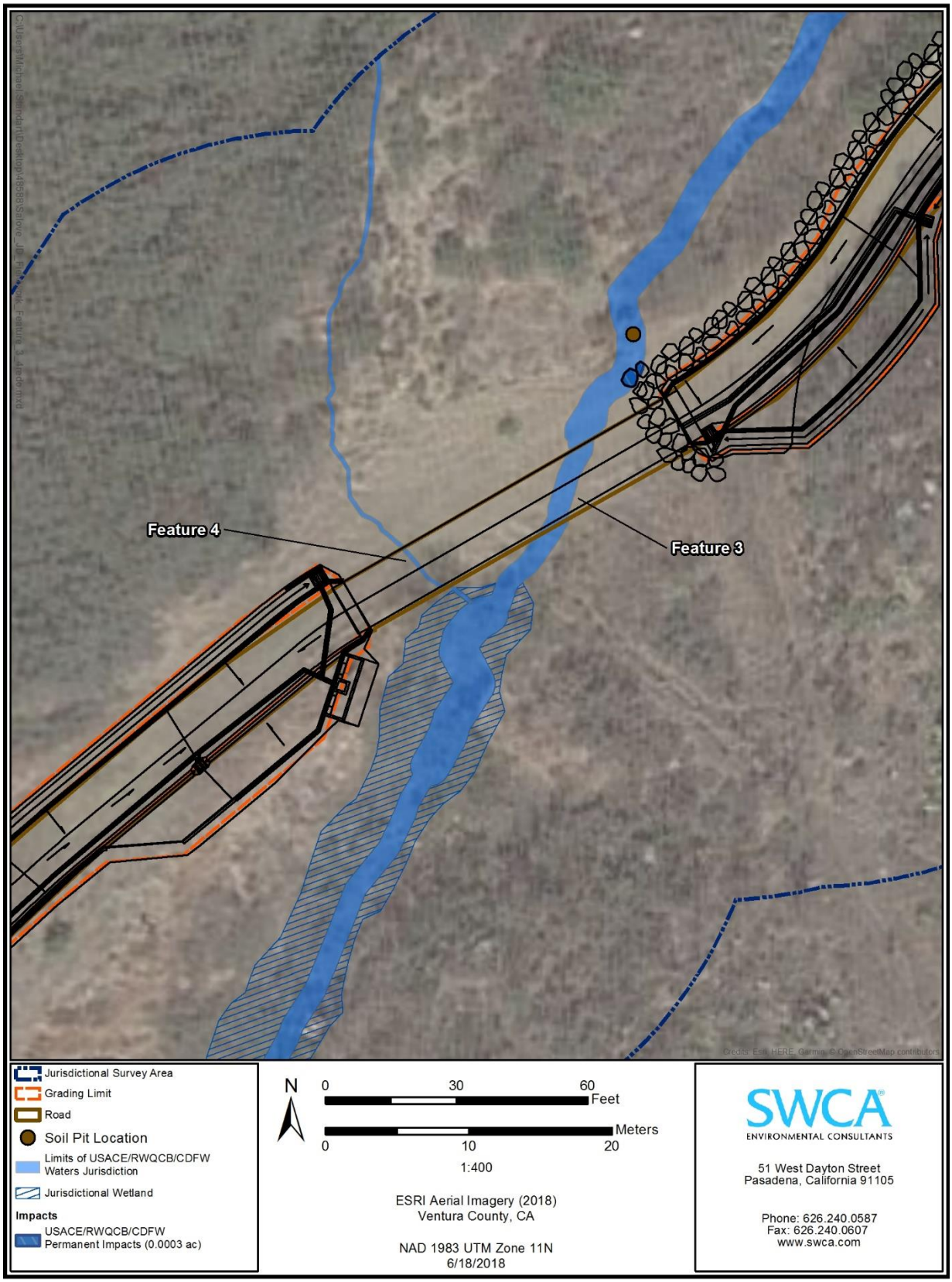


Figure 7. Impacts to Jurisdictional Drainage Features 3.

