



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

Section A – Project Description

1. **Project Case Number:** Coastal Planned Development (PD) Permit Case No. PL19-0011
2. **Name of Applicant:** Larry and Feilani Rubin, 611 Hampshire Road #507, Westlake Village, CA 91361 ("Applicant")
3. **Project Location and Assessor's Parcel Number:** The 5-acre property is located approximately one mile west of the Los Angeles County line and approximately 1.65 miles north of the intersection of Pacific Coast Highway and Yerba Buena Road, in the Santa Monica Mountains of the unincorporated area of Ventura County. The Tax Assessor's parcel number (APN) for the property that constitutes the project site is 700-0-060-170.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Area Plan Land Use Designation:** Coastal 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:** Except for an onsite active water well (SWN 01S20W22L003S), the project site is undeveloped. Elevation at the property ranges between 255 feet to 555 feet above mean sea level (amsl), sloping mostly south and southeast. An ephemeral drainage is located in the northeast corner of the property approximately 300 feet from proposed development and conveys runoff to the east and is a tributary to Little Sycamore Canyon Creek.

The parcel consists of a steep, rocky, east-facing slope with numerous small rock outcrops. A narrow rocky gully dominated by laurel sumac crosses the northeastern quarter of the parcel and terminates off-site at Little Sycamore

Canyon. California Sagebrush covers 3.4 acres of the parcel. Other onsite vegetation noted on the property include Weedy California Sagebrush Scrub, Deerweed-Sawtooth Golden Bush Scrub, and Laurel Sumac Scrub. No protected trees are present onsite.

A small part of the property, where the proposed single-family dwelling is to be located appears to have been disturbed between June 2002 and June 2003 however the area appears to have recovered with native vegetation. An unimproved road leading to the water well was graded between October 2007 and May 2009, likely when the well (SWN 01S20W22L003S) was drilled on January 15, 2008.

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

6. **Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct a 2,700 square foot (sq. ft.) single-story single-family dwelling (21 feet 11 inches) with an attached 994 sq. ft. 3-car garage, a 400 sq. ft. accessory dwelling unit, and an attached 1,100 sq. ft. covered patio. The accessory dwelling unit is to be constructed over the garage and will have a maximum height of 21 feet 11 inches.

Estimated earthwork includes 5,480 cubic yards of cut and 1,259 cubic yards of fill is to prepare the site for the proposed development. Runoff from the project would be conveyed via drainpipes and storm drains located immediately north of the proposed dwelling and at the southwest corner of the proposed driveway with an outlet and 30' long riprap outfall immediately downslope of the driveway. Estimated earthwork includes 6,437 cubic yards (cy) cut and 1,100 cy fill with excess soil being exported.

Water is to be provided by an onsite private well (SWN 01S20W22L003S) and a 10,000-gallon water tank for domestic water storage and fire suppression. Wastewater will be handled by an on-site wastewater system that consists of an onsite wastewater treatment system (OWTS) consisting of one 1,500-gallon septic tank, one 1000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. An onsite propane tank will provide gas for cooking and heating and solar panels will be installed on the roof of the dwelling. Access to the site is provided by a private driveway with direct access to Yerba Buena.

The proposed project will permanently remove approximately 39,038 sq. ft. (0.89 acres) of Environmentally Sensitive Habitat Areas (ESHA) related to the grading footprint and construction of a residence, garage/guesthouse, driveway, water storage tank and well, and septic system. The required 100-foot fuel modification zone will affect an additional 41,382 sq. ft. (0.95 acres). The total amount of ESHA affected by the project will be 1.84 acres.

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. | APN | Permit Type | Description | Status |
|-------------------|---------------|--------------------|---|---------------|
| PL16-0006 | 700-0-030-065 | PD/PM-LLA | Coastal PD Permit for the installation of an exploratory water well and subsequent lot line adjustment-parcel map waiver. | On Appeal |
| PL17-0005 | 700-0-200-655 | PD | Coastal PD Permit for the demolition of an existing residence and construction of a new residence, garage, and accessory dwelling unit. | Pending |
| PL17-0088 | 701-0-030-350 | PD | Coastal PD Permit for the construction of a new swimming pool, pool deck, and cabana. | Pending |
| PL17-0103 | 700-0-010-605 | PD | Coastal PD Permit for the construction of a dwelling, garage, patio, decks, swimming pool, water tanks, and a new septic system. | Approved |
| PL17-0104 | 700-0-060-010 | PD | Major Modification to Planned Development (PD) Permit No. 1609 for the demolition of a dwelling, carport, and septic tank, construction of a dwelling, patio, water well, septic tank, and fire turnaround. | Approved |
| PL17-0130 | 700-0-030-095 | PD | Coastal PD Permit to construct a private driveway to access a proposed single-family dwelling in Los Angeles County immediately across the County line. | Pending |
| PL18-0010 | 701-0-040-095 | PD | Coastal PD Permit for a Restoration and Monitoring Plan to restore unpermitted clearing of native coastal sage vegetation. | Pending |
| PL18-0020 | 700-0-140-235 | PD | Coastal PD Permit to construct a dwelling, garage, deck, pool house, | On Appeal |

| | | | | |
|-----------|---------------|------|---|----------|
| | | | swimming pool/spa, two gazebos, and a viewing deck. | |
| PL18-0097 | 700-0-080-055 | PD | Coastal PD Permit for the construction of new single-family dwelling with a detached garage and a pool. | Approved |
| PL18-0113 | 700-0-050-385 | PD | Coastal PD Permit for a Restoration and Monitoring Plan for unpermitted vegetation removal and grading. | Pending |
| PL18-0142 | 700-0-220-255 | SPAJ | Site Plan Adjustment for after the fact construction of a converted storage space into living space. | Approved |
| PL19-0005 | 700-0-070-450 | PD | Coastal PD Permit for emergency actions taken post Woolsey Fire including debris removal, construction of grade control structures, and bank stabilization. | Pending |
| PL19-0029 | 701-0-040-095 | SPAJ | Site Plan Adjustment to abate violation associated with Coastal PD Permit Case NO. LU07-0031 for non-permitted vegetation removal. | Pending |
| PL19-0072 | 700-0-270-015 | PD | Minor Modification to Planned Development Permit No. 745-1 for continued operation of the Neptune's Net Restaurant. | Approved |
| PL19-0096 | 701-0-030-380 | SPAJ | Site Plan Adjustment to CUP No. LU10-0108 for the operation and maintenance of a fitness and wellness camp with the business name The Ranch Malibu. | Approved |
| PL19-0101 | 700-0-010-585 | SPAJ | Site Plan Adjustment to LU05-0169 for interior and exterior modifications to a single-family dwelling. | Approved |
| PL19-0113 | 700-0-260-180 | PD | Coastal Planned Development permit for the construction of a single-family residence, pool/spa, | Pending |

| | | | | |
|-----------|---------------|------|---|----------|
| | | | detached garages and carport, and covered patio area. | |
| PL20-0010 | 700-0-010-605 | SPAJ | Site Plan Adjustment to PL17-0103 to change the roof from pitched to a flat roof. | Approved |
| PL20-0037 | 700-0-260-190 | SPAJ | Site Plan Adjustment to PL18-0102 for the inclusion of interior stairs. | Approved |
| PL20-0061 | 701-0-010-155 | PD | Coastal Planned Development Permit for the installation of a private apiary. | Pending |
| PL20-0099 | 700-0-010-605 | PD | Planned Development Permit for the construction of a single-family dwelling, attached garage, patio and decks, and a swimming pool. | Approved |
| PL20-0121 | 700-0-060-150 | SPAJ | Site Plan Adjustment to PL16-0084 for the construction of a pool/spa. | Approved |

CCC – Conditional Certificate of Compliance
 CUP – Conditional Use Permit
 PD – Planned Development
 PM – Parcel Map
 PMW – Parcel Map Waiver
 LLA – Lot Line Adjustment
 PAJ – Permit Adjustment
 SPAJ – Site Plan Adjustment
 SD - Subdivision

Section B – Initial Study Checklist and Discussion of Responses¹

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

Impact Discussion:

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

1b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*, specifically Section 4.3, Air Quality. 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 |
| 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 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 and an ADU. Water for the project will be supplied by an onsite water well (SWN 01S20W22L003S). A Pump and Recovery Test, dated January 2, 2019, was submitted with the application materials and approved for the proposed dwelling. Total water level drawdown after 24 hours was 14 feet down from its starting point (251 feet) and recovered back to its starting point (251 feet) after 13 hours. The total water pumped during the test was 15,434 gallons, exceeding the required 4,678 gallons/per day for a 3-bedroom dwelling and a 1-bedroom guesthouse, as required by Ventura County EHD in the water well pass or fail criteria. The project site does not overlie a known groundwater basin and is not in hydrologic continuity with an over drafted groundwater basin. The proposed project will slightly increase groundwater extraction; however, groundwater extractions are not expected to exceed one-acre foot per year

(AFY). The proposed project would not directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is over drafted or create an over drafted groundwater basin and is considered to have no impact. 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 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 2040 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. Sewer service is not available in the area. The proposed project includes the installation of a private onsite wastewater treatment system (OWTS). Construction of the septic system will include a sand filtration bed as required by Environmental Health Division (EHD) regulations. An Onsite Wastewater Treatment System Design Report, dated November 21, 2018, was prepared by EPD Consultants, Inc. The report states, “no groundwater was encountered” during drilling of a 46-foot test boring. Test results also indicate the site is suitable for seepage pit construction. Construction details in the report include proposed seepage pit bottoms at 35 feet below ground surface with a capped minimum of 13.5 feet below exiting grade. Construction details in the report include a 1,500-gallon concrete primary tank to serve the main residence, a 1,000-gallon two-chambered precast concrete primary tank to serve the guesthouse, two 6-foot diameter by 21.5-foot deep seepage pits and two future 6-foot diameter by 21.5-foot deep seepage pits. 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 2040 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 and ADU will be supplied by an existing domestic water supply well, SWN 01S20W22L003S. The proposed project is considered to have no impact on surface water quantity.

2C-3. The proposed project will be consistent with the applicable *2040 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 is contained in Chapter 3 of the Los Angeles Basin Plan that is applicable for this area. Surface water quality is deemed less than significant (LS) because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The proposed project includes the construction of a 2,700 square foot single-family dwelling and a 944 square foot garage with a 400 square foot accessory dwelling unit located above the garage 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 envelope³ of approximately 9,521 sq. ft. Estimated earthwork includes 6,437 cubic yards (cy) cut and 1,100 cy fill with excess soil being exported.

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,

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.

“Development Construction Program” Subpart 4.F, where the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site greater than 1 acre and determined as High Risk to protect surface water quality during construction (Tables 7 and 9 in Subpart 7.F, SW-HR and SW-2 Forms).

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

2D-3. The proposed project is consistent with the applicable *2040 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 *2040 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 Conditional Use Permit (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 *2040 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

In November 2018, the Woolsey Fire burned 100% of the lot. 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.

Biological Assessment surveys were conducted by Forde Environmental and E Read and Associates in March, April, May and June of 2018 and on April 4, 2019 (Attachment 4, Forde, ISBA, 2020). Most of the parcel consists of a steep, rocky, east facing slope above Little Sycamore Canyon. A narrow rocky gully dominated by laurel sumac scrub (*Malosma laurina*) crosses the northeastern quarter of the parcel and terminates offsite at Little Sycamore Canyon.

The biological survey identified 65 plant species within the survey area, with 52 (80%) native and 13 (20%) non-native. Based on the biological surveys, the major natural vegetation community occurring on the parcel (comprising approximately 68.8%) consists of California sagebrush shrub with laurel sumac scattered throughout. Other species in this community include purple sage (*Salvia leucophylla*), ashy-leaf buckwheat (*Eriogonum cinereum*), and chaparral yucca (*Hesperoyuccas whipplei*). Deerweed and goldenbrush (*Acmispon glaber* – *Hazardia squarrosa*) occupies a relative flat hilltop south of the existing road with a mix of non-native and native grasses. Weedy California sagebrush scrub dominated by summer mustard (*Hitschfeldia incana*) covers approximately 0.4 acres of the property. The total extent of environmentally sensitive habitat areas (ESHA) on the property is 4.98 acres. Additionally, during the biological survey on April 4, 2020, Catalina mariposa lily (*Calochortus catalinae* S. Watson), a California Native Plant Society (CNPS) Rank 4 species, was observed on the east facing slope of the property with a few occurring within the development envelope.

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) depicts a stream on the property near its western boundary and another to the east of the property. The biological survey did not observe evidence of the stream as depicted on the NWI; however, there is a minor drainage in the northeast corner of the property which is a tributary to Little Sycamore Canyon Creek. The bed and banks of the drainage were not discernable, but the feature does convey flows during and immediately after storm events to Little Sycamore Canyon Creek. The development envelope and will not be affected by the proposed project. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained onsite and velocity is reduced. California sagebrush scrub and laurel sumac scrub dominate the drainage. (Attachment 4, Forde ISBA, 2020, Appendix 3).

During the surveys, numerous birds were observed or heard and included the following: red-tailed hawk (*Buteo jamaicensis*), turkey vulture (*Cathartes aura*), morning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), wrentit (*Chamaea fasciata*), white-crowned sparrow (*Zonotrichia leucophrys*), bushtit (*Psaltiriparus minimus*), California [western] scrub-jay (*Aphelocoma californica*), spotted towhee (*Pipilo maculatus*), California towhee (*Melospiza crissalis*), and house finch (*Haemorrhous mexicanus*). Numerous additional bird species would be expected to occur seasonally. The tracks and scat of coyote (*Canis latrans*) and mule deer (*Odocoileus hemionus*) were found. Pocket gopher (*Thomomys bottae*) burrows were common and Western side-blotched lizard (*Uta stansburiana*), and Great Basin fence lizard (*Sceloporus occidentalis longipes*) were also observed. Gopher snake (*Pituophis catenifer* spp.), and rattlesnake (*Crotalus oreganus helleri*) are likely to occur. Wildlife species to have moderate to high potential to occur include California gnatcatcher (*Poliophtila californica*) a federally listed species; however, this species was not observed or otherwise detected

during the surveys.⁴ Legless lizards (*Lialis burtonis*) is also expected to occur however none were detected (Attachment 4, ISBA, 2020, Appendix 3).

The following are the impacts to native vegetation communities:

- Permanent loss of approximately 1.84 acres of native vegetation (California sage scrub/Coastal sage scrub), from development of the access road, the residential structure, and the required fuel modification.

In total, project development is anticipated to result in permanent loss of approximately 1.84 acres of native vegetation.

Impact Discussion:

4A-1. The surveys detected one special-status plant species on the parcel: Catalina mariposa lily (*Calochortus catalinae*). California mariposa lily is recognized by CNPS on the CRPR list, with a ranking of 4.2, defined as plants of limited distribution (“watch list”). This species was observed on the east facing slope of the property with a few occurring within the development envelope. 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. Annual fuel modification is mandated by Ventura County Fire Protection District to occur prior to June 1 annually. The potential presence of this species in the fuel modification zone is not expected to exacerbate a fire threat, however mortality of this species could occur if fuel modification occurs during break dormancy and/or when these individuals bloom. Mitigation measures BIO-7, Fuel Modification Plan, includes timing of annual fuel modification maintenance to occur in early March before individuals break dormancy and/or late May, after the individuals have bloomed.

4A-2. No special-status animal species were detected during the project site surveys. Based on the California Natural Diversity Database (CNDDDB) special-status species occurrence analysis, and an evaluation of on-site habitat, shoulderband snail, coast horned lizard, San Diego tiger whiptail, legless lizard, San Bernardino ringneck snake, coast patch-nose snake, San Diego mountain kingsnake, California horned lark, Southern California rufous crowned sparrow, and San Diego desert woodrat have a potential to occur on the project site (Attachment 4, ISBA, 2020). Project grading and construction may result in direct mortality to these wildlife species. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these wildlife 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, which requires installation of temporary fencing around the

⁴ Biologist Andrew McGinn Forde holds a federal permit that authorizes him to survey for California gnatcatcher. Forde did not conduct protocol level surveys and does not believe they are necessary because if present, this species would most likely have been detected during the site surveys.

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 occur in the project area. As with the special-status reptile species, 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. With some vegetation cover naturally regenerating post Woolsey Fire, 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 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 grading/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, BIO-3 (Section 4B, below), and BIO-7 (Section 4E below), 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 Mountains⁵. 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. One plant community was 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.

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 are considered 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:

Mitigation Measure BIO-3: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing

Purpose: To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with the Goal 4.4 Ventura County General Plan Goal Policies and Programs (updated 2020), 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: | | | | | | | | |
| 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 through 4C-4: The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) depicts a stream on the property near its western boundary and another to the east of the property. The biological survey did not observe evidence of the stream as depicted on the NWI; however, there is a minor drainage in the northeast corner of the property which is a tributary to Little Sycamore Canyon Creek. The bed and banks of the drainage were not discernable, but the feature does convey flows during and immediately after storm events to Little Sycamore Canyon Creek. The development envelope and will not be affected by the proposed project. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained onsite and velocity is reduced.

The unnamed drainage feature may be subject to regulatory oversight of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW. While no impacts to jurisdictional areas are anticipated, the project will be conditioned to provide evidence that permits were obtained from State and Federal agencies or documentation from these agencies that permits are not required.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

The entire project site is located within the Coastal Zone. Based on the ISBA (Attachment 4, Forde, ISBA, 2020) prepared for the project, the major natural vegetation community occurring on the project site consists of California sage scrub and coastal sage scrub. Additional land types/cover within the parcel included rock outcroppings and non-native vegetation. 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 1.84 acres. The permanent loss of 1.84 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-5 will require the Permittee to establish and preserve ESHA at a 2:1 mitigation-to-impact ratio (3.68 acres of mitigation to offset 1.84 acres of ESHA).

While the County's preferred method for achieving compensatory mitigation for ESHA impacts is on-site mitigation, the sites steep topography does not provide a suitable environment for onsite restoration to establish and be successful. The Applicant has acquired APN 694-0-181-500, a 33-acre parcel in the Carlisle Canyon Area. On April 7, 2021, the Mountains Recreation and Conservation Authority adopted Resolution No. 21-58 authorizing the acceptance of the donation of this property. To ensure the offsite property is permanently protected, Mitigation Measure BIO-5, requires the applicant provide an ESHA Protection Plan confirming the property has been donated and officially accepted by Mountains Recreation and Conservation Authority and will be permanently protected.

Additionally, *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires all new development to be sited and designed to avoid adverse impacts to ESHA. In cases where ESHA are located on a project site where the impacts of development are mitigated consistent with the Plan, the County shall assure that all habitat areas are permanently maintained in open space through an easement or other appropriate means. With the implementation of Mitigation Measure BIO-6, the Applicant will be required to permanently protect onsite ESHA in perpetuity through a deed restriction.

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, 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)⁷. Initial compliance with the FHRP will require vegetation be removed, thinned and sufficiently spaced within a minimum 100-foot fuel

⁷ The Fire Hazard Reduction Program (FHRP), requires property owners included in the program to maintain their property free of fire hazards or nuisance vegetation year-round. Common requirements are 100-feet of vegetation clearance from structures and 10-feet for road access. See Ventura County Fire Code Appendix W for specific requirements of the FHRP program.

modification zone that is designated around combustible structures (and 10 feet from access roads). ESHA adjacent to the fuel modification zone has the potential to be indirectly impacted by the introduction of invasive species inadvertently transported into the area from anthropogenic activities. Sensitive communities adjacent to the fuel modification zone also have the potential to be indirectly impacted by the introduction and proliferation of invasive plants; however, with the implementation of Mitigation Measure BIO-7, impacts would be mitigated to a less-than-significant level and cumulatively considerable impacts would be less than significant.