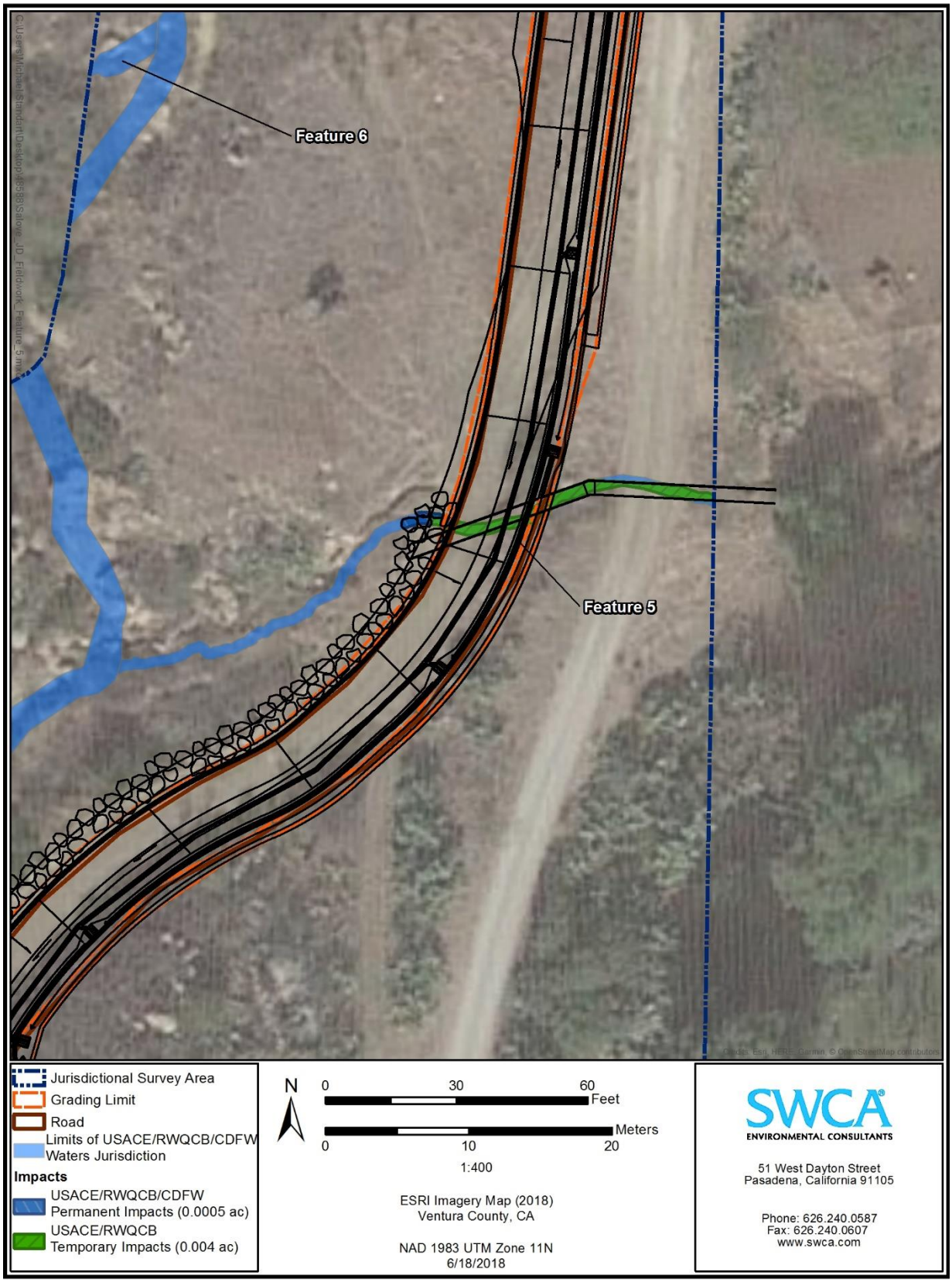


Figure 8. Impacts to Jurisdictional Drainage Feature 5.

5.1 U.S. Army Corps of Engineers Jurisdictional Areas

Areas potentially subject to USACE jurisdiction consist of six ephemeral drainage features and one wetland. Anticipated permanent impacts to two ephemeral drainage features (3 & 5) subject to USACE jurisdiction are approximately 18 linear feet and 0.0008 acres. Anticipated temporary impacts to Feature 5 are 69 linear feet and 0.004 acres within this jurisdiction.

5.2 California Porter-Cologne Water Quality Act: Waters of the State Determination

The project site includes waters of the State that are identical to the USACE jurisdiction and jurisdictional impacts described above.

5.3 California Fish and Game Code §§ 1600-1616 Determination

The project site includes CDFW streambed that are identical to the USACE jurisdiction and jurisdictional impacts described above.

6 LITERATURE CITED

Baldwin B. G., D.H. Goldman, D.J. Keil, T.J. Patterson, R., Rosatti, and D. H. Wilken, (eds.), 2012. *The Jepson Manual: Vascular Plants of California, Second edition*. Berkeley: University of California Press.

Brady, R. H. III, and K. Vyverberg. 2014. *Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants with the MESA Field Guide.* Prepared for the California Energy Commission. Prepared by California State University, Fresno and California Department of Fish and Wildlife. Publication Number: CEC-500-2014-013.

California Code of Regulations. 2018. 14 CCR § 1.72. *Stream (Includes Creeks and Rivers.)*

California Native Plant Society (CNPS). 2018. *A Manual of California Vegetation*. Online Edition. California Native Plant Society, Sacramento, California. Available at: http://vegetation.cnps.org/. Accessed May 18, 2018.

California Soil Resources Lab. 2017. *Soil Survey Data for Google Earth*. Available at: http://casoilresource.lawr.ucdavis.edu/drupal/node/902. Accessed November 2017.

CALFED Bay-Delta (CALFED). 2001. *The Guide to Regulatory Compliance for Implementing CALFED Actions. Chapter 2 Environmental Regulations and Permits*.

Google Earth. 2017. Aerial imagery from 1995 to 2017 for an area centered on 317886 meters east and 3773325 meters north (Zone 11S; North American Datum 1983); desktop software.

Leibowitz, S.G., and Nadeau, T. 2003. Isolated wetlands: State-of-the-science and future directions. *Wetlands*. Vol. 23, Issue 3: 663-684. September 2003.

Lichvar, R.W., D. Cate, C. Photos. L. Dixon, B. Allen, and J. Byersdorfer. 2009. *Vegetation and Channel Morphology Responses to Ordinary High Water Discharge Events in Arid West Stream Channels*. U.S. Army Corps of Engineers, Engineer Research and Development Center. ERDC/CRREL TR-09-5.

Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List: 2016 Wetland Ratings. *Phytoneuron* 2016-30:1-17.

Lichvar, R.W., and S.M. McColley. 2008. *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States*. U.S. Army Corps of Engineers, Engineer Research and Development Center. ERDC/CRREL TR-08-12.

Munsell. 2017. *Munsell Soil Color Charts*. Grand Rapids, Michigan, USA.

Natural Resources Conservation Service (NRCS). 2017. Hydric Soils List of California. U.S. Department of Agriculture. Available at https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/use/hydric/. Accessed May 2018.

————. 2010. *Field Indicators of Hydric Soils in the United States, Version 7.0*. Edited by L.M. Vasilas, G.W. Hurt, and C.V. Noble. U.S. Department of Agriculture, Natural Resources Conservation Service, in cooperation with the National Technical Committee for Hydric Soils

————. 2006. *Soil Survey of the Santa Monica Mountains National Recreation Area, California*. Available at: http://soils.usda.gov/survey/printed_surveys/.

Sawyer, J.T. Keeler-Wolf and J. Evens. 2009. *A Manual of California Vegetation.* Second edition. (MCV) California Native Plant Society, Sacramento, CA.

U.S. Army Corps of Engineers (USACE). 1987. *Wetlands Delineation Manual-Technical Report* Y-87-1. USACE Waterways Experiment Station. Available at: http://www.lrh.usace.army.mil/Portals/38/docs/USACE%2087%20Wetland%20Delineation%20Manual.pdf. Accessed November 2017.

————. 2007. *Jurisdictional Determination Form Instructional Guidebook*. Available at: http://www.usace.army.mil/CECW/Pages/home.aspx. Accessed November 2017.

————. 2008. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Version 2.0). U.S. Army Engineer Research and Development Center. ERDC/EL TR-08-28.

U.S. Department of Agriculture (USDA) Soil Conservation Service. 1994. Changes in hydric soils of the United States. Federal Register 59(133): 35680–35681, July 13, 1994.

U.S. Environmental Protection Agency (USEPA). 2008. *Memorandum Regarding CWA Jurisdiction Following Rapanos v. United States.* December 2, 2008. Available at: https://www.epa.gov/sites/production/files/2016-02/documents/cwa_jurisdiction_following_rapanos120208.pdf

U.S. Fish and Wildlife Service (USFWS). 2018. National Wetland Inventory, Wetland Geodatabase. Available at: http://wetlandsfws.er.usgs.gov/NWI/index.html. Accessed May 2018.

U.S. Geological Survey (USGS). 2018. National Geospatial Program, *USGS National Hydrography Dataset (NHD) Best Resolution 20180316 for California State or Territory FileGDB 10.1, Model Version 2.2.1*.

Vyverberg, K. 2010. *A Review of Stream Processes and Forms in Dryland Watersheds*. Prepared for California Department of Fish and Game, Sacramento, CA.

APPENDIX A

Photos

Photo 1. Feature 1 (dashed yellow line) lies within the center of the concave slope. The photo was taken from just outside proposed building footprint and disturbance area, facing south-southwest.

Photo 2. Feature 2 (dashed yellow line) is a vegetated swale that lies within the center of the concave slope. The photo was taken from the access road facing northwest.

Photo 3. Inlet of the culvert that conveys flow underneath Pacific View Road onto subject property into Feature 3. Photo taken outside of the survey area on the north side of Pacific View Drive.

Photo 4. Pacific View Drive viewing westerly; subject property to the left (off frame). The culvert shown in Photo 3 lies under the road and conveys water into Feature 3.

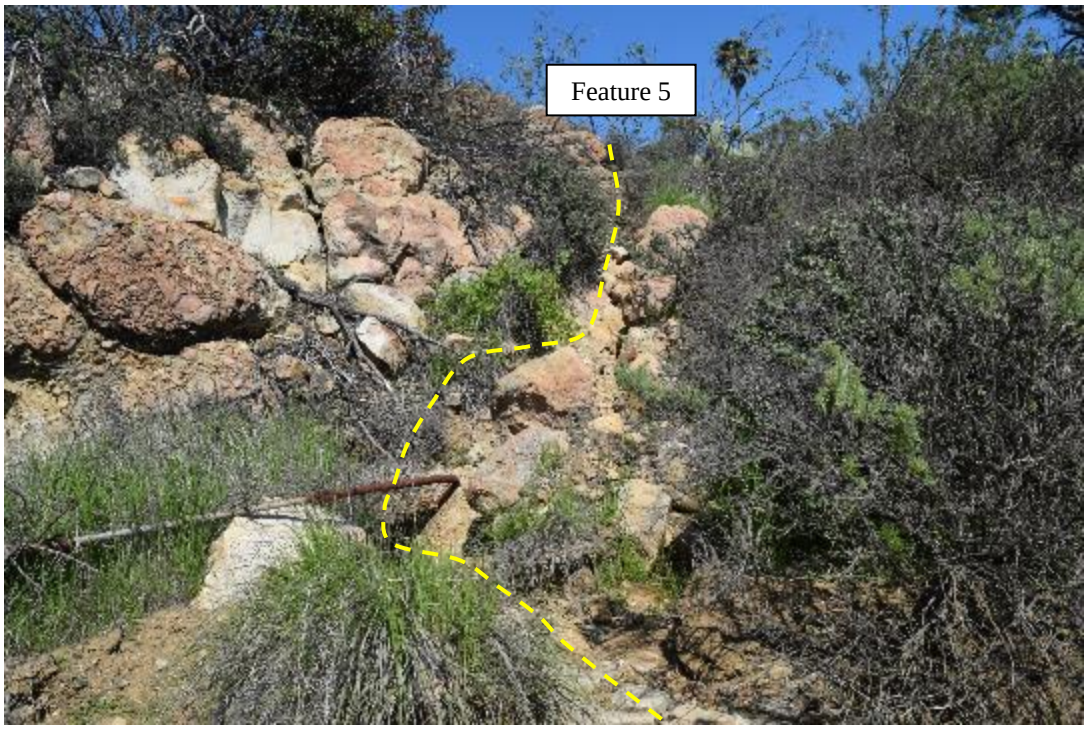


Photo 5. Feature 5 at its confluence with Feature 3, facing upstream (north). Feature 3 is out of the photo, to the left.

Photo 6. Feature 3 within the survey area, facing downstream (south) from north of the existing access road.

Photo 7. Feature 3 immediately north of the access road. This location has evidence of minor pooling, such as an accumulation of finer sediments.

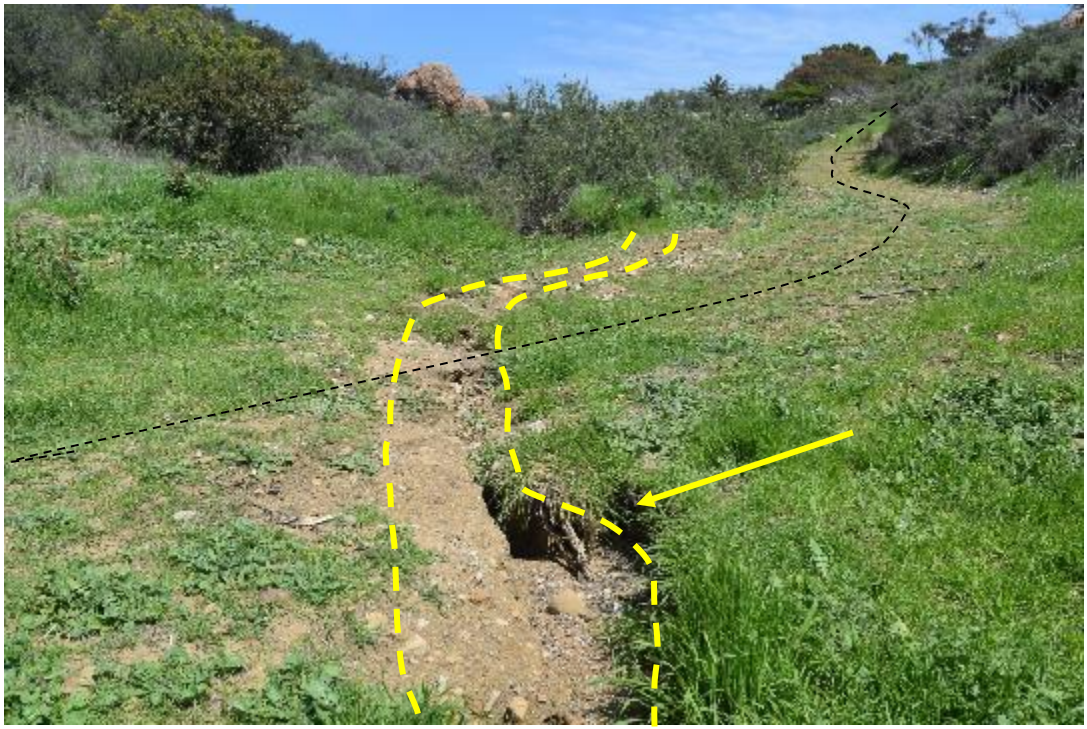


Photo 8. The OHWM (dashed yellow lines) from Feature 3 is readily visible through the access road. The arrow indicates stream knickpoint at south edge of the access road. Black dashed line is approximate alignment of existing access road.

Photo 9. View from the south side of the access road, facing downstream from within Feature 3. This knickpoint is causing additional scouring downstream of the road (refer to Photo 8).

Photo 10. Overview of Feature 3 (dashed yellow line); approximate alignment shown. Note riparian vegetation downstream of access road. Photo taken from the access road, facing northeast.

Photo 11. Evidence of surface saturation near the soil test pit in Feature 3. Soil expressed moisture when squeezed and was malleable.

Photo 12. Additional evidence of surface saturation near the soil test pit in Feature 3. The dark bands are saturated or near saturated soil.