Mitigation:

Mitigation Measure BIO-5 Compensatory Mitigation for Loss of ESHA

Purpose: To mitigate potentially significant impacts to ESHA at a 2:1 mitigation to impact ratio, totaling at least 3.68 acres.

Requirement: The Permittee shall permanently protect ESHA, consisting of coastal sage scrub and chaparral habitat, on land located outside the project area within the Santa Monica Mountains. The Permittee shall protect the ESHA through the direct acquisition and dedication (donation) to Mountains Recreation and Conservation Authority, a qualified conservation organization.⁸

Documentation: The Permittee shall submit to the Planning Division a plan for the acquisition and protection of the ESHA (collectively, "ESHA Protection Plan"). The ESHA Protection Plan shall include the following elements:

1. The purpose of the ESHA Protection Plan, which includes (but is not limited to) this condition stated verbatim;
2. A description of the property to be permanently protected, including (but not limited to):
 - a. the size (in acres) of the ESHA;
 - b. a description of the type of habitat on the property, including an explanation of why the habitat qualifies as ESHA; and

⁸ For the purposes of this mitigation measure, the conservation organization must meet all of the following criteria:

- (a) It must be a public conservation agency, or a private non-profit organization chartered under the US Code, Title 26, Part 501(c)3, whose primary purpose is the preservation and protection of land in its natural, scenic, historical, recreational and/or open space condition.
- (b) If it is a private non-profit organization, then it must be either a statewide, national or international organization, or a local community-based organization with a membership of at least 500 individuals and/or businesses.
- (c) It must have owned and/or managed natural resource/open space property, at least 50 acres in area, for at least one year. In lieu of meeting this requirement, a Conservation Organization may provide a financial surety to ensure the stewardship of the Conservation Parcel for a period of five years.
- (d) It must have the institutional and economic ability to maintain the property.

- c. a map and legal description of the property on which the ESHA is located;
- 3. An executed copy of Mountains Recreation and Conservation Authority adopted Resolution No. 21-58 authorizing the acceptance of the donation of APN 694-0-181-500;
- 4. The deed or other instrument that grants, or will grant, Mountains Recreation and Conservation Authority the authority to protect the ESHA;
- 5. Provisions for the long-term maintenance of the ESHA, including (but not limited to) a description of the uses and maintenance activities that will be allowed within the ESHA. The following shall be prohibited within the ESHA:
 - a. Removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
 - b. Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
 - c. Erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;
 - d. Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
 - e. Operation of dunebuggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
 - f. 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 (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
 - g. Application of insecticides or herbicides, poisons, or fertilizers;
 - h. Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;
 - i. Agricultural activity of any kind including the harvesting of native materials for commercial purposes;
 - j. Planting, introduction or dispersal of non-native plant or animal species;
 - k. Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
 - l. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the ESHA, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
 - m. Light pollution (e.g., lighting that is directed towards the ESHA); and
 - n. Other activities that damage the existing flora, fauna or hydrologic conditions.

The deed or other instrument that grants, or will grant, Mountains Recreation and Conservation Authority the authority to protect and maintain the ESHA shall be recorded with the deed to the property.

Timing: Prior to the issuance of a Zoning Clearance for grading/construction of the project, the Permittee shall submit the ESHA Protection Plan to the Planning Division for review and approval. Prior to the issuance of a Zoning Clearance for occupancy, the deed or other instrument that grants the Mountains Recreation and Conservation Authority the authority to protect and maintain the ESHA shall be recorded.

Monitoring and Reporting: The Planning Division will review the ESHA Protection Plan, in order to ensure that it complies with the requirements of this condition. The Planning Division will maintain a copy of the recorded ESHA Protection Plan and the recorded deed in the case file for the Project.

Mitigation Measure BIO-6 Coastal Area Plan – Permanent Preservation of Environmentally Sensitive Habitat Area (ESHA) in the M Overlay Zone

Purpose: In accordance with Coastal Area Plan Policy F-3 for Environmentally Sensitive Habitats in the South Coast, all ESHA within the Project site must be permanently maintained through the recordation of a condition of approval that protects the remaining ESHA as open space.

Requirement: The ESHA that is located on the property as shown in the ESHA Map, which is Exhibit 7 of this document, shall be maintained in open space in perpetuity. The following shall be prohibited within the ESHA:

- a. Removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;
- b. Dumping, filling, storing, disposal, burying or stockpiling of any natural or manmade materials;
- c. Erection of buildings or structures of any kind, including, but not limited to, fencing, corrals, advertising signs, antennas, and light poles;
- d. Placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;
- e. Operation of dune buggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;
- f. 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 (for fuel reduction, as regulated by the Ventura County Fire Protection District), removal of non-native species, and native habitat restoration or maintenance (which must be under the direction of a qualified biologist);
- g. Application of insecticides or herbicides, poisons, or fertilizers;
- h. Grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;

- i. Agricultural activity of any kind including the harvesting of native materials for commercial purposes;
- j. Planting, introduction, or dispersal of non-native plant or animal species;
- k. Hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;
- l. Manipulating, impounding or altering any natural watercourse, body of water or water circulation on the ESHA, and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;
- m. Light pollution (e.g., lighting that is located outside of, yet directed towards, the ESHA); and
- n. Other activities that damage the existing flora, fauna, or hydrologic conditions of the ESHA.

Documentation: The Permittee shall record for the subject property: (1) the conditions of this PD and (2) the ESHA Map, which is Exhibit 6 of the Planning Director hearing that provides the ESHA that will remain as open space in perpetuity as a result of the Project.

Timing: Prior to the issuance of a Zoning Clearance for construction of the project, the Permittee shall record (1) the conditions of this PD and (2) Attachment 4 of the Planning Director hearing for the Project, with the deed to the subject property.

Monitoring and Reporting: The Planning Division will review this Project and all future projects on the subject property to ensure compliance with the requirements of this condition. The Planning Division has the authority to inspect the site to confirm on-going compliance with this project condition consistent with the requirements of § 8183-5 of the *Ventura County Coastal Zoning Ordinance*.

Residual Impacts:

With the implementation of Mitigation Measures BIO-3 through BIO-6 and 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 | |

4E-1 through 4E-4. The project site is located approximately 5.1 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. Roads and trails adjacent and near the project site likely serve as conduits for wildlife, such as deer, mountain lion and other animals. There are no fences or other barriers to movement.

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-7 Fuel Modification Plan

Purpose: To mitigate potentially significant impacts to ESHA and ESHA buffers from landscaping and maintenance within the fuel modification zone.

Requirement: The Permittee shall use a County-approved qualified biologist or landscape architect to prepare a Fuel Modification Plan for the Planning Division's 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 methods for controlling and eradicating any non-native plants within the fuel modification zone. The Plan shall also specify the species of plants and seed that are indigenous to the Santa Monica Mountains. Any rare plants in the fuel modification zone shall be preserved, and care taken not to remove them during maintenance of the fuel modification zone. The plant and seed palette must be reviewed and approved by VCFPD so as to not pose a flammability risk within the fuel modification zone.

The Plan shall also specify the locations of plantings and seeding, methods of installation (hydroseed, plantings, cuttings, etc.), and the future methods for maintaining the vegetation consistent with VCFPD requirements. Maintenance of fuels may include use of hand tools to prune vegetation, thinning shrubs rather than clear-cutting, avoiding nesting birds, etc. The Plan should also identify any physical features or constraints and how they will be addressed such as steep slopes and erosion control methods e.g. straw waddles, silt fencing, hydroseeding, erosion control blankets, etc. Any erosion control materials shall be plastic-free and biodegradable. Seed or plantings shall be sourced from within Ventura County, and the provenance of seed shall be stated in the Fuel Modification Plan. The fuel modification area shall be maintained by the Permittee to be consistent with the provisions of the approved Fuel Modification Plan for the life of any approved structure.

Documentation: A Fuel Modification Plan shall be submitted to the Planning Division prior to Zoning Clearance for construction of the project. The approved Fuel Modification Zone shall be maintained for the life of the structures and shall be recorded with the conditions of approval with the title of the property. Following installation of fuel modification activities and installation, a report shall be submitted along with an as-built Fuel Modification Plan with a description of any changes that were necessary from the original Plan and photos of the Fuel Modification Zone.

Timing: The Permittee shall submit a Fuel Modification Plan prior to issuance of a Zoning Clearance for construction of the project. Fuel Modification maintenance shall occur in early May before Catalina mariposa lily break dormancy and/or late May, after the individuals have bloomed.

Monitoring and Reporting: The Permittee shall submit the Fuel Modification Plan to Planning Division and the Fire Department for review and approval to assure compliance with the requirements of this condition prior to issuance of a Zoning Clearance for construction of the project. The Permittee shall submit a report and as-built Fuel Modification Plan (as necessary) to the Planning Division to ensure compliance with the requirements of this condition. The Planning Division maintains copies of the Fuel Modification Plan and the annual report provided by the Permittee in the project file.

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-7 through 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 | |

4F. The proposed project is consistent with the *2040 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 COS-1.1 and COS-1.2*, 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 (Attachment 4, Forde, ISBA, 2020), was prepared for the proposed project (Attachment 4). With the implementation of Mitigation Measures BIO-1 through BIO-9 that protect the biological resources identified in the ISBA, the proposed project will be consistent with *General Plan Policies COS-1.1 and COS-1.2*.

General Plan Biological Resources Policy COS-1.11 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 unnamed drainage located in the northeast corner of the property and has been designed to avoid impacts to wetland habitats. Drainages from developed areas would be conveyed to cisterns and catch basins. Project-specific impacts to wetland habitats are considered 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. On March 20, 2019, 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 permanently protect onsite ESHA in perpetuity through a 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 (IFI). 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 IFI. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the loss of agricultural soils designated Prime, Statewide Importance, Unique or Local Importance.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

5B-1. The proposed project, as a residential dwelling, is not defined as Agricultural Operations in the zoning ordinances. However, there is no classified farmland within the threshold distance of 300 feet set forth in 5b.C.

5B-2. The proposed project site does not have any adjacent or nearby agricultural operations. As such the proposed project is consistent with the General Plan Policy ED 13.2, which states that discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

Mitigation/Residual Impact(s): None.

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

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|--|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 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. With the implementation of Mitigation Measure BIO-6, which will permanently preserve all ESHA onsite and mitigate for the loss of ESHA, the proposed 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, to minimize the alteration of natural landforms, and to be visually compatible with the character of surrounding areas. Planning Division staff conducted a site visit on March 20, 2019 and determined that the proposed project site was visible from Yerba Buena, a Scenic Protected Highway, which is directly adjacent to and east of the project site however the project

site was not noticeably visible from other nearby public roadways (Pacific View Road). The California Department of Parks and Recreation's Point Mugu State Park Trail is located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately one mile southwest of the proposed project, and the Big Sycamore Canyon Trail is approximately four 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 2,643 feet to the northeast 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.

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

6c. The proposed project is consistent with the applicable *2040 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*.

Residual Impact(s):

With the implementation of Mitigation Measures BIO-6, BIO-7, and BIO-9, impacts to scenic resources 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 |
| 7. Paleontological Resources | | | | | | | | |
| 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) 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 property contains soils that belong to Gullied Land, which contain three kinds of surface features: deep gullies that are essentially barren; very shallow, very steep, highly erosive soils material in soft sediments; and very steep escarpments, primarily road cuts along Pacific Coast Highway; and Millsholm Series, which are shallow, well drained soils developed on moderately steep to very steep upland areas on sandstone and shale. (Geologic and Geotechnical Investigation, prepared by Geoconcepts, dated November 29, 2018,) In accordance with the *Ventura County Initial Study Assessment Guidelines*, the Coldwater Sandstone, Cozy Dell Shale, and Matilija Sandstone geologic formations are not considered to have a High, or Moderate to High incidence of paleontological resources and a determination of no impact can be made. Therefore, the proposed project will not create a project specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

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

Paleontological Resources Discovered During Grading

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

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

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

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

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

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

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

7c. The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

8A-1 and 8A-2. A Phase I Archaeological Study was prepared by Robert J Wlodarski, Historical Environmental Archaeological Research Team, dated April 2019, 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, and field survey of the proposed project site. The results of the Phase 1 archaeological study yielded no indications of prehistoric or historic archaeological resources within the subject property. Research utilizing cultural resource information from several extant data bases, indicated that no prehistoric or historic archaeological sites have been previously recorded within the project boundaries. Fourteen prehistoric archaeological sites and isolates have been previously recorded and forty-two studies occurred within ¼ mile of the project site. An archaeological field survey was conducted for the proposed project in April of 2019 to inspect all areas proposed for development. 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.

Pursuant to Public Resources Code Section 21080.3.1 et seq., on February 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.

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.

Archaeological Resources Discovered During Grading

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

Requirement: The Permittee shall implement the following procedures:

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

- (1) Cease operations and assure the preservation of the area in which the discovery was made;
- (2) Immediately notify the County Coroner and the Planning Director;
- (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
- (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
- (5) Implement the agreed upon recommendations.

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

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

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

8A-3. The proposed project is consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 8A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

| | N | LS | PS-M | PS | N | LS | PS-M | PS |
|--|---|----|------|----|---|----|------|----|
| 8B. Cultural Resources – Historic (PIng.) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| 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. 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 0.69 miles north of the Pacific Ocean and the development envelope is located between 255 and 555 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 *2040 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 2040 Ventura County General Plan Goals and Policies for Item 10 of the Ventura County Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s): None.

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

| | | | | | | | | |
|--|---|----|------|----|---|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 11. Ground Shaking Hazard (PWA) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Be built in accordance with all applicable requirements of the Ventura County Building Code? | | X | | | | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines? | | X | | | 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 subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2016, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geologic and Geotechnical Investigation, prepared by Geoconcepts, dated November 29, 2018, provides the structural seismic design criteria (Page 95) for the proposed project and may be required to be updated to the Building Code in effect at the time of building permit issuance. 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 *2040 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. 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 2040 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 .69 miles north of the Pacific Ocean and is located between 255 and 555 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. The hazards from seiche will affect each project individually, and no cumulative seiche hazard will occur as a result of other approved, proposed, or probable projects.

13b. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Chapter 11, Figure 11.9, dated September 2020. Therefore, the proposed project will not have a project-specific impact related to tsunami hazards. The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13c. The proposed project is consistent with the applicable *2040 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 |

| 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:

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.

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, the property within the area of the proposed project is in a potential seismically induced landslide zone. The Geology and Geotechnical Investigation Report, prepared by Geoconcepts, November 29, 2018, page 6, indicates the slopes descending from the proposed project have adequate factors of safety. In this regard, the proposed project project-specific impacts related to landslide hazard is considered to 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 *2040 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 |

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

Impact Discussion:

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.

15a. Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The proposed project will be placed into hard bedrock that is not expansive. There is no impact from potential hazards from expansive soils. 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 *2040 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 (HAZ-4.15 Subsidence Hazard-Extraction Wells). The subject property is not within one of the areas within Ventura County that are experiencing subsidence due to groundwater extraction, as identified in the 2040 Ventura County General Plan Update (Background Report). 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. In addition, the project does not involve the development of an oil, gas or groundwater withdrawal facility, 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 2040 Ventura County General Plan Goals and Policies for Item 16 of the Ventura County Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

17A-1. There is an increase in impervious area proposed by the project. To offset the additional runoff from the developed to the pre-developed condition, the project is being designed with stormwater control measures, rainwater capture cistern, as indicated in the Pre and Post Development Stormwater Runoff Quantities letter, dated January 4, 2019, to reduce any increase in post development runoff to be pre-development rates and amounts. 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 2040 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 through 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 .6 miles south and downslope of the project site. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to flooding.

17B-5. As stated above, the subject property is located in a minimal flood hazard zone as evidenced on FEMA map Panel 06111C1129F and, therefore, will be consistent with the applicable *2040 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 1.25 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 *2040 Ventura County General Plan Goals and Policies* for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

19a and 19b. The proposed project site is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula or Naval Base Ventura County airports. The nearest airport to the project site is the Naval Base Mugu Airport, which is located approximately 10 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 no greater than 21 feet 11 inches which is less than the maximum height of 35 feet allowed in the COS zone. 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 *2040 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 Environmental Health Division/Certified Unified Program Agency but may use hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce potential environmental impacts with regards to proper handling, storage, and disposal of hazardous materials during construction activities. The proposed project will not make a cumulatively considerable contribution to a significant cumulative hazardous materials/waste impact.

20A-2. The proposed project will be consistent with the *2040 Ventura County General Plan* Goals and Policies for Item 20a 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 |
| 20b. Hazardous Materials/Waste – Waste (EHD) | | | | | | | | |
| 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) 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 wastes which would require a Ventura County Environmental Health Division/Certified Unified Program Agency permit. 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 *2040 Ventura County General Plan* Goals and Policies for Item 20b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

| Issue (Responsible Department)* | Project Impact Degree Of Effect** | | | | Cumulative Impact Degree Of Effect** | | | |
|---|-----------------------------------|----|------|----|--------------------------------------|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan? | X | | | | X | | | |
| b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)? | | X | | | X | | | |
| c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)? | X | | | | X | | | |
| d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)? | X | | | | X | | | |
| e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]? | | X | | | X | | | |

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

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 3-car garage and ADU above the garage, is considered a noise sensitive use.

The proposed project is located approximately .65 miles north from State Route 1 (Pacific Coast Highway) and is outside the CNEL 60dB(A) noise contour (RMA GIS Viewer, Noise Contour Maps, 2019). Therefore, proposed 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 Limiting Unwanted Noise Policy HAZ 9.1. Therefore, the proposed project will have a less-than-significant project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

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

21d. The project site has direct access to Yerba Buena Road, which is an existing 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 *2040 Ventura County General Plan Goals, Policies and Programs Policy 9.1 Construction Noise Threshold Criteria and Control Plan* (Advanced Engineering Acoustics, November 2005). 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 *2040 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 9.1, Construction Noise Threshold Criteria and Control Plan* (Advanced Engineering Acoustics, November 2005), 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 proposed construction of a single-family dwelling, attached garage, and ADU can be seen from Yerba Buena. Therefore, the project does have the potential to create a new source of disability glare or discomfort glare for motorists. As discussed in Sections 6a and 6b of this Initial Study (above), Mitigation Measure BIO-9, requires the Permittee to provide a lighting plan to the Planning Division for review and approval. Additionally, as discussed in Section 6b (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 *2040 Ventura County General Plan* Goals and Policies for item 22 of the *Ventura County Initial Study Assessment Guidelines*. Pursuant to the requirements for the *Ventura County General Programs Policy 3.6, Open Space Character Policy*, the project will integrate design that minimizes the visibility of structures from public view.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

23a. The proposed project has the potential to impact public health due to the use of an onsite wastewater treatment system (OWTS). An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. Potential impact can be reduced to less than significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. Septic tank must be pumped by a Ventura County 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 01S20W22L003S). 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 *2040 Ventura County General Plan* Goals and Policies for Item 23 of the *Ventura County Initial Study Assessment Guidelines*, provided the onsite wastewater treatment system is properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

24a. The 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.) | | | | | | | | |

| 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) 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 land use designations and zoning as the project site and consist primarily of open space and rural residential development. The nearest developed lot is 200 feet to the northeast. The other properties sharing lot lines are currently undeveloped open space. The proposed project includes the construction of a single-family dwelling with an attached 3-car garage, and ADU above the garage; therefore, future development will be compatible with the existing residential development in the Santa Monica Mountains.