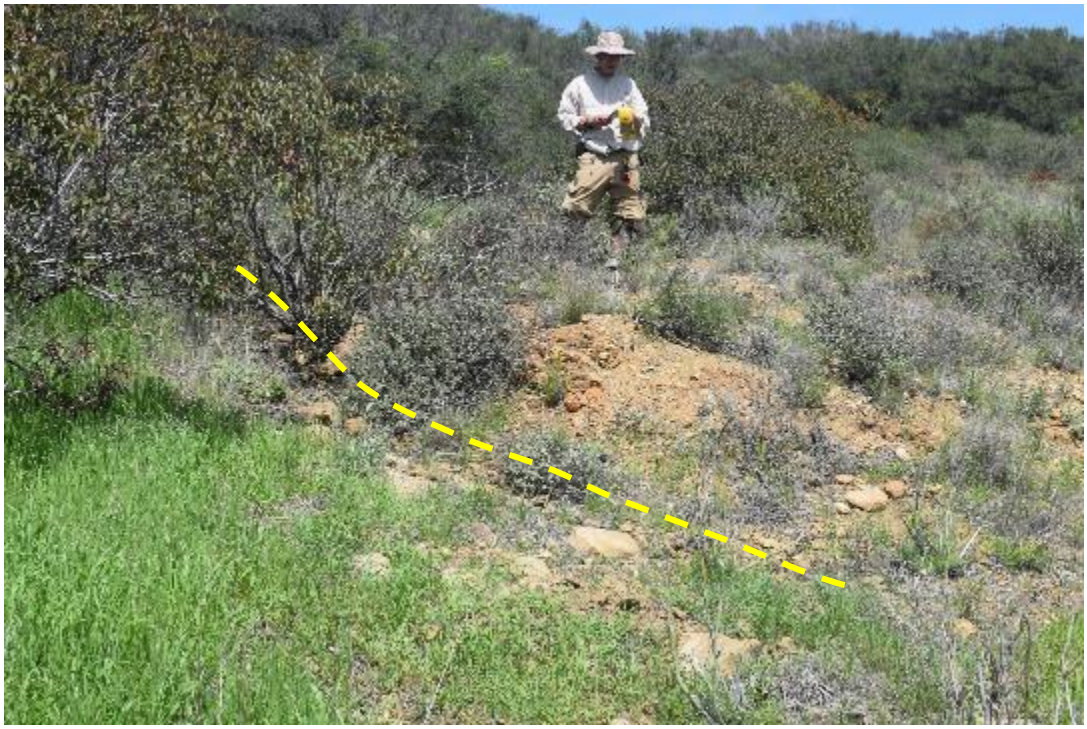


Photo 13. Feature 4 (dashed yellow line), facing north. OHWM is not as readily visible in the photo as it was in the field.

Photo 14. The outlet of the large culvert that conveys Feature 5 into the survey area from the adjacent property to the east.

Photo 15. Feature 5 (dashed yellow line), viewing east from the west side of the western-most access road. Culvert outfall from the eastern-most culvert is under the mulefat at top left of photo. Channel across the access road indicated.

Photo 16. The OHWM of Feature 5 is visible through the dense grass. Photo was taken immediately west of the access road, facing southwest.

Photo 17. Photo of Feature 5 (dashed yellow line) near its confluence with Feature 3.

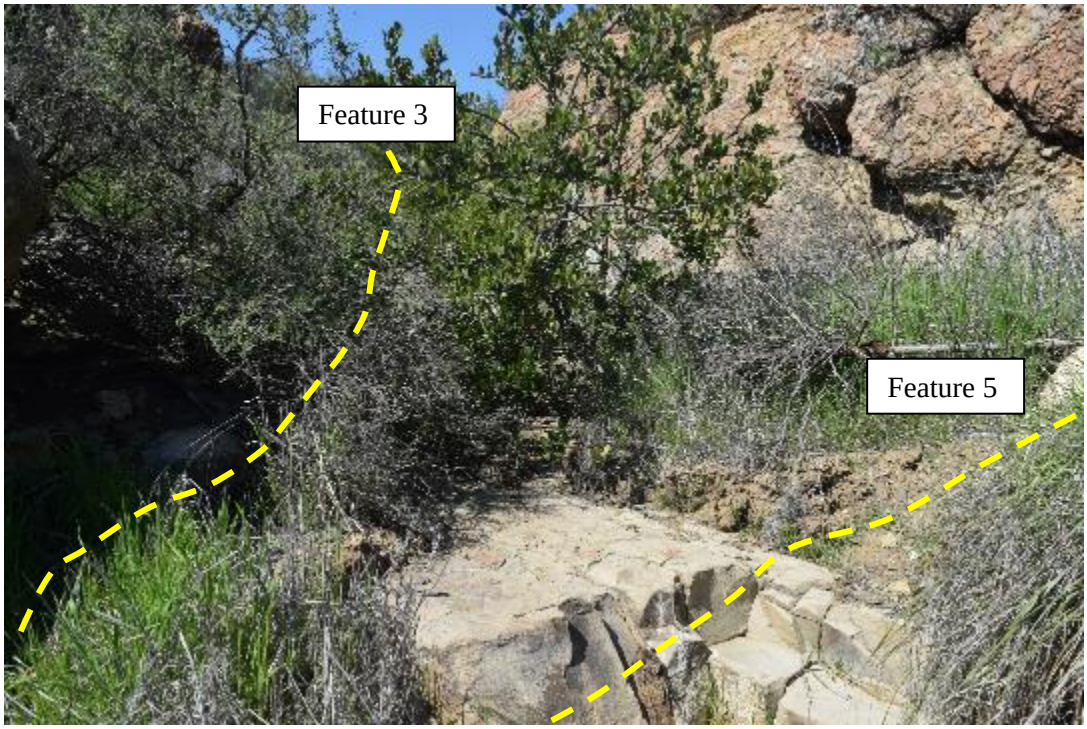


Photo 18. Feature 3 near the confluence with Feature 5, taken from within the channel of Feature 3, facing north-northeast.

APPENDIX B

West Ephemeral and Intermittent Streams OHWM Datasheets

Arid West Ephemeral and Intermittent Streams OHWM Datasheet

Project: SALONE 15BA
Project Number: 48588
Stream: 3A
Investigator(s): TOM THOMPSON, ALEX BERGES

Date: 4/3/2018 **Time:**
Town: MALIBU **State:** CA
Photo begin file#: **Photo end file#:**

Y ☒ / N ☒ Do normal circumstances exist on the site?

Y ☒ / N ☐ Is the site significantly disturbed?

Location Details: PIT LOCATION SALONE PROJECT(S) OF PACIFIC VIEW DR.

Projection: 34.085694 **Datum:**
Coordinates: -118.472955

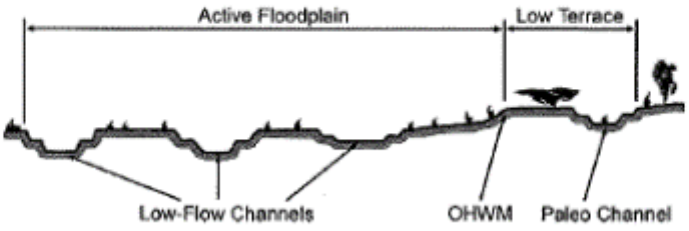
Potential anthropogenic influences on the channel system:
RECURRING GRADING AT STREAM CROSSING SITE.

Brief site description:
CHAPARRAL AND SAGEBRUSH-SAGE SCRUB IN SANTA MONICA MOUNTAINS. PROJECT DESIGN CLOSELY ALIGNS WITH EXISTING GRADING ON SITE. DRAINAGES CONVEY FLOWS TO DEER CREEK.

Checklist of resources (if available):

- ☒ Aerial photography
  Dates: 1/2017, 10/2016, 2/2016, 5/2015
- ☒ Topographic maps
- ☐ Geologic maps
- ☒ Vegetation maps
- ☒ Soils maps
- ☐ Rainfall/precipitation maps
- ☐ Existing delineation(s) for site
- ☒ Global positioning system (GPS)
- ☒ Other studies
- ☐ Stream gage data
  Gage number:
  Period of record:
- ☐ History of recent effective discharges
- ☐ Results of flood frequency analysis
- ☐ Most recent shift-adjusted rating
- ☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event

Hydrogeomorphic Floodplain Units

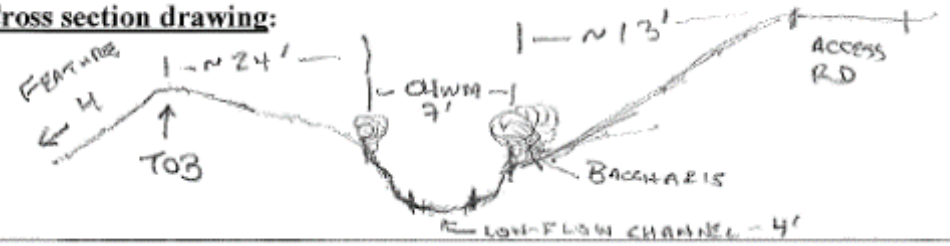


Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
   a) Record the floodplain unit and GPS position.
   b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
   c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:
   - ☐ Mapping on aerial photograph
   - ☐ Digitized on computer
   - ☒ GPS - TRIMBLE GEO XT
   - ☐ Other:

Project ID: SALOVE **Cross section ID:** FEATURE 3 ⓓ OF X-ING **Date:** 4/3/2019 **Time:**

Cross section drawing:



OHWM

GPS point: 34.085895, -118.972972

Indicators:

- ☒ Change in average sediment texture
- ☒ Change in vegetation species
- ☒ Change in vegetation cover
- ☒ Break in bank slope
- ☐ Other: _____
- ☐ Other: _____

Comments:

Floodplain unit: ☒ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: 34.085894, -118.972955

Characteristics of the floodplain unit:

Average sediment texture: CLAY - GRAVEL

Total veg cover: 41 % Tree: — % Shrub: — % Herb: 41 %

Community successional stage:

- ☐ NA
- ☒ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☒ Presence of bed and bank
- ☒ Benches
- ☒ Soil development
- ☒ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

STIPA AND SOME OTHER NON-NATIVE GRASSES

Project ID: SALOME **Cross section ID:** FEATURE 3A (NB CROSS) **Date:** 4/3/2014 **Time:**

Floodplain unit: ☐ Low-Flow Channel ☒ Active Floodplain ☐ Low Terrace

GPS point: 34.085697, -118.972962

Characteristics of the floodplain unit:

Average sediment texture: GRAVEL-COBBLE

Total veg cover: 55% Tree: — % Shrub: 45 % Herb: 30 %

Community successional stage:

- ☐ NA
- ☐ Early (herbaceous & seedlings)
- ☒ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☒ Presence of bed and bank
- ☒ Benches
- ☒ Soil development
- ☒ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

BACCHARIS, ERIOGONUM, STIPA, BRASSICA

Floodplain unit: ☐ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____% Tree: _____% Shrub: _____% Herb: _____%

Community successional stage:

- ☐ NA
- ☐ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☐ Presence of bed and bank
- ☐ Benches
- ☐ Soil development
- ☐ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

Arid West Ephemeral and Intermittent Streams OHWM Datasheet

Project: SALOVE ISBA
Project Number: 48582
Stream: 3B
Investigator(s): Tom Thompson, ALEX BENGES

Date: 4/3/2018 **Time:**
Town: MALIBU **State:** CA
Photo begin file#: **Photo end file#:**

Y ☐ / N ☒ Do normal circumstances exist on the site?

Y ☒ / N ☐ Is the site significantly disturbed?

Location Details: SW OF ACCESS RD SALOVE PROJECT (5) OF PACIFIC VIEW DR.

Projection: **Datum:**
Coordinates: 34.038538, -118.973078

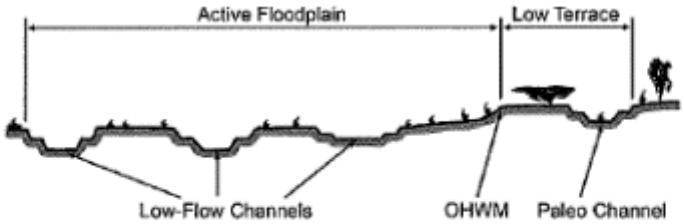
Potential anthropogenic influences on the channel system:
RECURRING GRADING AT CROSSING SITE.

Brief site description:
ARROYO WILLOW THICKET ON STREAMBANKS IN CHAPARRAL AND SAGEBRUSH-SAGE SCRUB IN SANTA MONICA MOUNTAINS. DRAINAGES CONVEY FLOW TO BEAR CREEK.

Checklist of resources (if available):

- ☒ Aerial photography
  Dates: 11/2017, 1/9/2016, 2/2016, 5/2015
- ☒ Topographic maps
- ☐ Geologic maps
- ☒ Vegetation maps
- ☒ Soils maps
- ☐ Rainfall/precipitation maps
- ☐ Existing delineation(s) for site
- ☒ Global positioning system (GPS)
- ☒ Other studies
- ☐ Stream gage data
  Gage number:
  Period of record:
  - ☐ History of recent effective discharges
  - ☐ Results of flood frequency analysis
  - ☐ Most recent shift-adjusted rating
  - ☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event .