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 Section 6b and 22a (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 *2040 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: | | | | | | | | |
| a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? | X | | | | X | | | |
| b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers? | | X | | | X | | | |
| c) Result in 30 or more new full-time-equivalent lower-income employees? | X | | | | X | | | |
| d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

26a. No dwelling units exist on the project site. The proposed project includes the construction of one single-family dwelling and one ADU 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 and one ADU 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 2040 *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. This project will generate additional traffic on the Regional Road Network and local public roads. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County General Plan Goals, Policies, and Programs Section 4.2.2-6 and Ventura County Ordinance Code, Division 8, Chapter 6 require that the Transportation Department of the Public Works Agency collect a Traffic Impact Mitigation Fee (TIMF) for development. This project is subject to the TIMF ordinance and policy. With payment of the TIMF (see condition of approval below), the Level of

Service (LOS) and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse traffic impacts relating to level of service will be less than significant.

Traffic Impact Mitigation Fee

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

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

The TIMF due to the County would be: $\$199 = 1(1) \text{ SFDU} \times \$117.00(2)/\text{SFDU} + 1(1) \text{ OHDU} \times \$82.00(3)/\text{OHDU}$.

Notes:

1. The trips generated by the project shall be used as a baseline level so that the TIMF may be computed for future increases to the trip generation. Based on the applicant's information, the baseline level will be 1 Single-Family Dwelling Unit (SFDU) and 1 Other-Housing Dwelling Unit (OHDU). (TD-4, RMA-138).
2. County TIMF for a Single-Family Dwelling Unit (SFDU) in the Coastal Area Traffic District #13.
3. County TIMF for Other-Housing Dwelling Unit (OHDU) in the Coastal Area Traffic District #13.

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(2)-a. The project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project. Therefore, the adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be less than significant.

The proposed project includes the construction of a single-family dwelling with attached 3-car garage with an ADU above the garage. 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) | | | | | | | | |
| 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, Pacific Coast Highway and Yerba Buena, leading to the project site meet minimum VCFPD access standards. The Applicant proposes to construct a driveway from Yerba Buena Road to the residence 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 2040 *Ventura County General Plan* Goals and Policies for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

| | | | | | | | | |
|--|---|----|------|----|---|----|------|----|
| | N | LS | PS-M | PS | N | LS | PS-M | PS |
| 27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD) | | | | | | | | |
| Will the proposed project: | | | | | | | | |
| a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines? | X | | | | X | | | |
| b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27a(4)-a. State Route 1 (Pacific Coast Highway) and Yerba Buena Road are existing roads serving the project site. No public or private roads are proposed for this project. 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 *2040 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 27 b-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 or Yerba Buena Road. Furthermore, the most appropriate County road standard for roadways in rural areas does not require pedestrian facilities (sidewalks) and/or bicycle facilities (bike lanes). Therefore, the proposed project will not have a project-specific adverse impact and will not make a cumulatively considerable contribution to a significant cumulative impact to pedestrian and bicycle facilities/traffic.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

27c-1. According to the *Ventura County Initial Study Assessment Guidelines* (p. 173), “A project will normally have a significant impact on bus transit if it would substantially interfere with existing bus transit facilities or routes, or if it would create a substantial increased demand for additional or new bus transit facilities/services.” However, only “projects that can be expected to generate more than 100 daily vehicle trips (10 single family housing units or equivalent traffic generation) will require an evaluation of the specific project impacts through either consultation with the appropriate transit service provider or separate analysis performed by the Applicant.” Projects not generating more than 100 trips can be expected to result in 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 one ADU and will not result in a net increase in demand for bus transit facilities and will not proceed 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 2040 *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: | | | | | | | | |

| 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, substantially interfere with an existing railroad's facilities or operations? | X | | | | X | | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines? | X | | | | X | | | |

Impact Discussion:

27d-1. The proposed project site is located approximately 14 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 *2040 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 27e-2. The project site is located approximately 10 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 be 17 feet 6 inches in height and the ADU above the garage will be 21 feet 11 inches in height and do not exceed the maximum height of 35 feet allowed by the Ventura County CZO. Further, the proposed project 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 *2040 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 2040 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, 2019). The nearest pipeline is located approximately 13 miles north of the project site. 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 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: | | | | | | | | |

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

Impact Discussion:

28a-1. The proposed project is a residential development which will utilize an existing onsite water well (SWN 01S20W22L003S) for the domestic water supply. Ground water may contain contaminants harmful to human health; however, water quality analysis results, dated January 7, 2019, indicate the well water quality meets primary State drinking water standards. The water well will require a Certification of Water Quality approval from the Ventura County Environmental Health Division prior to building permit issuance. The proposed project will also utilize an OWTS for domestic sewage disposal. The use of an OWTS has the potential to contaminate groundwater supplies. Conformance with the Ventura County Building Code and periodic monitoring/testing of the water well for compliance with drinking water standards will reduce any project specific and cumulative impacts to a level considered less than significant.

28a-2. The proposed project is consistent with the *2040 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: | | | | | | | | |

| 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 permanent supply of water? | | X | | | | X | | |
| 2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located? | | X | | | | X | | |
| 3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

28b-1. Domestic water for the proposed project will be provided by an onsite private water supply well (SWN 01S20W22L003S). A well pump and recovery test were submitted by the applicant and approved by the Groundwater Section on February 19, 2019. The pump test satisfactorily demonstrates that the well can provide a long-term supply of water to the proposed project and is considered to be less than significant for water supply quantity.

28b-2. The physical development proposed for the project would not individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, 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 on water supply quantity.

28b-3. The proposed project will be consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 28b 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 |
| 28c. Water Supply - Fire Flow Requirements (VCFPD) | | | | | | | | |

| 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) 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. One 10,000-gallon water tank is proposed to provide additional water for domestic water storage and 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 2040 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 is for a residential development which will utilize a new onsite wastewater treatment system (OWTS) for domestic wastewater disposal. Septic feasibility reports dated September 25, 2018, November 21, 2018, May 27, 2019, and May 30, 2019, indicates the site is suitable for an alternate system and proposes an OWTS consisting of one 1,500-gallon septic tank, one 1000-gallon tank with SeptiTech STAAR 0.5 UV device, and two seepage pits. Septic feasibility has been demonstrated, however, a complete and detailed evaluation of the proposed OWTS shall be conducted by Environmental Health Division (EHD) Liquid Waste Program staff during the plan review and construction permitting process. EHD Liquid Waste Program staff shall review and verify all relevant documentation, including but not limited to geotechnical report, system design calculations, compliance with local building codes, and historic geological data for the area. Conformance with the County Building Code Ordinance, state OWTS policy, EHD guidelines and the EHD Local Agency Management Program, as well as proper routine maintenance of OWTS, will reduce any project- specific and cumulative impacts to a level considered less than significant.

29a-2. The proposed project will be consistent with the *2040 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 considerable contribution to a significant cumulative impact, related to the use of a sewage collection/treatment facility.

29b-2. The proposed project will not require connection to a sewage collection facility at this time and is consistent with the *2040 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: | | | | | | | | |
| 1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years? | | X | | | | X | | |
| 2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines? | | X | | | | X | | |

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by the California PRC, the proposed project will have less than a significant project-specific impacts 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. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment and Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, and -6. Therefore, the proposed project will have less than significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

The proposed project is consistent with the applicable *2040 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) | | | | | | | | |
| 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 include a solid waste operation or facility. The project will not have any project-specific or cumulative impacts related to a solid waste operation or facility.

29d-2. The proposed project is consistent with the *2040 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. and 30b. The proposed project does not propose to hook up to electrical utility lines. The proposed project includes a complete solar photovoltaic system to be installed on the dwellings roof with a backup generator. 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 *2040 Ventura County General Plan Goals and Policies for Item 30 of the Ventura county Initial study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

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

31a. and 31b. The proposed project is located northwest of Little Sycamore Canyon creek which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No direct connections to this District channel appear to be proposed or indicated on the applicant's submitted materials.

The proposed project would result in an increase of impervious area within the subject property. It is understood that impacts from the proposed increase in impervious area and stormwater drainage design will be required to be mitigated to less than significant under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Department, Development & Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the proposed project site will be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak, velocity or duration.

District staff determines that the proposed project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the environmental assessment is less than significant on redline channels under the jurisdiction of the Ventura County Watershed Protection District.

The proposed project will be consistent with the applicable *2040 Ventura County General Plan* Goals and Policies for Item 31 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 accessory dwelling unit, 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 18 miles east of the project site. The nearest Los Angeles County

Sheriff's Station, Malibu/Lost Hills Sheriff's Station, located at 27050 Agoura Road in Agoura Hills, is approximately 30 miles east of the project site. However, the proposed project, 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 2040 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, at 11855 Pacific Coast Highway, Malibu CA 90265, which is under two miles southeast of the project site via Yerba Buena Road and State Route 1 (Pacific Coast Highway). The distance from Fire Station 56 to the project site is adequate, and the proposed project will not require a new fire station or additional personnel. Therefore, the proposed project will have a less-than-significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

33a-3. The proposed project is consistent with the applicable *2040 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, a single-family dwelling and an ADU, 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 at 11855 Pacific Coast Highway, Malibu CA 90265, which is located approximately two 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.

33b-3. The proposed project is consistent with the applicable *2040 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 a less-than-significant project-specific impact 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 *2040 Ventura County General Plan Goals and Policies for Item 34a of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

34b-1 through 34b-4. The proposed project, a single-family dwelling, attached garage, and ADU, will not have an impact on the operations of an existing public library facility. The Planning Division staff analyzed Figure 7-16 (County Library Services map, Ventura County General Plan Public Facilities and Services Background Report for County 2040 General Plan) 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 19 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 *2040 Ventura County General Plan Goals and Policies for Item 34b of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

35c. The proposed project does not have the potential to impede the development of parks/facilities and/or regional trails/corridors. There are no parks/facilities and/or regional trails/corridors located on, or immediately adjacent to the proposed project site. The California Department of Parks and Recreation's Point Mugu State Park Trail is

located approximately 0.8 miles south of the proposed project site. The Yellow Hill Trail is located approximately 1 mile southwest of the proposed project, and the Big Sycamore Canyon Trail is approximately 4 miles west of the proposed project site. In addition, no Quimby fees will be required as the proposed project does not involve a subdivision of three lots or more. Therefore, the proposed project will result in less than significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

35d. The proposed project is consistent with the applicable *2040 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:

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


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

Section D – Determination of Environmental Document

Based on this initial evaluation:

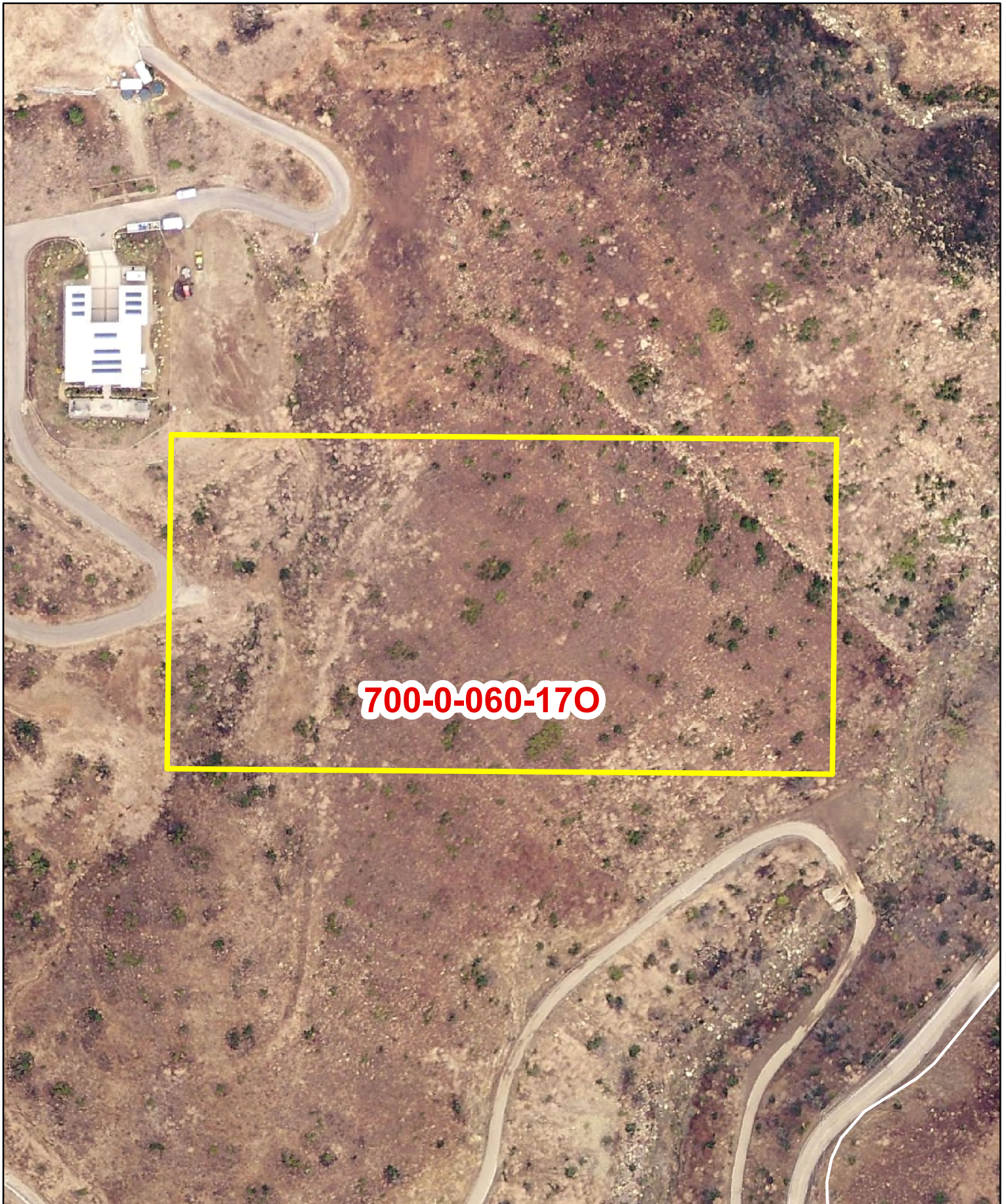
| | |
|-------------------------------------|--|
| <input type="checkbox"/> | I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have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


Angela Georgeff, Case Planner


Date

Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 4 Initial Study Biological Assessment, prepared by Andrew McGinn Forde with Forde Biological Consultants, April 7, 2020
- Attachment 5 – The Geology and Geotechnical Investigation Report, prepared Geoconcepts, May 30, 2019
- Attachment 6 – Works Cited
- Attachment 7 – ESHA Map



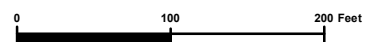
700-0-060-170



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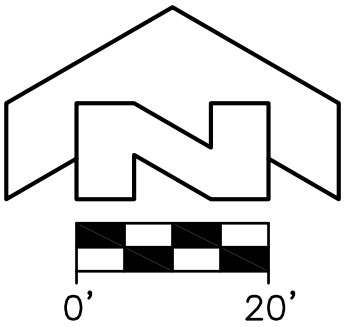
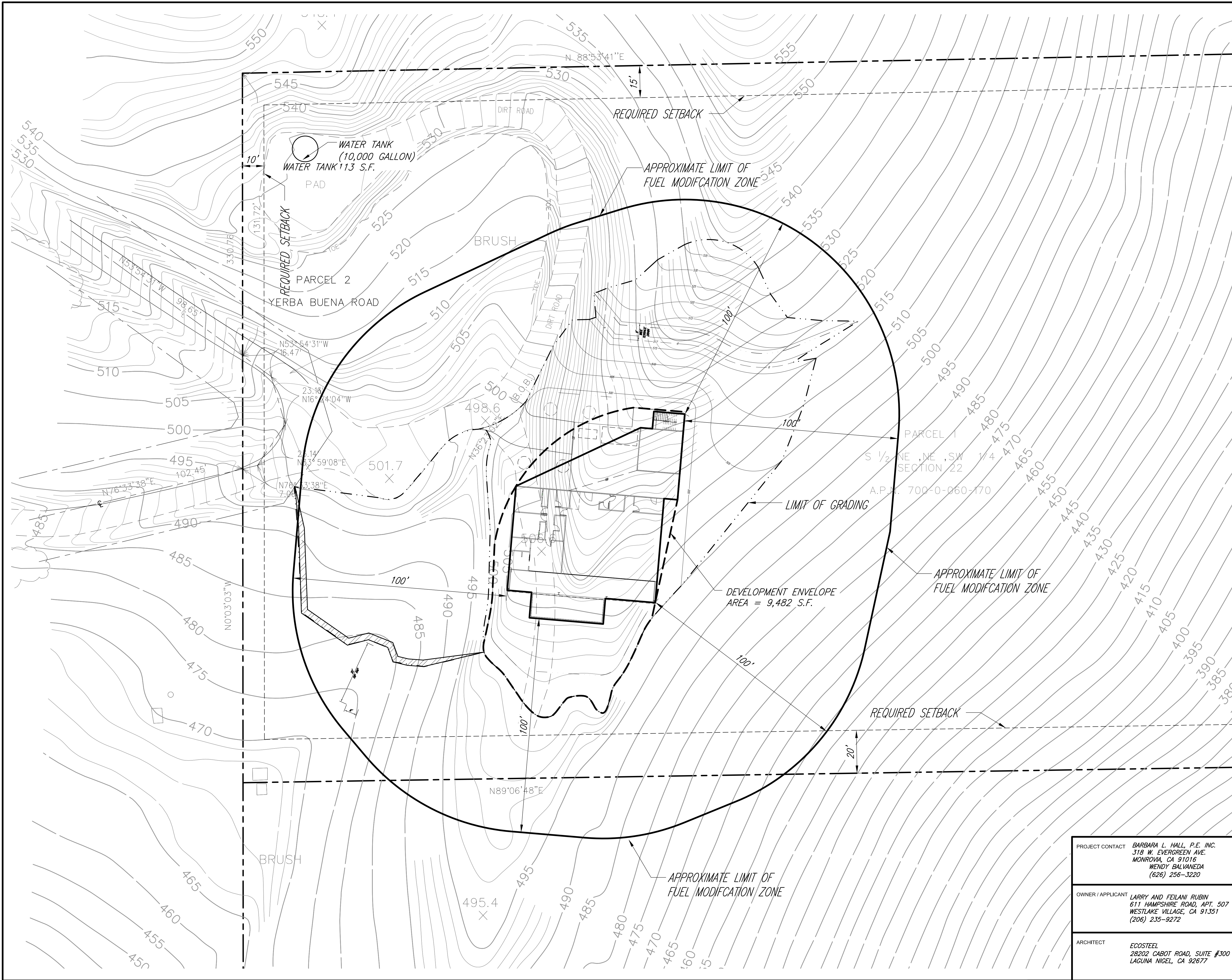


County of Ventura
Planning Commission Hearing
Aerial Photography
PL19-0011



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| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|-----|-------------|------|----|

REVISIONS

CIVIL ENGINEER: **Barbara L. Hall, P.E., Inc.**
318 West Evergreen Avenue
Monrovia, CA 91016
Phone: (626) 256-3220
Fax: (626) 256-3218