Hydrogeomorphic Floodplain Units

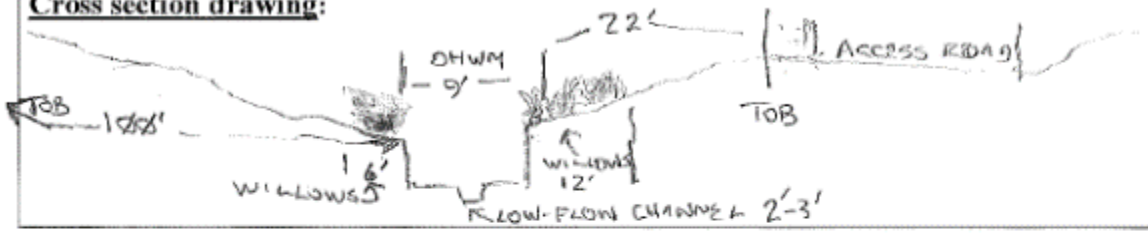


Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
   a) Record the floodplain unit and GPS position.
   b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
   c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:
   - ☐ Mapping on aerial photograph
   - ☐ Digitized on computer
   - ☒ GPS
   - ☐ Other:

Project ID: SALINE **Cross section ID:** FEATURE 3.8 SW OF X-ING **Date:** 4/3/2018 **Time:**

Cross section drawing:



OHWM

GPS point: 34.085446, -118.973088

Indicators:

- ☒ Change in average sediment texture
- ☒ Change in vegetation species
- ☒ Change in vegetation cover
- ☒ Break in bank slope
- ☐ Other: _____
- ☐ Other: _____

Comments:

<10% VEG IN CHANNEL; STIPA

Floodplain unit: ☒ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: 34.085438, -118.973070 (W) OHWM

Characteristics of the floodplain unit:

Average sediment texture: CLAY-GRAVEL

Total veg cover: 0 % Tree: — % Shrub: — % Herb: — %

Community successional stage:

- ☒ NA
- ☐ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

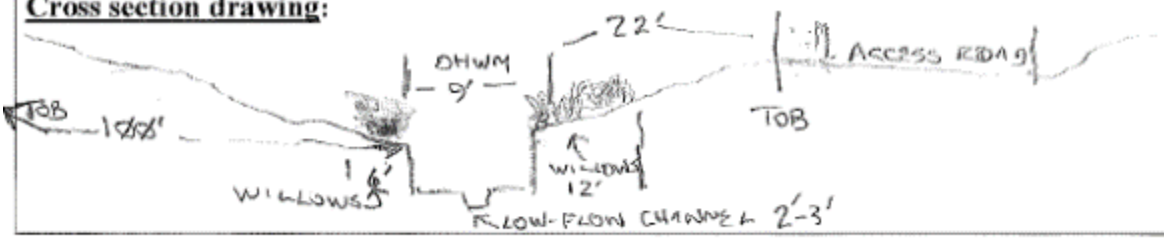
- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☒ Presence of bed and bank
- ☒ Benches
- ☒ Soil development
- ☒ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

UNVEGETATED, SCOURED LOW-FLOW CHANNEL

Project ID: SALINE **Cross section ID:** FEATURE 3.8 SW OFX-1NG **Date:** 7/3/2018 **Time:**

Cross section drawing:



OHWM

GPS point: 34.085446, -118.973088

Indicators:

- ☒ Change in average sediment texture
- ☒ Change in vegetation species
- ☒ Change in vegetation cover
- ☒ Break in bank slope
- ☐ Other: _____
- ☐ Other: _____

Comments:

<190 VEG IN CHANNEL; STIPA

Floodplain unit: ☒ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: 34.085438, -118.973070 (W) OHWM

Characteristics of the floodplain unit:

Average sediment texture: CLAY-GRAVEL

Total veg cover: 0 % Tree: — % Shrub: — % Herb: + %

Community successional stage:

- ☒ NA
- ☐ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☒ Presence of bed and bank
- ☒ Benches
- ☒ Soil development
- ☒ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

UNVEGETATED, SCOURED LOW-FLOW CHANNEL

Project ID: **Cross section ID:** **Date:** **Time:**

Floodplain unit: ☐ Low-Flow Channel ☒ Active Floodplain ☐ Low Terrace

GPS point: 34.085431, -118.973066 (E) NAD83

Characteristics of the floodplain unit:

Average sediment texture: COBBLE - BOULDER

Total veg cover: 80 % Tree: — % Shrub: 80 % Herb: 5 %

Community successional stage:

- ☐ NA
- ☐ Early (herbaceous & seedlings)
- ☒ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☒ Drift and/or debris
- ☒ Presence of bed and bank
- ☒ Benches
- ☒ Soil development
- ☒ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

ARROYO WILLOW THICKET W/ BACCHARIS AND STIPA

Floodplain unit: ☐ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: _____ % Tree: _____ % Shrub: _____ % Herb: _____ %

Community successional stage:

- ☐ NA
- ☐ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☐ Presence of bed and bank
- ☐ Benches
- ☐ Soil development
- ☐ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

Arid West Ephemeral and Intermittent Streams OHWM Datasheet

Project: SALONE ISBA
Project Number: 49558
Stream: 4
Investigator(s): TOM THOMPSON, ALEX BEAKES

Date: 4/3/2018
Town: MALIBU
Photo begin file#:

Time:
State: CA
Photo end file#:

Y ☐ / N ☒ Do normal circumstances exist on the site?

Y ☒ / N ☐ Is the site significantly disturbed?

Location Details: (N) SIDE OF ACCESS RD SALTNR PROJECT (S) OF PACIFIC VIEW RD

Projection: **Datum:**

Coordinates: 34.038548, -118.673164

Potential anthropogenic influences on the channel system:
RECURRING GRADING OF ROAD SPOILS/STAGING AREA CAUSE FLOW TO BECOME SHEET FLOW BECOMING MULTIPLE MICRO CHANNELS @ CROSSING SITE.

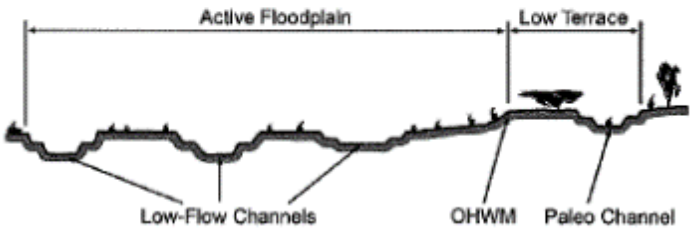
Brief site description:

Checklist of resources (if available):

- ☒ Aerial photography
  Dates: 11/2017, 10/2016, 2/2016, 5/2015
- ☒ Topographic maps
- ☐ Geologic maps
- ☒ Vegetation maps
- ☒ Soils maps
- ☐ Rainfall/precipitation maps
- ☐ Existing delineation(s) for site
- ☒ Global positioning system (GPS)
- ☐ Other studies

- ☐ Stream gage data
  Gage number:
  Period of record:
  - ☐ History of recent effective discharges
  - ☐ Results of flood frequency analysis
  - ☐ Most recent shift-adjusted rating
  - ☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event