PROJ. TITLE: RUBIN RESIDENCE
(VACANT) YERBA BUENA ROAD
MALIBU, CA
A.P.N. 700-0-060-170

DWG. TITLE: FUEL MODIFICATION LIMIT

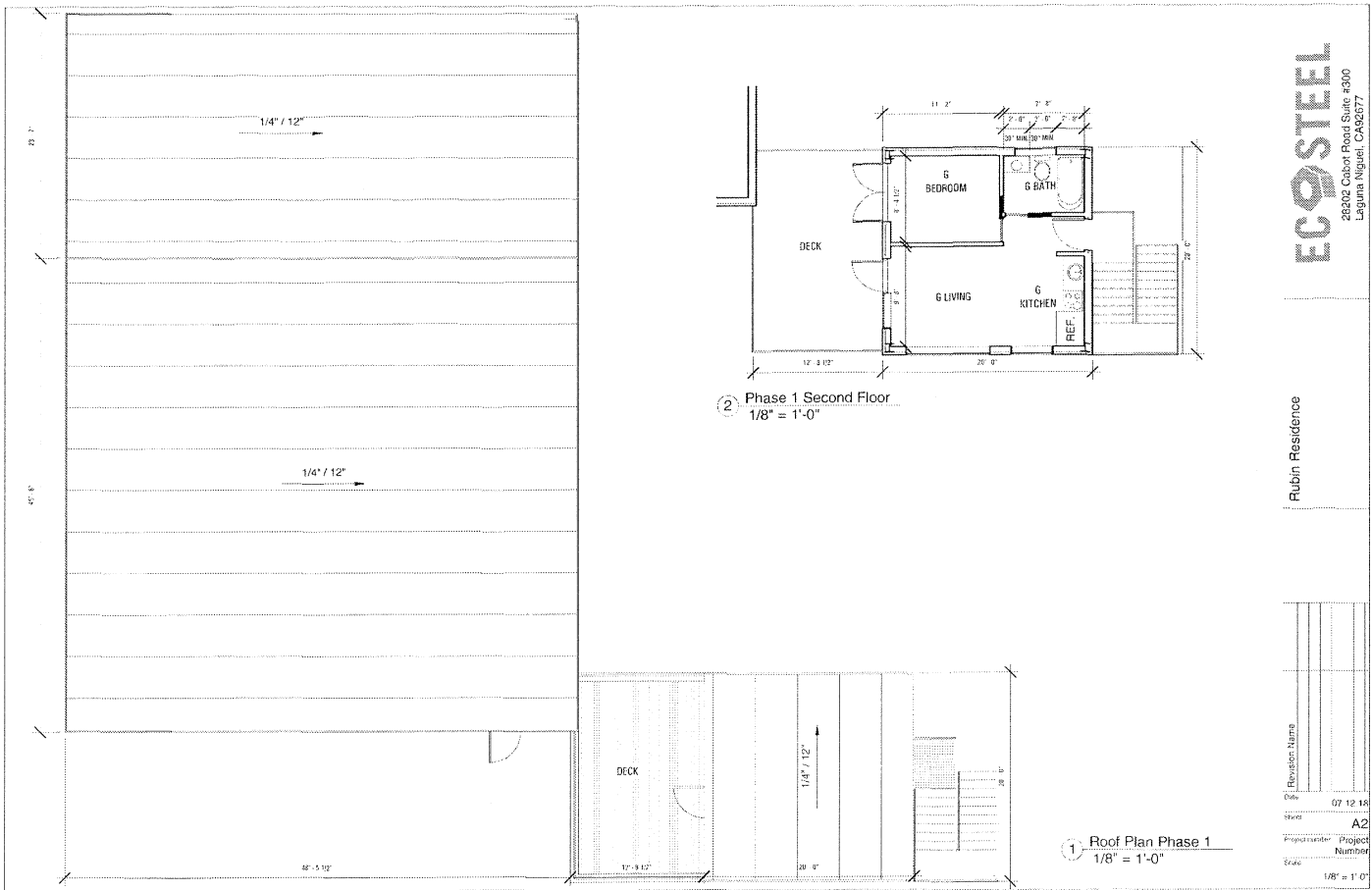
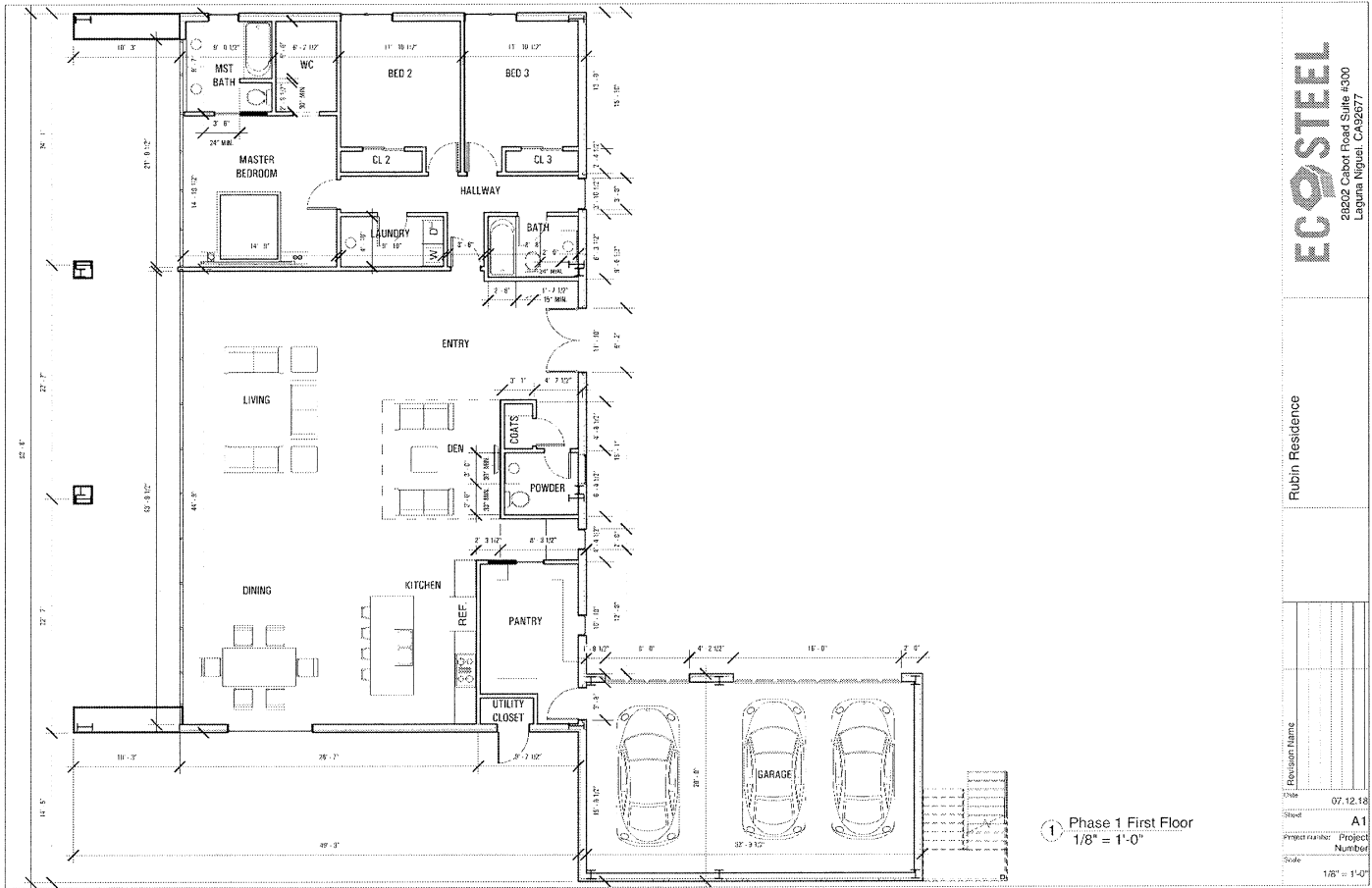
PROJECT CONTACT: **BARBARA L. HALL, P.E. INC.**
318 W. EVERGREEN AVE.
MONROVIA, CA 91016
WENDY BALVANEDA
(626) 256-3220

OWNER / APPLICANT: **LARRY AND FEILANI RUBIN**
611 HAMPSHIRE ROAD, APT. 507
WESTLAKE VILLAGE, CA 91351
(206) 235-9272

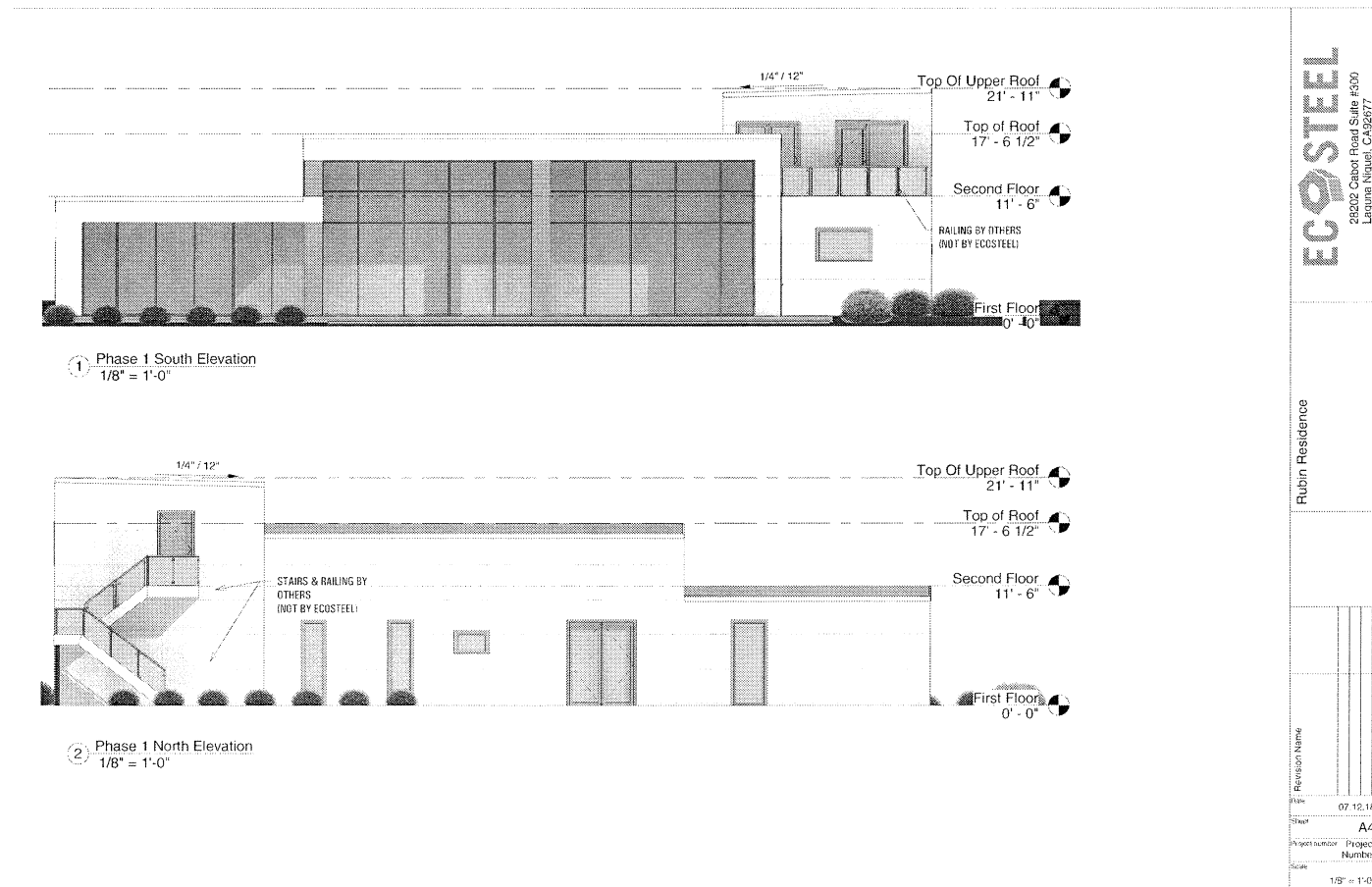
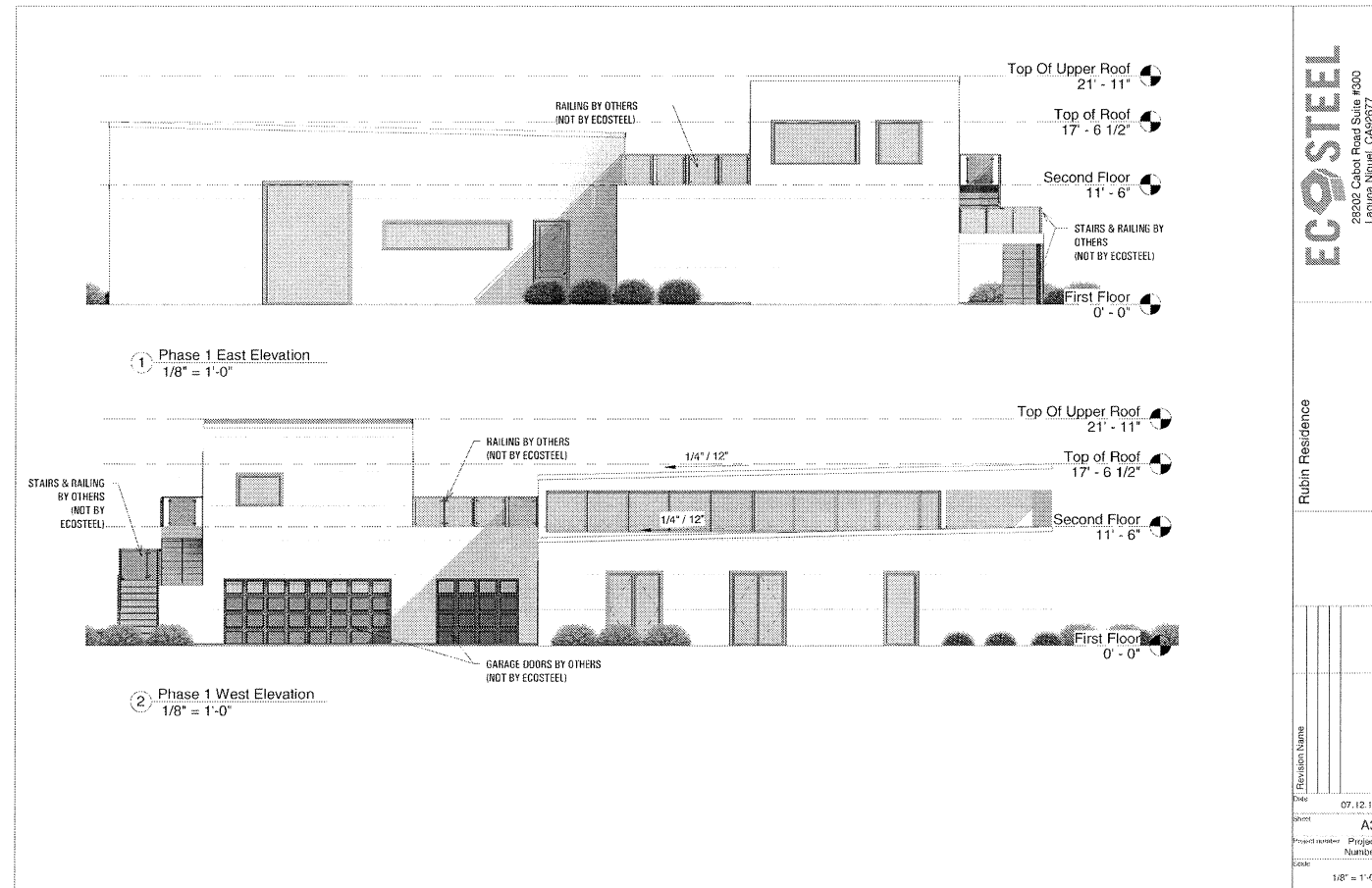
ARCHITECT: **ECOSTEEL**
28202 CABOT ROAD, SUITE #300
LAGUNA NIGEL, CA 92677

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| SCALE: | DESIGNED: RS | DATE: 02/05/19 |
| | DRAWN: DS | DATE: |
| | CHECKED: | DATE: |
| AS SHOWN | REVIEWED: | DATE: |

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| DRAWING NUMBER: |
| C3.01 |
| 3 OF 3 |



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|-------------------|--|--|---|
| PROJECT CONTACT | | BARBARA L. HALL, P.E. INC. 318 W. EVERGREEN AVE. MONROVIA, CA 91016 WENDY BALVANEDA (626) 256-3220 | |
| OWNER / APPLICANT | | LARRY AND FEILANI RUBIN 611 HAMPSHIRE ROAD, APT. 507 WESTLAKE VILLAGE, CA 91351 (206) 235-9272 | |
| ARCHITECT | | ECO STEEL 28202 CABOT ROAD, SUITE #300 LAGUNA NIGUEL, CA 92677 | |
| PROJ. TITLE: | | RUBIN RESIDENCE (VACANT) YERBA BUENA ROAD MALIBU, CA A.P.N. 700-0-060-170 | |
| DWG. TITLE: | | BUILDING FLOOR PLAN | |
| SCALE: | | DESIGNED: _____ DRAWN: _____ CHECKED: _____ REVIEWED: _____ | DATE: 02/05/19 DATE: _____ DATE: _____ DATE: _____ |
| AS SHOWN | | DRAWING NUMBER: | |
| | | A-1 | |



APPROVAL SET - NOT FOR CONSTRUCTION

| | | | |
|-------------------|-----------------|--|--|
| PROJECT CONTACT | | BARBARA L. HALL, P.E. INC. 318 W. EVERGREEN AVE. MONROVIA, CA 91016 WENDY BALVANEDA (626) 256-3220 | |
| OWNER / APPLICANT | | LARRY AND FEILANI RUBIN 611 HAMPSHIRE ROAD, APT. 507 WESTLAKE VILLAGE, CA 91351 (206) 235-9272 | |
| ARCHITECT | | ECOSTEEL 28202 CABOT ROAD, SUITE #300 LAGUNA NIGUEL, CA 92677 | |
| PROJ. TITLE: | | RUBIN RESIDENCE (VACANT) YERBA BUENA ROAD MALIBU, CA A.P.N. 700-0-060-170 | |
| DWG. TITLE: | | BUILDING ELEVATIONS | |
| SCALE: | DESIGNED: _____ | DATE: 02/05/19 | |
| AS SHOWN | DRAWN: _____ | DATE: _____ | |
| | CHECKED: _____ | DATE: _____ | |
| | REVIEWED: _____ | DATE: _____ | |
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Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)

| Permit No. | APN | Permit Type | Description | Status |
|-------------------|---------------|--------------------|---|---------------|
| PL16-0006 | 700-0-030-065 | PD/PM-LLA | Coastal PD Permit for the installation of an exploratory water well and subsequent lot line adjustment-parcel map waiver. | On Appeal |
| PL17-0005 | 700-0-200-655 | PD | Coastal PD Permit for the demolition of an existing residence and construction of a new residence, garage, and accessory dwelling unit. | Pending |
| PL17-0088 | 701-0-030-350 | PD | Coastal PD Permit for the construction of a new swimming pool, pool deck, and cabana. | Pending |
| PL17-0103 | 700-0-010-605 | PD | Coastal PD Permit for the construction of a dwelling, garage, patio, decks, swimming pool, water tanks, and a new septic system. | Approved |
| PL17-0104 | 700-0-060-010 | PD | Major Modification to Planned Development (PD) Permit No. 1609 for the demolition of a dwelling, carport, and septic tank, construction of a dwelling, patio, water well, septic tank, and fire turnaround. | Approved |
| PL17-0130 | 700-0-030-095 | PD | Coastal PD Permit to construct a private driveway to access a proposed single-family dwelling in Los Angeles County immediately across the County line. | Pending |
| PL18-0010 | 701-0-040-095 | PD | Coastal PD Permit for a Restoration and Monitoring Plan to restore unpermitted clearing of native coastal sage vegetation. | Pending |
| PL18-0020 | 700-0-140-235 | PD | Coastal PD Permit to construct a dwelling, garage, deck, pool house, swimming pool/spa, two gazebos, and a viewing deck. | On Appeal |

Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)

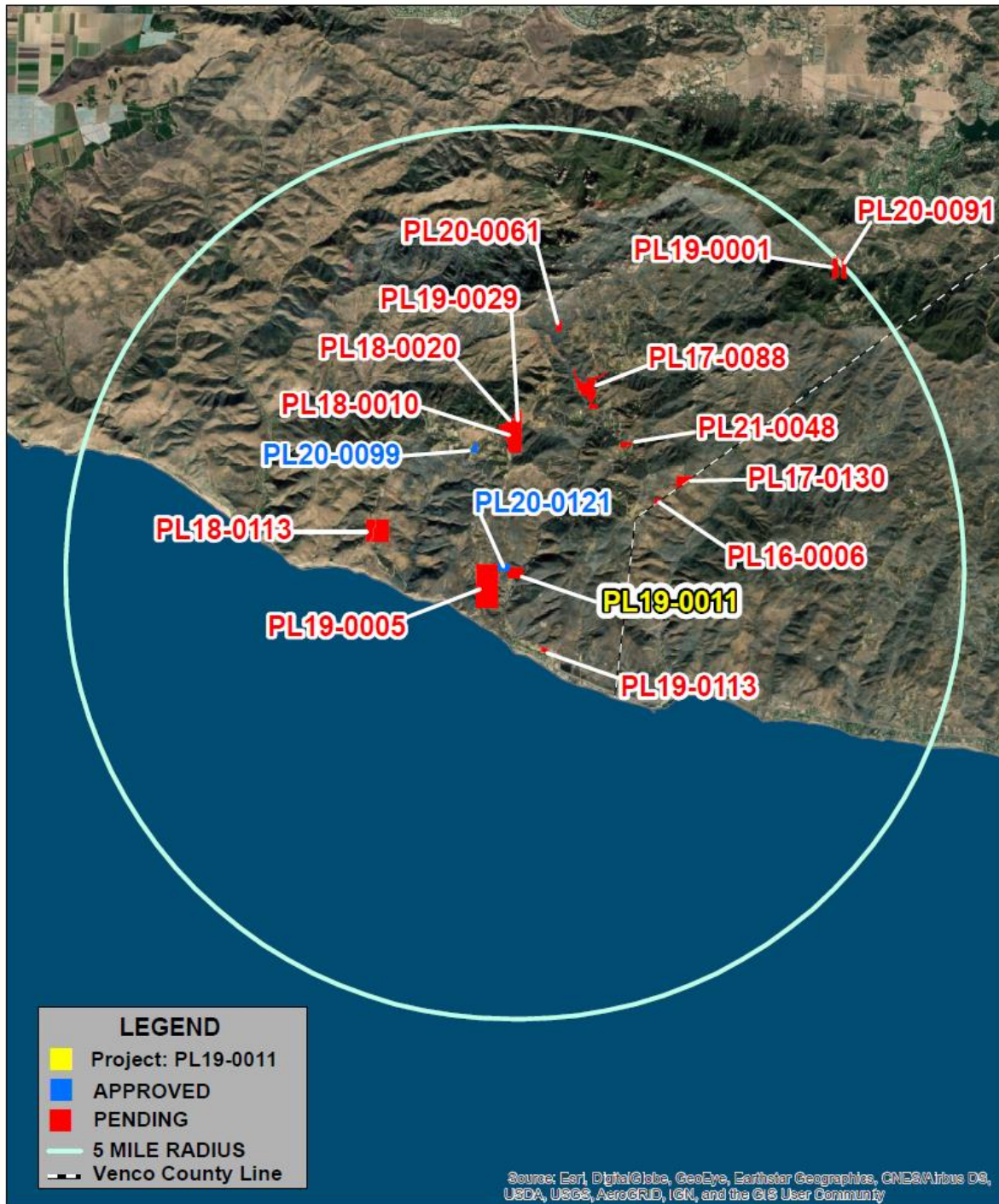
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| PL18-0097 | 700-0-080-055 | PD | Coastal PD Permit for the construction of new single-family dwelling with a detached garage and a pool. | Approved |
| PL18-0113 | 700-0-050-385 | PD | Coastal PD Permit for a Restoration and Monitoring Plan for unpermitted vegetation removal and grading. | Pending |
| PL18-0142 | 700-0-220-255 | SPAJ | Site Plan Adjustment for after the fact construction of a converted storage space into living space. | Approved |
| PL19-0005 | 700-0-070-450 | PD | Coastal PD Permit for emergency actions taken post Woolsey Fire including debris removal, construction of grade control structures, and bank stabilization. | Pending |
| PL19-0029 | 701-0-040-095 | SPAJ | Site Plan Adjustment to abate violation associated with Coastal PD Permit Case NO. LU07-0031 for non-permitted vegetation removal. | Pending |
| PL19-0072 | 700-0-270-015 | PD | Minor Modification to Planned Development Permit No. 745-1 for continued operation of the Neptune's Net Restaurant. | Approved |
| PL19-0096 | 701-0-030-380 | SPAJ | Site Plan Adjustment to CUP No. LU10-0108 for the operation and maintenance of a fitness and wellness camp with the business name The Ranch Malibu. | Approved |
| PL19-0101 | 700-0-010-585 | SPAJ | Site Plan Adjustment to LU05-0169 for interior and exterior modifications to a single-family dwelling. | Approved |
| PL19-0113 | 700-0-260-180 | PD | Coastal Planned Development permit for the construction of a single-family residence, pool/spa, detached garages and carport, and covered patio area. | Pending |

Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)

| | | | | |
|-----------|---------------|------|---|----------|
| PL20-0010 | 700-0-010-605 | SPAJ | Site Plan Adjustment to PL17-0103 to change the roof from pitched to a flat roof. | Approved |
| PL20-0037 | 700-0-260-190 | SPAJ | Site Plan Adjustment to PL18-0102 for the inclusion of interior stairs. | Approved |
| PL20-0061 | 701-0-010-155 | PD | Coastal Planned Development Permit for the installation of a private apiary. | Pending |
| PL20-0099 | 700-0-010-605 | PD | Planned Development Permit for the construction of a single-family dwelling, attached garage, patio and decks, and a swimming pool. | Approved |
| PL20-0121 | 700-0-060-150 | SPAJ | Site Plan Adjustment to PL16-0084 for the construction of a pool/spa. | Approved |

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

Attachment 3 – List and Map of Projects in location vicinity (PL19-0011)



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 06-12-2021
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5 Miles Radius Map of Project: PL19-0011 APN: 700-0-060-170

0 0.75 1.5 Miles

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Initial Study Biological Assessment

Original ISBA report date: November 16, 2018

Revision report date(s): April 7, 2020

Case number: PL-19-0011

Permit type: Coastal Development Permit

Applicant: Feilani & Larry Rubin, 19121 2nd Ave. SW Normandy Park, Washington, 98166

Case Planner:

Total parcel(s) size: 5 acres (217,800 square feet)

Assessor Parcel Number(s): 700-0-060-170

Development Proposal Description

The project includes construction of a single-family home on an existing legal lot, APN-700-0-060-170, approximately 217,800 square feet (~5 acres). The project includes construction of a cut pad and 2:1 cut slope for construction of a 3-bedroom, 3-bath single-family residence with landscaping, an attached Garage/Guest House, future swimming pool, courtyard, a driveway, water storage tank and well, septic system, catch basins, a rain water cistern, and other infrastructure and utilities. The lot takes access from an existing improved private road in an existing easement outside the property. There is a graded driveway from the road to the building site and to the existing water well site.

The proposed development envelope is 9,408 square feet (~0.22 acres) plus the water tank area of 113 square feet. The driveway from the existing paved road to the new home pad is approximately 500 square feet (~0.065 acres), all of which is inside the proposed fuel modification zone. The total area to be graded is approximately 29,050 square feet (~0.67 acres). The total grading volume is 6,437 cubic yards cut and 1,100 cubic yards of fill. The 6,437 cubic yards of cut creates a building site entirely on cut and a 2:1 cut slope into the adjacent hillside. The remaining cut volume will be exported from the site, unless an area can be identified for fill placement that will not negatively impact the surrounding terrain or natural vegetation. The Ventura County Fire Department indicated that fuel modification plan would not be required for this development; therefore, a typical 100-foot fuel modification zone is assumed.

The project will affect approximately 39,038 sq. ft. (~0.89 acres) of ESHA (footprint & grading limits). Fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres). The total amount of ESHA affected will be 1.84 acres.

Prepared for Ventura County Planning Division by:

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

| | | |
|--|--|---------------------------------------|
| Qualified Biologist (signature): | | Date: June 3, 2019 |
| Name: Andrew McGinn Forde | Title: Principal Consulting & Research Biologist | Company: Forde Biological Consultants |
| Phone: 805 302 7165 | Email: Andrew@fordebio.com | |
| Other Biologist (signature): | | Date: Nov 15, 2018 |
| Name: Dr. Edith Read | Title: Ecologist | Company: E. Read & Associates |
| Phone: 310-306-3229 | Email: marshmistress@msn.com | |
| Role: Vegetation Mapping, Plant Inventory, Natural Resources Map | | |

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 | PSM | PS | N | LS | PSM | PS |
| Biological Resources | | | X | | | | X | |
| Species | | | X | | | | X | |
| Ecological Communities | | | X | | | | X | |
| Habitat Connectivity | X | | | | X | | | |

N - No impact

LS - Less than significant impact

PSM - Potentially significant unless mitigation incorporated

PS - Potentially significant

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Summary

Approximately 4.94 acres of the property meets the California Coastal Commission's ESHA definition. The project will affect approximately 39,038 sq. ft. (~0.89 acres) of ESHA (footprint & grading limits). Fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres). The total amount of ESHA affected will be 1.84 acres. The ESHA is suitable habitat for a number of special-status plants; however, the biologists did not observe any during the surveys. Based on the review and the field surveys, the biologists now consider the potential for special-status plants to occur to be low. The ESHA is also suitable for a number of special-status wildlife species. Although the biologists did not observe any special-status wildlife species, there is moderate to high potential for them to occur and some are expected to occur. Because the project will affect ESHA, it has potential to affect special-status wildlife species and to a lesser extent special-status plants. There is a minor drainage located on the property, which is more than 300 feet east from the proposed development envelope. The drainage will not be affected by the proposed development or by fuel modification. There are no protected trees.

Section 1: Construction Footprint Description

Construction Footprint Definition (per the Ventura County Planning Division)

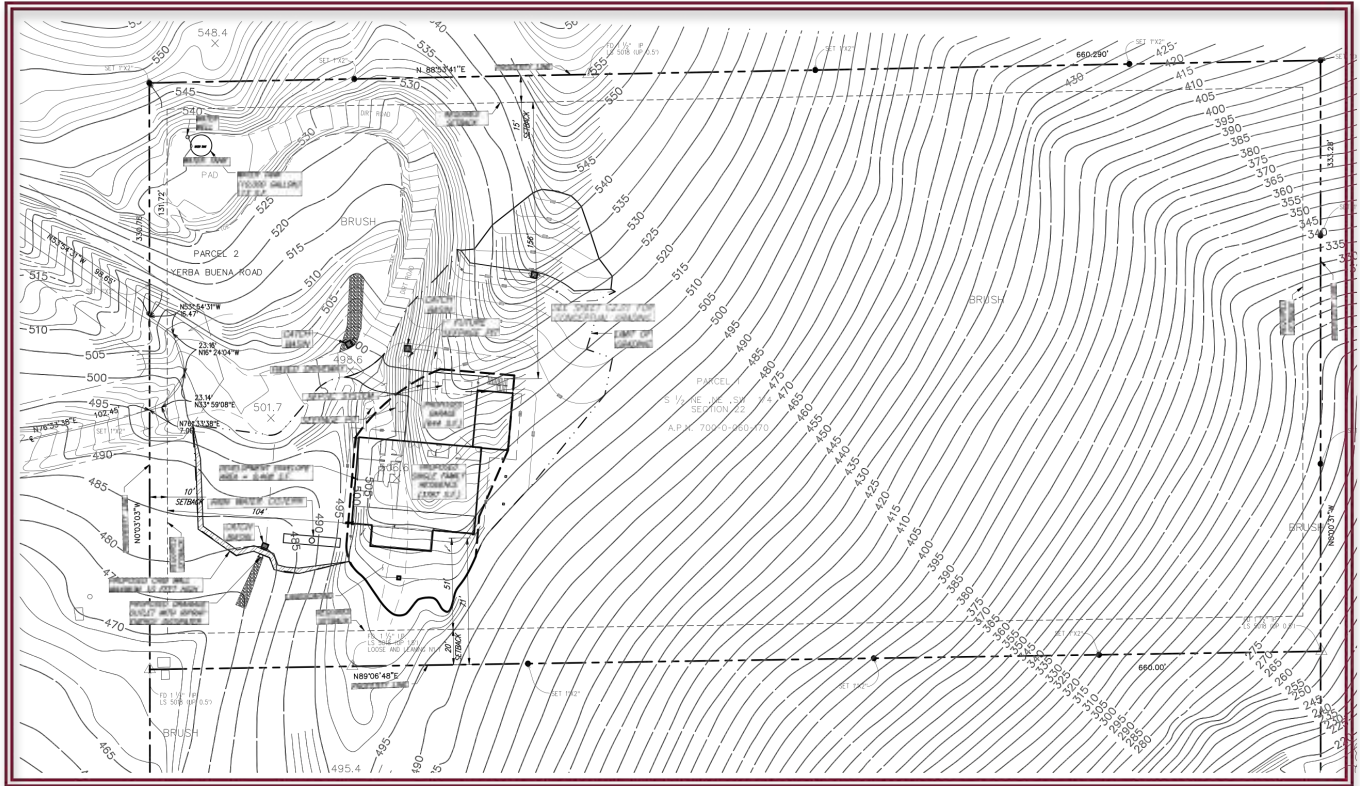
The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s),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

Development Proposal Description

The project includes construction of a 3-bedroom, 3-bath single-family residence with a garage/guesthouse, driveway, swimming pool, courtyard, landscaping, 10,000 gallon water tank, well, septic system, crib wall, catch basins, and other infrastructure and utilities on a 217,800 square foot (~5 acres) parcel identified as APN-700-0-060-170. The proposed development envelope is 9,482 square feet (~0.23 acres) along with a 113 sq. ft. area where the water tank will be located. Ingress and egress to the lot is from a paved private road and an existing dirt access road leads to the building site. The proposed driveway from the existing paved road to the building pad is approximately 500 square feet (~0.065 acres), all of which is inside the proposed fuel modification zone and development envelope. The total area to be graded is about 27,443 square feet (~0.63 acres). The total grading volume is 5,480 cubic yards of cut, which will be exported. Fuel modification for the single-family residence, based on a typical 100-foot fuel modification zone is approximately 41,382 square feet (~0.95 acres).

The project will affect approximately 39,038 sq. ft. (~0.89 acres) of ESHA (footprint & grading limits) and fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres). The total amount of ESHA affected will be 1.84 acres.

Site Plan



Construction Footprint Size

The construction footprint including the building pad/cut (~27,443 sq. ft.), development envelope (~9,482 sq. ft.), driveway (~2,000 sq. ft.), water tank (~113 sq. ft.), and brush clearance (~41,382 sq. ft.) is approximately 80,420 sq ft sq. ft (~ 1.84 acres).

Development Area Size

The proposed development area, excluding the driveway and brush clearance area is approximately 9,482 sq. ft. (~0.22 acres).

| Feature | Square Feet |
|----------------------|---|
| Building Pad & Cut | ~27,443 |
| Development Envelope | ~9,482 |
| Driveway | ~2,000 (outside of building pad/cut, development envelope, & brush clearance) |
| Crib Wall | ~369 square feet (all within the proposed fuel modification zone) |
| Water Tank | ~113 |
| Brush Clearance | ~41,382 |
| Total | ~80,420 |

Project Design for Impact Avoidance or Minimization

The proposed project is designed so that it is near (clustered) an adjacent single-family residence and so that it is set back the maximum extent possible from a minor drainage tributary to Little Sycamore Canyon Creek to the east. The landscape architect provided a plan, which included non-native species on a slope cut on the north side of the proposed single-family residence; however, the plan now calls for planting of native species. A letter from the Resource Management Agency, County of Ventura, dated March 21, 2019, stated that this ISBA did not address impacts to an “ephemeral drainage” located on the west side of the proposed development.

The Code of Regulations defines a stream as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish and other aquatic life including watercourses having a surface or sub surface flow that supports or has supported riparian vegetation.”¹ This ISBA specifically stated, the “USFWS National Wetlands Inventory (NWI) depicts a stream on the property near its west boundary and another to the east of the property.” Given the NWI map, biologist Andrew McGinn Forde inspected the area during the initial site visit and found no evidence of a stream.² The county biologist visited the property on February 21, 2019, a few months after the 2018 Woolsey Fire burned it and during an above average rain season. See Google Earth aerial photographs below dated November 20, 2018 and January 4, 2019. The aerial dated November 20, 2018 is post Woolsey fire. There is absolutely no evidence of a feature in the aerial. The feature can be observed in the January 4, 2019 aerial. The area received above average rainfall between the times that the photos were taken.

Biologists, Andrew McGinn Forde and Ricardo Montijo visited the property on April 4, 2019. The biologists concluded, it does not have a well-defined bed or banks, it has no direct connection to a stream or the ocean; it terminates at Camp Fire Road, it does not support fish or aquatic wildlife, and it did not exist in November 2019; the feature appeared in January 2019 after and above average rain fall. It is our opinion that the feature observed by the county biologist is an erosion feature with no direct connection to Little Sycamore Canyon Creek or any of its tributaries. Despite the consulting biologists opinions, the ultimate determination of the feature to be jurisdictional or not shall be made by CDFW. Given the presence of the feature, the applicant has included three catch basins designed to slow run-off velocities and reduce the potential for farther erosion and to protect water quality. The run-off is to be conveyed to rainwater cisterns designed to capture the majority of it. The run-off shall be used for irrigation, which will reduce overall water consumption (see Appendix One). The crib wall will retain sediments. Pre and post development storm water run-off quantities were determined by Barbara Hall; P. E. Preliminary calculations indicate an increase of 327 cubic feet (2,447 gallons) in storm water run-off from the property, post development.

The letter also stated that the ISBA “failed to include impacts to ESHA on the west side of the property.” This ISBA documents three areas of disturbance (see Historical Disturbance Map, page 11), concludes they meet the ESHA definition (see discussion and ESHA Map, page 19), and includes them in the final impact calculations (see Impact Analysis Map, page 63).

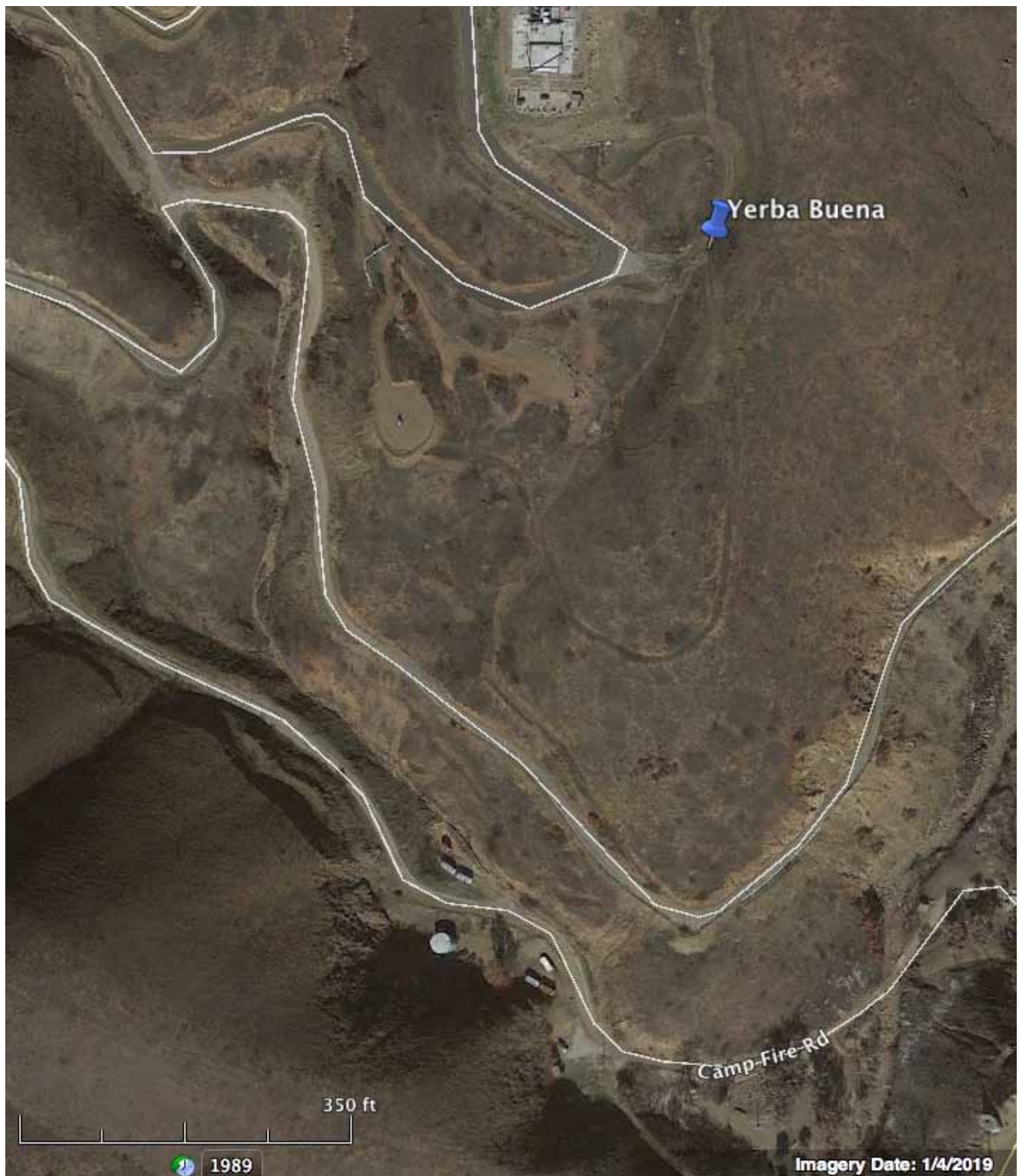
¹ 14 C.C. R. § 1.72

² The biologist has attended numerous delineation and permitting workshops and attends the Environmental Law Conference, hosted by the California Lawyers Association every two years to ensure that they stay on top of the regulations that govern these resources.

Google Earth Image, November 20, 2018



Google Earth Image, January 4, 2019



Coastal Zone/Overlay Zones

Coastal Zone

Zoning

COS-10 ac-sdf/M

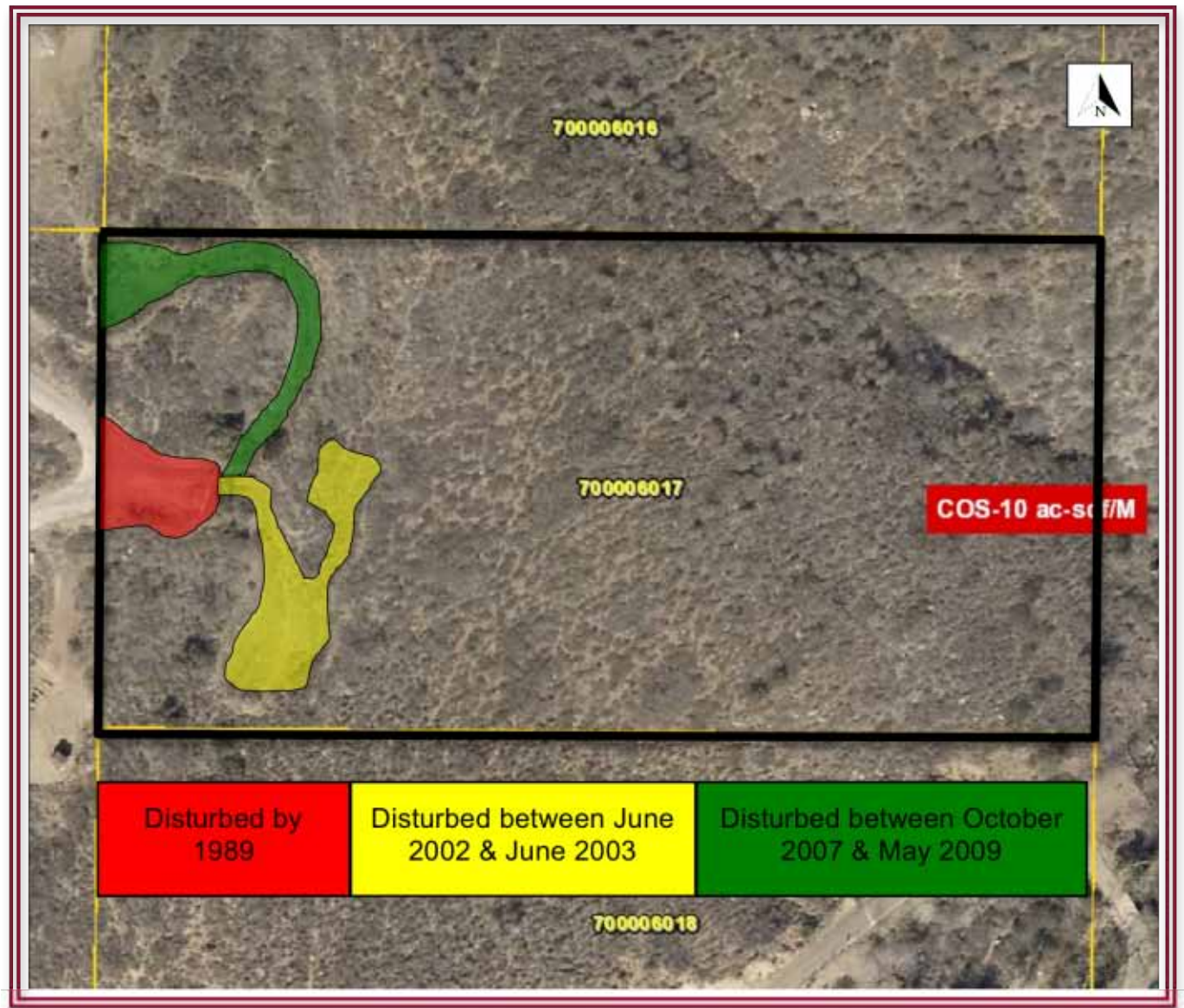
Elevation

255 feet (78 meters) - 555 feet (169 meters)

Other

The proposed single-family residence is to be located on the west part of the property near a paved private road from which provides ingress and egress and will be about 200 feet from an adjacent single-family residence that is currently under construction. Based on aerial photography available on Google, the private road was graded some time between 1980 and 1989 along with several building pads in the general area of the subject property. A small part of the property, where the proposed single-family residence is to be located, appears to have been disturbed between June 2002 and June 2003. The disturbance area can be seen clearly in aerial photographs dated June 2005 through May 2007. By March 2008, it appears that native species within the disturbed area recovered and continued to recover until present. A dirt road, leading to where the proposed water tank is to be located was graded between October 2007 and May 2009. The native vegetation appeared to have recovered by March 2012; however, it appears to have been cleared again in August 2012. Native species along the dirt road are currently recovering. The remainder of the property does not appear to have been disturbed with exception to a narrow trail, apparent in aerial photographs dated between 1967 (see Historicaerials.com) and June 1994. The trail does not appear in any aerial photographs, June 1994 to present.

Historical Disturbance Map



Section 2: Survey Area Description and Methodology

2.1 Survey Purpose

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to provide an inventory of the biological resources on 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, and develop mitigation measures, when necessary, in cases where adequate information is available.

2.2 Survey Area Description

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

Project Location

The survey area is in southeastern Ventura County about one mile west of the Los Angeles County line and about 1.65 miles north of the intersection Pacific Coast Highway - Yerba Buena Road intersection. The property boundaries were delineated in the field with markers; however, the survey area was not flagged.

Project Location Map



Survey Area 1 (SA1)

The survey area included the entire property and areas within approximately 100 feet of it

Site & Survey Map



Survey Area Environmental Setting

The property is located on the southern flank of the Santa Monica Mountains. Elevation at the property ranges between 255 feet (78 meters) - 555 feet (169 meters), sloping mostly south and southeast. Native plant communities dominate the property including the majority of disturbed areas. The National Wetlands Inventory depicts a minor drainage on the property, near its west boundary but the biologist found no evidence of it. The biologist did however locate a minor drainage, which undoubtedly conveys flows through the northeast corner of the property. The drainage flows to the east and is tributary to Little Sycamore Canyon Creek.

Surrounding Area Environmental Setting

The surrounding area is dominated by native habitat. A single-family residence (under construction) is located on the parcel immediately to the northwest. A graded pad for a single-family residence is located in the northeast corner of the parcel located

immediately to the southwest. There are three additional graded pads north of the existing single-family residence and another to its northwest. The pads were established between 1980 and 1989. The proposed single-family residence is to be located on the west part of the subject parcel, near the existing single-family residences and for all intents and purposes is clustered adjacent the residence under most likely future building sites.

Cover

90% native vegetation

5% mix of native and non-native vegetation (due disturbance October 2007 - May 2009)

4% non-native vegetation (adjacent Yerba Buena Road, due disturbance pre 1989)

100% burned (Woolsey Fire November 2018)

0% agriculture/grazing

1% bare ground (adjacent Yerba Buena Road, due disturbance pre 1989)

0% buildings, paved roads and other impervious cover

0% other

2.3 Methodology

The following references were used in this assessment -

- Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, R.J. Rosatti, D.H. Wilken (editors), 2012. The Jepson Manual. University of California Press. Second Edition,
- Calflora database,³
- California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants (IREP) to identify special-status plant species known to occur at, adjacent, or near the survey area and to identify those that could potentially occur,⁴
- California Natural Diversity Database (CNDDDB), Rarefind 5, and the Biogeographic and Observation System (BIOS) to identify special-status species known to occur at, adjacent or near the survey area,⁵
- County of Ventura, 2008. Coastal Area Plan,
- Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens, 2009. A Manual of California Vegetation. California Native Plant Society, Sacramento, CA. Second Edition.
- U.S. Department of Agriculture Soil Conservation Service's Web Soil Survey to determine soil and substrate types that occur on the property,

³ Calflora: Information on California plants for education, research and conservation [web application]. 2014. Berkeley, California: The Calflora Database [a non-profit organization]. Available: <http://www.calflora.org/> (Accessed: Aug. 27, 2018)

⁴ California Native Plant Society, Inventory of Rare and Endangered Plants, Accessed August 2018

⁵ CAL. Fish & Wildlife, Wildlife & Habitat Data Analysis Branch, California Natural Diversity Database, Accessed August 2018

- U.S. Fish and Wildlife Services, National Wetlands Inventory to determine the extent of mapped streams and wetlands,⁶ USFWS Critical Habitat maps,
- U.S. Fish and Wildlife Services, Sacramento Office’s “Proposed and Candidate Species” system,⁷
- Vegetation Alliances and Associations. Vegetation Classification and Mapping Program, California Department of Fish and Wildlife, Sacramento, California,
- Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California. Presented to National Park Service, Santa Monica Mountains National Recreation Agency. California Department of Fish and Wildlife, Wildlife and Habitat Data Analysis Branch and California Native Plant Society. January 2006,
- The list of “Special Animals”,⁸
- The list of “Fully Protected Animals”,⁹
- The list of “State and Federally Endangered and Threatened Animals of California”,¹⁰
- The list of “Special Vascular Plants, Bryophytes, and Lichens”,¹¹ and
- The list of “State and Federally Listed Endangered, Threatened, and Rare Plants of California.”¹²

Site Survey/Field Methodology

The biologists conducted botanical surveys in accordance with CDFW and CNPS guidelines and walked the property in a manner that provided 100% visual coverage. The biologists also mapped plant communities, locations of native trees, and identified and mapped streams under the jurisdiction of the California Department of Fish and Wildlife (CDFW), the U.S. Army Corp of Engineers (ACOE), and the Regional Water Quality Control Board (RWQCB), if present. The biologists conducted the wildlife surveys in a similar manner. The biologists searched in and around trees and shrubs for wildlife, signs of wildlife, woodrat houses, burrows, dens, cavities, and bird nests, looked under rocks, wood, and other surface debris, and used binocular to identify wildlife on and adjacent the property (see survey details in the table below). The biologists timed the surveys to coincide with time frames when plants and wildlife are more readily detectable; however, a number of wildlife species are very cryptic, some spend most of their time underground or under dead and decaying debris, or leaf litter, and between root structures of shrubs, and others are active only at night. The biologists did not conduct any species-specific surveys or nighttime surveys.

⁶ <http://www.fws.gov/wetlands/Data/Mapper.html>

⁷ US Fish and Wildlife Service, Sacramento Fish & Wildlife Office, Proposed & Candidate Species, Threatened & Endangered Species System, Accessed November 2018

⁸ CAL. Fish & Wildlife, Special Animals, November 2018

⁹ CAL. Fish & Wildlife, Fully Protected Animals, May 2003

¹⁰ CAL. Fish & Wildlife, State & Federally Endangered & Threatened Animals of California, August 2018

¹¹ CAL. Fish & Wildlife, Special Vascular Plants, Bryophytes, & Lichens, November 2018

¹² CAL. Fish & Wildlife, State & Federally Listed Endangered, Threatened, & Rare Plants of California, August 2018

Survey Details Table

| Survey Date & Details | | | | | | | |
|-----------------------|-------------|----------------------|------------------------|---------------------|--|----------------------------|---------------------------------|
| Survey Key | Survey Date | Map Key | Survey Type | Time | Methods/Constraints | GPS | Surveyors |
| SD1 | 3/06/2018 | SA1 | Botanical/Wildlife | 9:00 am – 12:00 pm | Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage. | Garmin Etrex < 10 feet | Andrew Forde |
| SD1 | 3/06/2018 | SA2 | Botanical/Wildlife | 12:00 pm – 1:00 pm | Viewed from Public Roads and Subject property. | Garmin Etrex < 10 feet | Andrew Forde |
| SD2 | 4/20/2018 | SA1 | Botanical/Wildlife | 8:00 am – 11:00 am | Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage. | Garmin Etrex < 10 feet | Andrew Forde |
| SD2 | 4/20/2018 | SA2 | Botanical/Wildlife | 11:00 am – 12:00 pm | Viewed from Public Roads and Subject property. | Garmin Etrex < 10 feet | Andrew Forde |
| SD3 | 5/19/2018 | SA1 | Botanical/Wildlife | 8:00 am – 12:00 pm | Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage. | Garmin Etrex < 10 feet | Andrew Forde |
| SD3 | 5/19/2018 | SA2 | Botanical/Wildlife | 12:00 pm – 1:00 pm | Viewed from Public Roads and Subject property. | Garmin Etrex < 10 feet | Andrew Forde |
| SD4 | 6/19/2018 | SA1 | Botanical/Wildlife | 8:00 am – 11:30 am | Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage. | Garmin Etrex < 10 feet | Andrew Forde |
| SD4 | 6/19/2018 | SA2 | Botanical/Wildlife | 11:30 am – 1:00 pm | Viewed from Public Roads and Subject property. | Garmin Etrex < 10 feet | Andrew Forde |
| SD5 | 7/25/2018 | SA1 | Botanical | 8:00 am – 11:30 am | Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage. | Trimble Geo 7x (Sub-meter) | Dr. Edith Read |
| SD5 | 7/25/2018 | SA2 | Botanical | 11:30 am – 1:00 pm | Viewed from Public Roads and Subject Property. | Trimble Geo 7x (Sub-meter) | Dr. Edith Read |
| SD 6 | 04/04/2019 | SA 1 | “Waters” investigation | 12:00 pm - 1:00 pm | Erosion Feature Viewed from Public Roads and Subject Property. | N/A | Andrew Forde Richard Montijo |
| SD 6 | 04/04/2019 | SA 2 | “Waters” investigation | 12:00 pm - 1:00 pm | Erosion Feature Viewed from Public Roads and Subject Property. | N/A | Andrew Forde Richard Montijo |
| SD 6 | 04/04/2019 | South of SA 1 & SA 2 | “Waters” investigation | 12:00 pm - 1:00 pm | Erosion Feature Viewed from Public Roads and Subject Property. | N/A | Andrew Forde Richard Montijo |
| SD 7 | 06/04/2019 | SA 1 | Botanical | 10:00 pm - 1:00 pm | Random Walking Transects. Entire site accessible but dense vegetation. 100% visual coverage. | Garmin Etrex < 10 feet | Richard Montijo |
| SD 7 | 06/04/2019 | SA 2 | Botanical | 10:00 pm - 1:00 pm | Viewed from Public Roads and Subject Property. | Garmin Etrex < 10 feet | Richard Montijo |

Section 3: The Biological Inventory

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

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Plant Communities

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

Except for an entry area from the access road, and an unimproved road area that has been mowed, species composition on the parcel is highly diverse and does not conform in all respects to the standard classification system for California (Sawyer et al., 2009). The classifications used here constitute an approximate “best fit” approach based on abundance of particular species. Most of the parcel consists of a steep, rocky, east-facing slope above Little Sycamore Canyon. Numerous small rock outcrops on this slope but are not accessible. A narrow rocky gully dominated by laurel sumac crosses the northeastern quarter of the parcel and terminates off-site at Little Sycamore Canyon.

PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance)

This alliance occupies most of the steep rocky slopes on the parcel, with laurel sumac scattered throughout. Other species in this community include purple sage (*Salvia leucophylla*), ashy-leaf buckwheat (*Eriogonum cinereum*), and chaparral yucca (*Hesperoyucca whipplei*). It covers approximately 3.44 acres of the property and areas within the survey area to the north, south, and east.

PC2 - Weedy California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance)

Similar to alliance described above but with a higher proportion of weeds, mainly summer mustard (*Hirschfeldia incana*). It covers approximately 0.4 acres of the property.