Hydrogeomorphic Floodplain Units

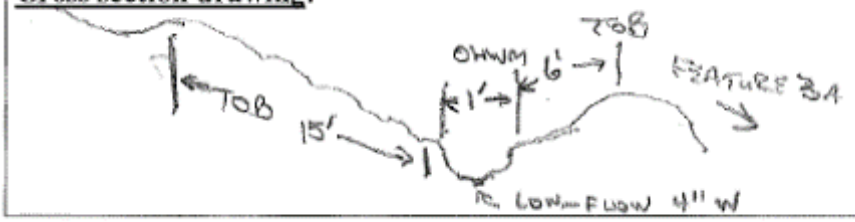


Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
   a) Record the floodplain unit and GPS position.
   b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
   c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:
   - ☐ Mapping on aerial photograph
   - ☐ Digitized on computer
   - ☐ GPS
   - ☐ Other:

Project ID: SAUGUS USA **Cross section ID:** 4 **Date:** 4/3/2018 **Time:**

Cross section drawing:



OHWM

GPS point: 34.085569, -118.973166

Indicators:

- [x] Change in average sediment texture
- [x] Change in vegetation species
- [x] Change in vegetation cover
- [x] Break in bank slope
- [ ] Other: _____
- [ ] Other: _____

Comments:

CUT BANK, RIFFLES, UNVEGETATED

Floodplain unit: [ ] Low-Flow Channel [x] Active Floodplain [ ] Low Terrace

GPS point: 34.085595, -118

Characteristics of the floodplain unit:

Average sediment texture: CLAY-LOAM

Total veg cover: 85 % Tree: — % Shrub: 85 % Herb: 5 %

Community successional stage:

- [x] NA
- [ ] Early (herbaceous & seedlings)
- [x] Mid (herbaceous, shrubs, saplings)
- [ ] Late (herbaceous, shrubs, mature trees)

Indicators:

- [ ] Mudcracks
- [ ] Ripples
- [x] Drift and/or debris
- [x] Presence of bed and bank
- [x] Benches
- [x] Soil development
- [ ] Surface relief
- [ ] Other: _____
- [ ] Other: _____
- [ ] Other: _____

Comments:

BIGPOD CEANOTHUS CHAPARRAL

Project ID: SALOME ISBA **Cross section ID:** 4 **Date:** 4/3/2018 **Time:**

Floodplain unit: ☒ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: 34.085569, -118.973426

Characteristics of the floodplain unit:

Average sediment texture: GRAVEL-COBBLE

Total veg cover: ____ % Tree: ____ % Shrub: ____ % Herb: ____ %

Community successional stage:

- ☒ NA
- ☐ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☒ Drift and/or debris
- ☒ Presence of bed and bank
- ☒ Benches
- ☒ Soil development
- ☒ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

UNVEGETATED CHANNEL

Floodplain unit: ☐ Low-Flow Channel ☐ Active Floodplain ☐ Low Terrace

GPS point: _____

Characteristics of the floodplain unit:

Average sediment texture: _____

Total veg cover: ____ % Tree: ____ % Shrub: ____ % Herb: ____ %

Community successional stage:

- ☐ NA
- ☐ Early (herbaceous & seedlings)
- ☐ Mid (herbaceous, shrubs, saplings)
- ☐ Late (herbaceous, shrubs, mature trees)

Indicators:

- ☐ Mudcracks
- ☐ Ripples
- ☐ Drift and/or debris
- ☐ Presence of bed and bank
- ☐ Benches
- ☐ Soil development
- ☐ Surface relief
- ☐ Other: _____
- ☐ Other: _____
- ☐ Other: _____

Comments:

Arid West Ephemeral and Intermittent Streams OHWM Datasheet

Project: SALOVE ISBA
Project Number: 49588
Stream: 5
Investigator(s): TOM THOMPSON, ALEX BENES

Date: 4/3/2018 **Time:**
Town: MALIBU **State:** CA
Photo begin file#: **Photo end file#:**

Y ☐ / N ☒ Do normal circumstances exist on the site?

Y ☒ / N ☐ Is the site significantly disturbed?

Location Details: (N) SIDE OF ACCESS RD SALOVE PROJECT (S) OF PACIFIC VIEW DR

Projection: **Datum:**

Coordinates: 34.038675, -118.972426

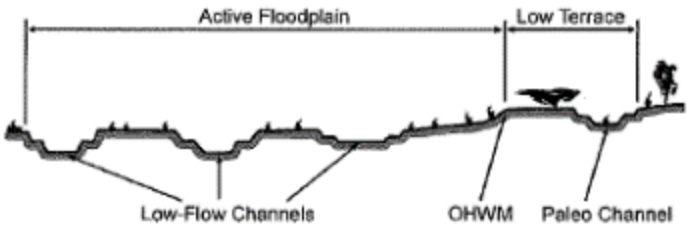
Potential anthropogenic influences on the channel system:
RECENT GRADING OF ROAD, BROKEN/CRUSHED CULVERT? OVERFLOW ACROSS ROAD W/ CLEAR OHWM, HEADCUT AT CULVERT OUTFLOW (NO DISSIPATOR)

Brief site description:

Checklist of resources (if available):

- ☒ Aerial photography
  Dates: 11/2017, 10/2016, 2/2016, 5/2015
- ☒ Topographic maps
- ☐ Geologic maps
- ☒ Vegetation maps
- ☒ Soils maps
- ☐ Rainfall/precipitation maps
- ☐ Existing delineation(s) for site
- ☒ Global positioning system (GPS)
- ☒ Other studies
- ☐ Stream gage data
  Gage number:
  Period of record:
- ☐ History of recent effective discharges
- ☐ Results of flood frequency analysis
- ☐ Most recent shift-adjusted rating
- ☐ Gage heights for 2-, 5-, 10-, and 25-year events and the most recent event exceeding a 5-year event

Hydrogeomorphic Floodplain Units

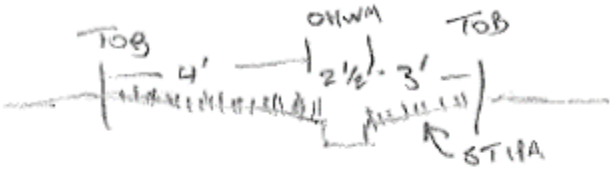


Procedure for identifying and characterizing the floodplain units to assist in identifying the OHWM:

1. Walk the channel and floodplain within the study area to get an impression of the geomorphology and vegetation present at the site.
2. Select a representative cross section across the channel. Draw the cross section and label the floodplain units.
3. Determine a point on the cross section that is characteristic of one of the hydrogeomorphic floodplain units.
   a) Record the floodplain unit and GPS position.
   b) Describe the sediment texture (using the Wentworth class size) and the vegetation characteristics of the floodplain unit.
   c) Identify any indicators present at the location.
4. Repeat for other points in different hydrogeomorphic floodplain units across the cross section.
5. Identify the OHWM and record the indicators. Record the OHWM position via:
   - ☐ Mapping on aerial photograph
   - ☐ Digitized on computer
   - ☒ GPS TRIMBLE GEO XT
   - ☐ Other:

Project ID: SALONE 15BA **Cross section ID:** FEATURE 5 **Date:** 4/3/2018 **Time:**

Cross section drawing:



OHWM

GPS point: 34.086075, -118.972426

Indicators:

- [x] Change in average sediment texture
- [x] Change in vegetation species
- [x] Change in vegetation cover
- [x] Break in bank slope
- [ ] Other: _____
- [ ] Other: _____

Comments:

CUT BANK, SCOURED CHANNEL BED, THICK STIPA ON BANKS

Floodplain unit: [x] Low-Flow Channel [ ] Active Floodplain [ ] Low Terrace

GPS point: 34.086075, -118.972426

Characteristics of the floodplain unit:

Average sediment texture: GRAVEL-COBBLE

Total veg cover: 0 % Tree: — % Shrub: — % Herb: — %

Community successional stage:

- [x] NA
- [ ] Early (herbaceous & seedlings)
- [ ] Mid (herbaceous, shrubs, saplings)
- [ ] Late (herbaceous, shrubs, mature trees)

Indicators:

- [ ] Mudcracks
- [ ] Ripples
- [ ] Drift and/or debris
- [x] Presence of bed and bank
- [ ] Benches
- [x] Soil development
- [x] Surface relief
- [ ] Other: _____
- [ ] Other: _____
- [ ] Other: _____

Comments:

CUT BANK, UNVEGETATED CHANNEL

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: 48585 - Salave JD City/County: Malibu / Ventura Sampling Date: 4/3/2015

Applicant/Owner: Michael & Leslie Salave State: CA Sampling Point: Feature 3

Investigator(s): T. Thompson & A. Beakes Section, Township, Range: 16, 1S, 20W

Landform (hillslope, terrace, etc.): Ephemeral streambed Local relief (concave, convex, none): concave Slope (%): 7%

Subregion (LRR): LRR C Lat: 34.05566 Long: -118.9729 Datum: NAD83 UTM 11N

Soil Map Unit Name: Cotharin clay loam, 30 to 75 percent slopes NWI classification: AW

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	Is the Sampled Area within a Wetland? Yes ____ No X
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks: OHWM width at pit ~7 ft wide.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: Ø)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10 ft)			
1. Baccharis salicifolia	40	Y	FAC
2. Eriogonum fasciculatum	5	N	UPL
3.			
4.			
5.			
	45 = Total Cover		
Herb Stratum (Plot size: 10 ft)			
1. Stipa meliacea var. meliacea	25	Y	UPL
2. Brassica nigra	5	N	UPL
3.			
4.			
5.			
6.			
7.			
8.			
	30 = Total Cover		
Woody Vine Stratum (Plot size: Ø)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum 46% % Cover of Biotic Crust Ø

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 =
FACW species 0	x 2 =
FAC species 1	x 3 = 3
FACU species 0	x 4 =
UPL species 1	x 5 = 5
Column Totals: 2 (A)	8 (B)

Prevalence Index = B/A = 4

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: Adjacent access road may affect species composition.

US Army Corps of Engineers Arid West – Version 2.0

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10.5	7.5YR 5/6	100					sand	
10.5-13.5	7.5YR 3/1	90	7.5YR 4/6	10	C	M	silty clay loam	Concentrations vary in horizon
20-13.5	10YR 3/6	100	2.5YR 4/3	trace	C	PL	clay loam	organic material

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- X Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No _____

Remarks: Lots of large & undecomposed organic matter in the middle horizon.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- X Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): 10.5

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Soil saturated or near saturated at nearby locations.

ATTACHMENT 6 - WORKS CITED

Alquist-Priolo Earthquake Fault Zoning Act. California Code of Regulations Figure 2.2.3b

Burdge and Associates Architects, Inc. 2018. “Visual Impact Analysis”

California Invasive Plant Council. 2017. “The California Invasive Plant Inventory Database”

California Native Plant Society (CNPS). 2018. “Fire Recovery Guide.”

California Regional Water Quality Control Board, Los Angeles Region. Water Quality Control Plan Los Angeles Region - Basin PIan for the Coastal Watersheds of Los Angeles and Ventura Counties. June 13, 1994.

California, State of. 2014b. § 65996

California, State of. 2015a. “California Environmental Quality Act (CEQA).” California Public Resources code, Division 13, §§ 21000 et seq.

California, State of. 2015b. “Government Code.”

California, State of. 2015c. “Public Resources Code.”

California, State of. 2015d. “Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6.”

California, State of. 2016. “Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines).” Title 14, California Code of Regulations, Chapter 3, § 15000 et seq.

County of Ventura Public Works Agency. 2013b. “Road Standards.”

County of Ventura. 1994. Traffic Impact Mitigation Fee (TIMF) Ordinance No. 4246, Traffic Generation Factor Table.

County of Ventura. 2001. “Ventura Countywide Siting Element.”

County of Ventura. 2010. “Construction Noise Threshold Criteria and Control Plan.”

County of Ventura. 2011. “Ventura County Initial Study Assessment Guidelines.”

County of Ventura. 2013a. “Ventura County General Plan Hazards Appendix.”

County of Ventura. 2013c. “Ventura County General Plan Hazards Appendix.”

County of Ventura. 2016a. “Resource Management Agency (RMA) Geographic Information System (GIS) Aerial Imagery and Maps.”

County of Ventura. 2016b. “Ventura County 2016 Building Code Ordinance Number 4456.”

County of Ventura. 2017. “Ventura County Coastal Zoning Ordinance.”

County of Ventura. 2017. “Ventura County General Plan Coastal Area Plan.”

County of Ventura. 2019. “Ventura County General Plan Goals, Policies and Programs.”

Federal Emergency Management Agency (FEMA). 2010. “Digital Flood Insurance Rate Map # 06111C0986E.”

Gold Coast Geoservices, Inc. 2017. “Geotechnical Report”

Gold Coast Geoservices, Inc. 2017. “Onsite Wastewater Treatment System Design Report.”

Lewis, B. S. 2016. “A Phase I Archaeological Resource Survey and Impact Evaluation”

Peak Surveys Inc. 2018. “Drainage Calculations.”

Pump Service Company. 2016. “Pump Inspection Report”

Schmitz & Associates, Inc. 2017. “Alternative Analysis”

SWCA Environmental Consultants. 2018. “Aquatic Resources Jurisdictional Delineation Report.”

SWCA Environmental Consultants. 2018. “Initial Study Biological Study.”

Ventura County Air Pollution Control District. 2003. “Ventura County Air Quality Assessment Guidelines.”

Ventura County Air Pollution Control District. 2008. “Ventura County 2007 Air Quality Management Plan.”

Ventura County Fire Protection District. 2011. “VCFPD Access Standards.”

Ventura County Fire Protection District. 2014. “Ventura County Fire Code.”

Ventura County Public Works Agency. 2017. “Pump & Recovery Test for Water Wells”