PC3 - Deerweed-Sawtooth Goldenbush Scrub (*Acmispon glaber* – *Hazardia squarrosa* Shrubland Alliance)

This alliance occupies a relatively flat hilltop south of the existing dirt road. In addition to deerweed and goldenbush, common species include chaparral yucca, California sagebrush, and a mix of non-native and native grasses (*Avena* sp., *Bromus* sp., *Stipa* cf. *lepida*). It covers approximately 0.19 acres of the property.

PC4 - Laurel Sumac Scrub (*Malosma laurina* Shrubland Alliance)

While laurel sumac is one of the most abundant evergreen shrubs on the parcel, it is especially concentrated in a swale and gully in steep slopes. These evergreen shrubs have not yet matured after the Green Meadow Fire about 25 years ago in 1993. Co-occurring species are those common to the other vegetation communities, including purple sage (*Salvia leucophylla*), chaparral mallow (*Malacothamnus fasciculatus*), and ashy buckwheat (*Eriogonum cinereum*). It covers approximately 0.83 acres of the property.

PC5 - Cleared Lands (Dirt Road)

This area includes a dirt road that appeared mowed. Due its condition, most species were not identifiable. However, based on present in adjacent communities, common species likely include wild oat (*Avena* sp.), brome (*Bromus* sp.), and summer mustard, with shrubs such as sawtooth goldenbush, and deerweed relatively scarce. It covers approximately 0.15 acres of the property.

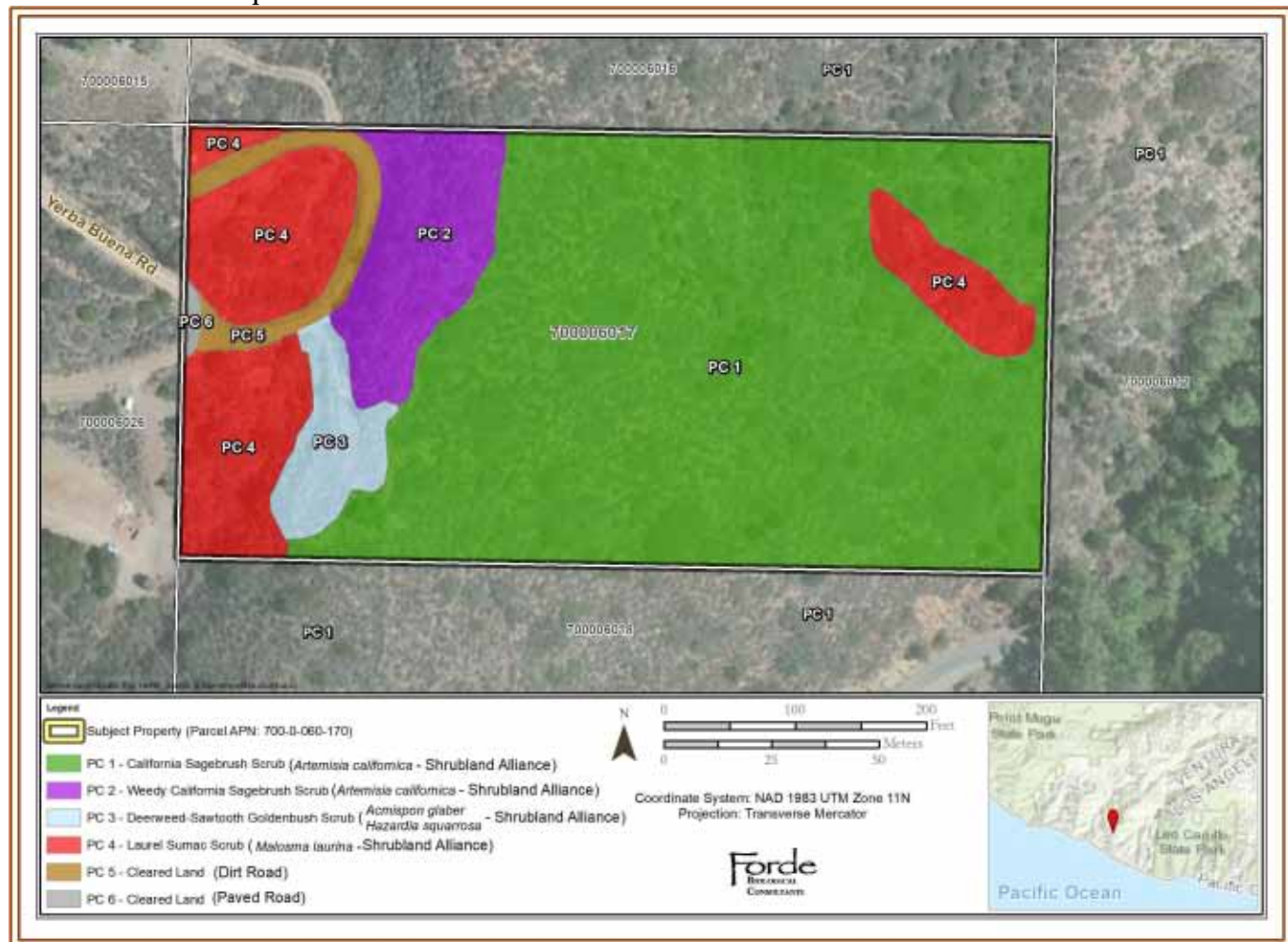
PC6 - Cleared Lands (Paved Road)

This area includes part of Yerba Buena Road, a paved road. It covers approximately 0.02 acres of the property.

Plant Communities Table

| Plant Communities | | | | | | | | |
|---|------------------------------------|---|--------------|--------|-----------|-------------|----------------|---|
| Map Key | SVC Alliance | SVC Association | Misc. | Status | Condition | Acres Total | Acres Impacted | Comments |
| PC1 | California Sagebrush Scrub | <i>Artemisia californica</i> Shrubland Alliance | | ESHA | Intact | 3.4 | 0 | |
| PC2 | Weedy California Sagebrush Scrub | <i>Artemisia californica</i> Shrubland Alliance | | ESHA | Weedy | 0.4 | 0.4 | Weedy compared to PC1. |
| PC3 | Deerweed-Sawtooth Goldenbush Scrub | <i>Acmispon glaber</i> – <i>Hazardia squarrosa</i> Shrubland Alliance | | ESHA | Intact | 0.2 | 0 | Disturbed between June 2002 and June 2003. In state of recovery. Likely dominated by PC1 before clearing. |
| PC4 | Laurel Sumac Scrub | <i>Malosma laurina</i> Shrubland Alliance | | ESHA | Intact | 0.83 | 0 | |
| PC5 | | | Cleared Land | ESHA | | 0.15 | 0.15 | Existing dirt road. Likely dominated by PC1 before clearing. |
| PC6 | | | Cleared Land | | | 0.02 | N/A | Existing paved road |
| Totals | | | | | | 5 | 0.4 | |
| LIC.....Locally Important Plant Community ESHAEnvironmentally Sensitive Habitat Areas (Coastal Zone) CDFW - G1 or S1 Critically Imperiled Globally or Subnationally (state) G2 or S2 Imperiled Globally or Subnationally (state) G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state) Cal OWAProtected by the California Oak Woodlands Act | | | | | | | | |

Plant Communities Map



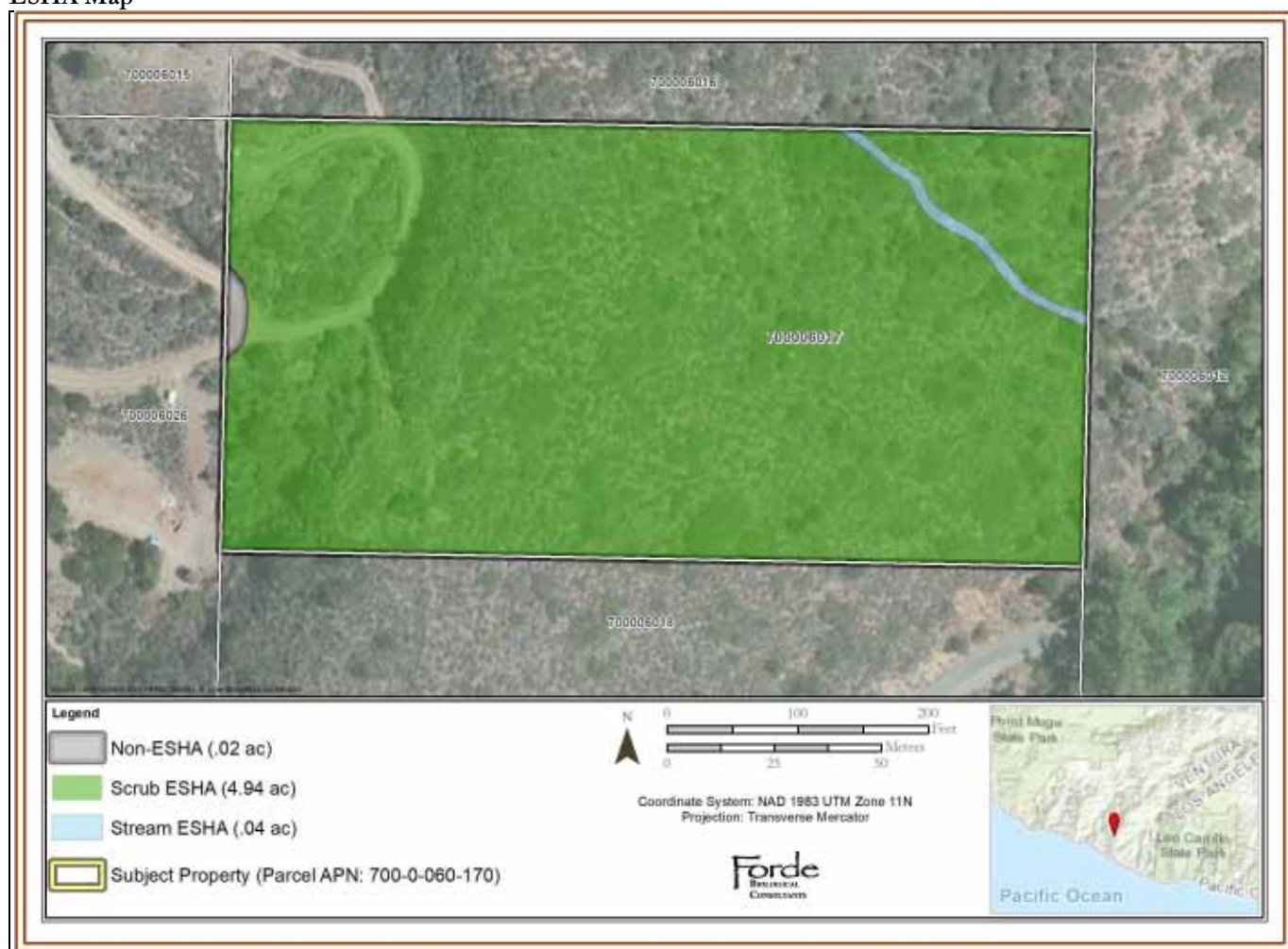
Environmentally Sensitive Habitat Areas (ESHA)

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, tide pools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan).

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

The areas dominated by PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance), PC2 - Weedy California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance), PC3 - Deerweed-Sawtooth Goldenbush Scrub (*Acmispon glaber* – *Hazardia squarrosa* Shrubland Alliance), PC4 - Laurel Sumac Scrub (*Malosma laurina* Shrubland Alliance), and PC5 - Cleared Lands (Dirt Road) meet the ESHA definition. The minor drainage located within the area dominated by PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance) is also ESHA. The total extent of ESHA on the property is 4.98 acres.

ESHA Map



Physical Features

The property and survey area lack major rock outcrops, caves, cliff faces, and there are no trees. There are a few small rock outcrops and boulders scattered throughout.

Waters and Wetlands

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

Waters and/or wetlands were found within the survey area(s).

Waters and Wetlands Summary

The ACOE regulates “dredge” and “fill” in waters of the U.S. including adjacent wetlands under the authority of Section 404 of the Clean Water Act.¹³ The Act makes it unlawful to discharge dredged materials or fill in waters of the U.S. including adjacent wetlands without a public interest review period and a permit from the ACOE. The Code of Federal Regulations defines “waters of the U.S.” as intrastate lakes, rivers, streams, mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, and natural ponds.¹⁴ The code defines wetlands as “areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

The 1987 Wetland Delineation Manual provides technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act.¹⁵ In the arid west, the ACOE uses the “*Interim regional supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region.*” The regional supplement is designed for use with the 1987 Wetland Delineation Manual. Where differences in the two documents occur, the regional supplement takes precedence. The regional supplement presents wetland indicators, guidance, and other information that is specific to the Arid West Region.¹⁶ The manual and supplement recommend use of the “National List of Plant Species that Occur in Wetlands” for hydrophytic classification of plants¹⁷ and refer to the Natural Resources Conservation Service (NRCS) for hydric soil classifications. The methodology set out in the manual and the supplement is a three-parameter test that defines wetlands by the presence of hydrophytic vegetation, hydric soils, and hydrology. In the absence of wetlands, ACOE jurisdiction in non-tidal waters extends between the ordinary high water marks.¹⁸

Section 401 of the Clean Water Act requires that all federal agencies ensure that their actions do not violate water quality standards. Section 401 of the Clean Water Act requires all federal agencies protect physical, biological, and chemical integrity of its waters and ensure that their actions do not violate water quality standards. Under Section 401, the State of California has the authority to

¹³ Clean Water Act of 1972 § 404. See also 33 U.S.C. § 1341

¹⁴ 33 C.F.R. §§ 320 – 330

¹⁵ Environmental Lab., 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS

¹⁶ U.S. Army Corps of Engineers, 2006. *Interim Regional Supplement to Corp of Engineers Wetland Delineation Manual: Arid West Region*. Vicksburg, MS

¹⁷ Reed, P. B. 1988. *National List of Plant Species that Occur in Wetlands: 1988 National Summary*, Biological Report 88(24), U.S. Fish and Wildlife Service, Washington, DC

¹⁸ 33 C.F.R. § 328.3

review any federal permits that may result in a discharge to wetlands and other waters under state jurisdiction. This is to ensure that the actions are consistent with the state's water quality requirements. In California, the RWQCB has been delegated as the state agency with the authority to regulate the quality of state waters, including discharge of dredged or fill materials, and thus provides a Section 401 certification to the ACOE.¹⁹

The CDFW has jurisdictional authority over wetland resources associated with rivers, streams, and lakes under the authority of the California Fish and Game Code.²⁰ The CDFW regulates alteration of these resources through its Lake and Streambed Alteration Program, which requires execution of an agreement before any alteration of the natural flow of any river, stream, or lake.²¹ The CDFW have adopted the U.S. Fish and Wildlife Service (USFWS) definition and classification system of wetlands. The USFWS defines wetlands as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports hydrophytes, (2) the substrate is predominantly non-drained hydric soil; and (3) the substrate is saturated with water or covered by shallow water at some time during the growing season of each year." The definition includes swamps; freshwater, brackish water, and saltwater marshes; bogs; vernal pools, periodically inundated salt flats; intertidal mudflats; wet meadows; wet pastures; springs and seeps; portions of lakes, ponds, rivers and streams; and all other areas which are periodically or permanently covered by shallow water, or dominated by hydrophytic vegetation, or in which the soils are predominantly hydric. The Code of Regulations defines a stream as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish and other aquatic life including watercourses having a surface or sub surface flow that supports or has supported riparian vegetation."²² This applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. CDFW jurisdiction extends between the top of each bank and to the outer edge of contiguous riparian vegetation. Riparian vegetation includes species listed on the "National List of Plant Species that Occur in Wetlands" that are defined as OBL, FACW, or FAC. CDFW jurisdiction extends between the top of each bank and to the outer edge of contiguous riparian vegetation and in some cases floodplains. "Bank" is defined as the "slope or elevation of land that bounds the bed of the stream in a permanent or long standing way, and that confines the stream water up to its highest level."²³ The CCC regulates development affecting wetlands and streams under the authority of the California Coastal Act of 1976.²⁴ The CCC's definition of streams and wetlands are similar to CDFW definitions.

The USFWS National Wetlands Inventory (NWI) depicts a stream on the property near its west boundary and another to the east of the property. The biologists did not observe any evidence of the stream as depicted by the NWI; however, they observed a minor drainage in the northeast corner of the property. The bed and banks are barely discernible but the feature undoubtedly conveys flows during and immediately after storm events to Little Sycamore Canyon Creek. PC1 - California Sagebrush Scrub (*Artemisia californica* Shrubland Alliance) and PC4 - Laurel Sumac Scrub (*Malosma laurina* Shrubland Alliance) dominate it. The drainage lacks riparian (=hydrophytic) vegetation. Riparian vegetation dominates Little Sycamore Canon Creek, which flows to the Pacific Ocean via a culvert under Pacific Coast Highway. See Project Design for Impact Avoidance or Minimization on page 7 for discussion related to the erosion feature on the west side of the property.

¹⁹ Clean Water Act of 1972 § 401. See also 33 U.S.C. § 1341

²⁰ C.A. Fish & Game Code §§ 1600 – 1616

²¹ Cal. Fish and Game Code § 1602

²² 14 C.C. R. § 1.72

²³ *People v. Osborn*, 116 Cal. App. 4th 764, 11 Cal. Rptr. 3d 14 (2004)

²⁴ California Public Resources Code, Division 20

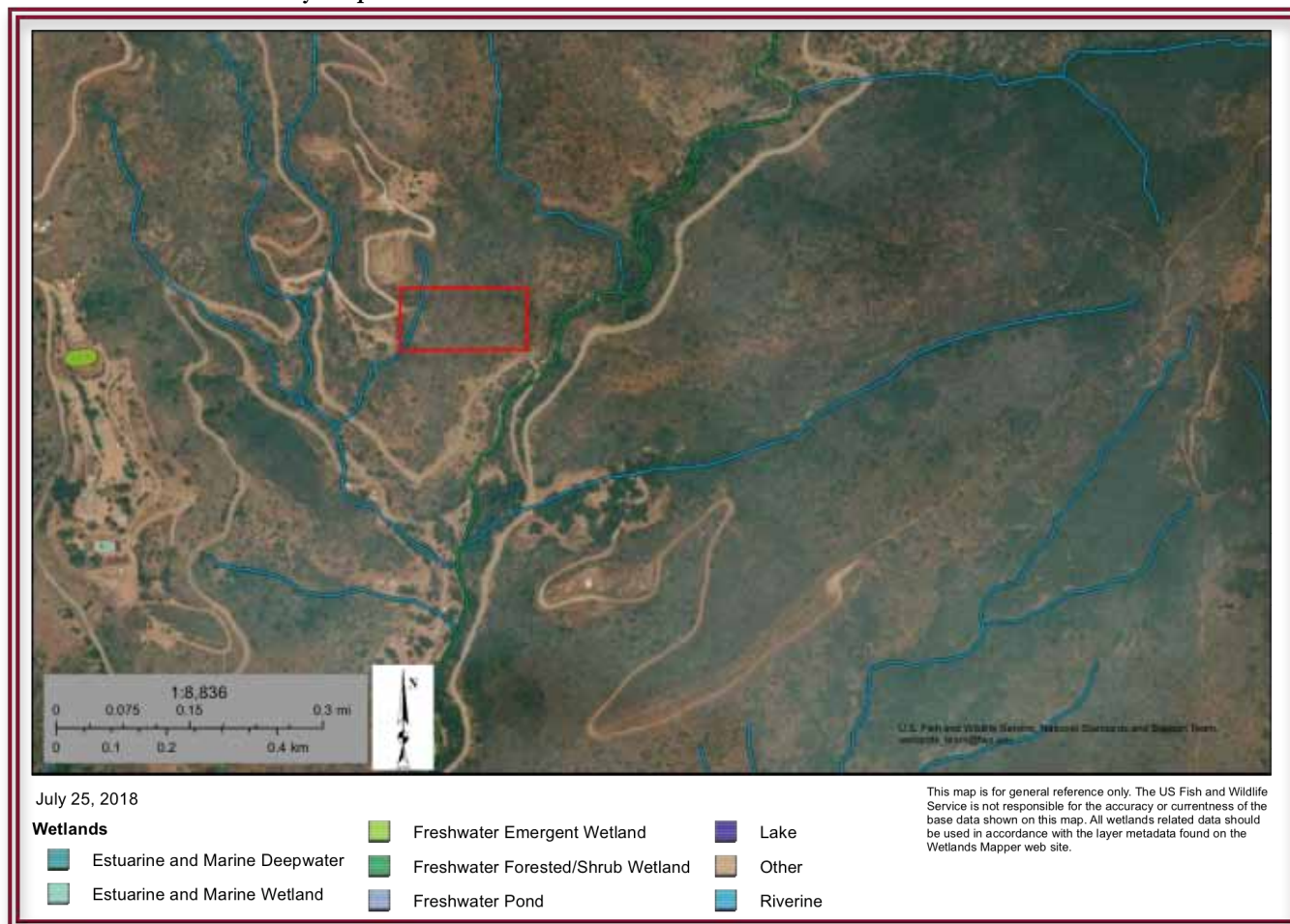
Waters and Wetlands Table

| Waters and Wetlands | | | | | | |
|--|----------------|--------------|----------------|---|-------------------|----------------------|
| Map Key | Wetland Type | Wetland Name | Wetland Status | Wetland Size | Hydrologic Status | Primary Water Source |
| W1 | Minor drainage | Unnamed | CDFW | 370 linear ft onsite, reach is ~520 linear ft | Dry | Precipitation |
| ACOE..... U.S. Army Corps of Engineers regulated CDFW California Department of Fish & Wildlife regulated County County General Plan protected wetland WPD Co. Watershed Protection District (red-line stream) | | | | | | |

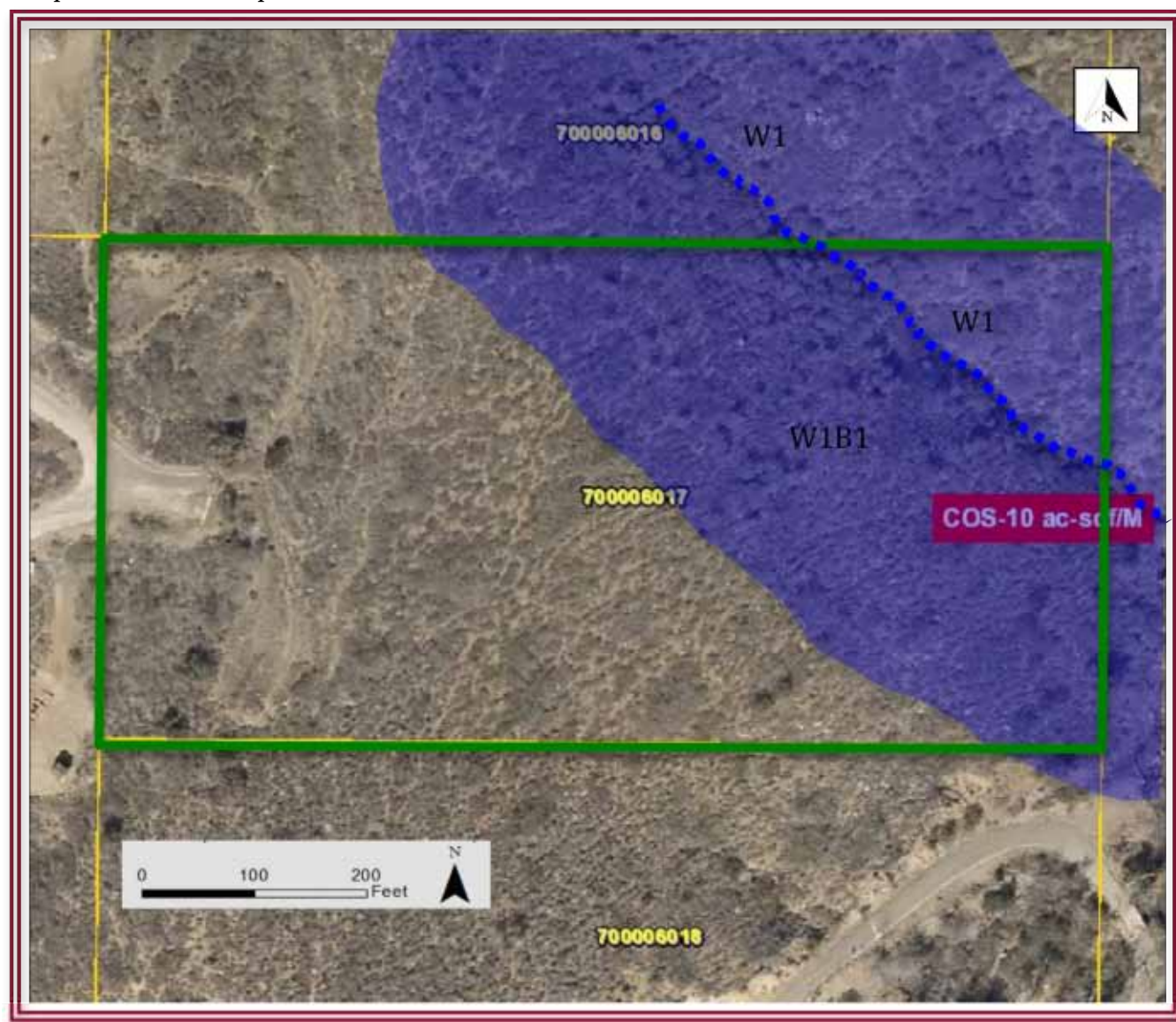
| Waters and Wetlands (continued) | | | |
|---------------------------------|-----------------------------|--|---|
| Map Key | County Wetland Significance | Wetland Distance from Project | Comments |
| W1 | Not Significant | The drainage is ~300 feet from the northeast corner of the proposed single-family residence. | Drainage is tributary to Little Sycamore Creek, which is ~500 feet from the proposed single-family residence. |

Water/Wetland Buffers Table

| Water/Wetland Buffers | | |
|-----------------------|--|--|
| Map Key | Recommended Buffer | Comments |
| W1B1 | Recommended 200 feet per California Coastal Commission | The proposed single-family residence will be located approximately 300 feet from the drainage. The fuel modification zone is 100 feet, which provides the drainage a 200-foot setback. The buffer provided is adequate for the protection of the drainage. |

National Wetlands Inventory Map

Site-Specific Wetlands Map



* Drainage mapped by Andrew McGinn Forde. The drainage does not appear on the NWI.

3.2 Species

Observed Species

The biologists observed 65 plant species within the survey area. Fifty-two (~80%) are native and thirteen (~20%) are non-native. Special-status plant species were not observed. The biologists also observed or otherwise detected 40 species of wildlife within the survey area including 10 invertebrates (butterflies), 2 reptiles, 24 birds (1 non-native), 4 mammals, no amphibians, and no fish. Ninety-eight percent are native and 2% are non-native (see Appendix Three for the full list of species). Special-status wildlife species were not observed or otherwise detected, however, the biologists observed at least one woodrat (*Neotoma* sp.) house. The woodrat house was likely built by big-eared woodrat (*Neotoma macrotis*); however, San Diego Desert Woodrat (*Neotoma lepida intermedia*) cannot be ruled out. Additional species are expected to occur; particularly birds and bats during spring and fall migrations. Although bats, hawks, and owls, may forage within the survey area, it lacks trees and suitable rock outcrops that could be used as roost sites by bats or by nesting birds.

Protected Trees

There are no trees located on the property.

Special Status Species and Nests

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

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

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

Background Research

The CNPS IREP tracks the status of hundreds of plant species and includes information on the distribution, ecology, and conservation status of California's rare, threatened, and endangered plants. The CNPS data are widely accepted as the standard for information on the status of the flora of California. The CNPS recognizes more than 1600 plant taxa (species, subspecies and varieties) as rare, threatened, or endangered in California, more than 500 additional species that have limited distribution, and approximately 55 additional species for which the CNPS needs more information. The IREP also contains information on approximately 25 species presumed to have become extinct in California in the last 100 years. The CNDDDB is part of a nationwide network overseen by NatureServe. It includes Rarefind 5 and BIOS, which include information on special-status plants and animals and natural communities throughout California. The data help drive conservation decisions, aid environmental review of projects and land use changes, and provide baseline data helpful in recovering rare, threatened, and endangered species. The goal of the CNDDDB is to provide current information on the state's most imperiled elements of natural diversity. The species on the CDFW lists are considered those of greatest conservation need and are commonly referred to as special-status species. Special-status species include those protected by the State Endangered Species Act,²⁵ the Federal Endangered Species Act,²⁶ the California Fish and Game Code²⁷ including fully protected species,²⁸ and all other species that appear on the lists.

According to BIOS, a non-specific polygon representing a population of Blochman's dudleya (*Dudleya blochmaniae* (Eastw.) Moran ssp. *blochmaniae*) extends onto the property (see CNDDDB BIOS Map below); however, the soils on the property and within the survey area are described as loams, gravelly loams, and sandy loams, not clays with which this species is typically associated. The biologists did not observe individuals of the species during the site surveys.

²⁵ CAL. Fish & Game Code §§ 2050-2097

²⁶ 16 U.S.C. §§ 1531-1544

²⁷ CAL. Fish & Game Code §§ 3511, 4700, 5050, & 5515

²⁸ CAL. Fish & Game Code §§ 3511, 4700, 5050, & 5515

CNDDDB BIOS Map



Mountain lions (*Puma concolor*) range across the entire Santa Monica Mountains and have safely negotiated Highway 101 and Interstate 405. This movement indicates that the Santa Monica Mountains remain relatively connected. The property is located within the area covered by the USGS 7.5-minute Triunfo Pass Quadrangle. The CNDDDB and the CNPS Inventory of Rare and Endangered Plants revealed that a number of special-status species have been recorded within the area covered by the Triunfo Pass Quadrangle and those that surround it; however, the databases rely on individuals reporting occurrences of special-status species. It is likely that occurrences of some special-status species are not reported to these databases and that special-status species could occur within the area covered by the quadrangles but are as yet undiscovered. It should also be noted that a 9-quadrangle analysis often times omits special-status species that should be considered. Because the Santa Monica Mountains remain relatively well connected, we include the majority of the special-status species known to occur in the range and not just those returned by the Triunfo Pass Quadrangle and those that surround it. The species returned by the databases are included in the table below.

Special-Status Species Known to Occur in the Santa Monica Mountains

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---------------------------|------------------------|---------------------------------------|--|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Abronia maritima</i> Red sand verbenia | -- | -- | 4.2 G4/S3S4 | Coastal dunes 0 m - 100 m Perennial Herb February - November |
| <i>Asplenium verspertinum</i> Maxon Western spleenwort | -- | -- | 4.2 G4/S4 | Rocky sites in chaparral, coastal scrub, and cismontane woodland 180 m - 1000 m Fern February - June |
| <i>Astragalus brauntonii</i> Parish Braunton's milk-vetch | FE January 1997 | -- | 1B.1 G2/S2 | Closed-cone coniferous forest, chaparral, coastal sage, valley and foothill grasslands, and recent burn or disturbed areas usually in association with sandstone with carbonate layers or down-wash sites 4 m - 640 m Perennial Herb January - August |
| <i>Astragalus pycnostachyus</i> Gray var. <i>lanosissimus</i> (Rydb.) Munz & McBurn. Ventura marsh milk-vetch | FE May 2001 | SE April 2000 | 1B.1 G2T12/S1 | Coastal dunes and edges of salt or brackish marshes and swamps 1 m - 35 m Perennial Herb June - October |
| <i>Astragalus tener</i> Gray var. <i>titi</i> (Eastw.) Barneby Coastal dunes milk-vetch | FE August 1998 | SE February 1982 | 1B.1 G2T1/S1 | Coastal bluff scrub with sandy soils, coastal dune, and mesic coastal prairie habitats 1 m - 50 m Annual Herb March - May |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---|--------------|---------------------------------|--|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Atriplex coulteri</i> (Moq.) D. Dietr. Coulter's saltbush | -- | -- | 1B.2 G2/S2 | Coastal dune, coastal scrub, coastal bluff scrub, and valley and foothill grassland habitats with alkaline or clay soils 3 m - 460 m Perennial Herb March - October |
| <i>Atriplex parishii</i> Wats. Parish's brittle scale | -- | -- | 1B.1 G1G2/S1 | Chenopod scrub, playas, and vernal pool habitats on alkaline substrates 25 m - 1900 m Annual Herb June - October |
| <i>Atriplex serenana</i> A. Nels. var. <i>davidsonii</i> (Standl.) Munz Davidson's salt scale | -- | -- | 1B.2 G5T1/S1 | Coastal bluff scrub and coastal scrub on alkaline substrates 10 m - 200 m Annual Herb April - October |
| <i>Baccharis malibuensis</i> Beauchamp & Henrickson Malibu baccharis | -- | -- | 1B.1 G1/S1 | Coastal scrub, chaparral, cismontane woodland, and riparian woodland on Conejo Volcanic exposures 150 m - 305 m Perennial Shrub (Deciduous) August |
| <i>Calandrinia brewerii</i> S. Watson Brewer's calandrinia | -- | -- | 4.2 G4/S3S4 | Sandy or loamy soils on disturbed or burned sites in coastal scrub and chaparral 10 m - 1200 m Annual Herb March - July |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|---|---|--------------|---------------------------------|--|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>California macrophylla</i> (Hook.&Arn.) Aldas, Navarro, Vargas, Saez & Aedo Round-leaved filaree | -- | -- | 1B.1 G2/S2 | Clay soils in cismontane woodland and grassland 10 m - 1220 m Annual Herb March - May |
| <i>Cahystegia sepium</i> (L.) R. Br. ssp. <i>binghamiae</i> (E. Greene) Brummitt Santa Barbara morning-glory | -- | -- | 1A G5TXQ/SX | Coastal marshes and swamps 0 m - 20 m Perennial Herb (Rhizomatous) August |
| <i>Calochortus catalinae</i> S. Watson Catalina mariposa lily | -- | -- | 4.2 G4/S4 | Heavy soil in openings and slopes in coastal scrub, chaparral, grassland, and cismontane woodland 15 m - 700 m Perennial Herb (Bulbiferous) March - June |
| <i>Calochortus clavatus</i> S. Watson var. <i>clavatus</i> Club-haired mariposa lily | -- | -- | 4.3 G4T3/S3 | Serpentine clay and rocky soils in coastal scrub, chaparral, grassland, and cismontane woodland 75 m - 1300 m Perennial Herb (Bulbiferous) May - June |
| <i>Calochortus clavatus</i> S. Watson var. <i>gracilis</i> Ownbey Slender mariposa lily | -- | -- | 1B.2 G4T2T3/S2S3 | Shaded canyons and grassy slopes in chaparral and oak woodlands habitats, often associated with serpentinite soils 320 m - 1000 m Perennial Herb (Bulbiferous) March - June |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---|--------------|---------------------------------|---|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Calochortus plummerae</i> E. Greene Plummer's mariposa lily | -- | -- | 4.2 G4/S4 | Rocky and sandy sites, usually of alluvial or granitic material, in coastal scrub, chaparral, grassland, cismontane woodland, and lower montane coniferous forest; can be common after a fire 100 m - 1700 m Perennial Herb (Bulbiferous) May - July |
| <i>Camissoniopsis lewisii</i> (P.H. Raven) W.L. Wagner & Hoch Lewis' evening primrose | -- | -- | 3 G4/S4 | Sandy or clay soil in coastal scrub, coastal bluff scrub, grassland, and cismontane woodland 0 m - 300 m Annual Herb March - May |
| <i>Canbya candida</i> Parry White pygmy-poppy | -- | -- | 4.2 G3G4/S3S4 | Joshua tree woodland, Mojavean desert scrub, and pinyon and juniper woodland often in association with sandy granitic soils 600 m - 1460 m Annual Herb March - June |
| <i>Centromadia parryi</i> (Greene) Greene ssp. <i>australis</i> (Keck) B.G. Baldwin Southern tarplant | -- | -- | 1B.1 G3T2/S2 | Along margins of salt marsh and swamps, vernal pools, and vernal mesic valley and foothill grasslands 0 m - 425 m Annual Herb May - November |
| <i>Cercocarpus betuloides</i> Torrey & A. Gray var. <i>blanchea</i> (C. Snyder) Little Island mountain mahogany | -- | -- | 4.3 G5T4/S4 | Chaparral 30 m - 600 m Shrub February - May |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|---|---|-------------------|---------------------------------|--|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Chaenactis glabriuscula</i> DC. var. <i>orcuttiana</i> (Greene) H.M. Hall Orcutt's pincushion | -- | -- | 1B.1 G5T1/S1 | Coastal dunes and sandy coastal bluff scrub < 100 m Annual Herb January - August |
| <i>Chloropyron maritimum</i> (Benth.) A. Heller ssp. <i>maritimum</i> Salt marsh bird's-beak | FE September 1978 | SE July 1979 | 1B.2 G4?T1/S1 | Coastal dunes, salt marshes and swamps 0 m - 30 m Annual Herb (Hemiparasitic) May - October |
| <i>Chorizanthe parryi</i> Wats. var. <i>fernandina</i> (Wats.) Jeps. San Fernando Valley spineflower | FC May 2004 | SE August 2001 | 1B.1 G2T1/S3 | Open coastal scrub and grassland on sandy soil 150 m - 1035 m Annual Herb April - June |
| <i>Chorizanthe parryi</i> S. Watson var. <i>parryi</i> Parry's spineflower | -- | -- | 1B.1 G3T3/S3 | Dry slopes and flats in sandy soil, typically in coastal scrub, chaparral, grassland, and oak woodland or in edges between these habitats Wide Elevation Range Annual Herb May - June |
| <i>Convolvulus simulans</i> Perry Small-flowered morning glory | -- | -- | 4.2 G4/S4 | Seeps and serpentine ridges in coastal scrub, chaparral, and grassland 30 m - 700 m Annual Herb March - July |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---|------------------------|---------------------------------|---|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Deinandra minthornii</i> (Jeps.) B.G. Baldwin Santa Susana tarplant | -- | SR November 1978 | 1B.2 G2/S2 | Chaparral and coastal scrub habitats in association with sandstone outcroppings and rocky areas 280 m - 760 m Shrub (Deciduous) July - October |
| <i>Didymodon norrisii</i> Norris' beard moss | -- | -- | 2.2 | Seasonally wet sheet drainages within cismontane woodland and lower montane coniferous forest 600 m - 1973 m Bryophyte |
| <i>Dodecabema leptoceras</i> (Gray) Rev. & Hardham Slender-horned spineflower | FE September 1987 | SE January 1982 | 1B.1 | Chaparral and coastal scrub (alluvial fan) 200 - 760 m Annual Herb April - June |
| <i>Delphinium parryi</i> Gray ssp. <i>blochmaniae</i> (Greene) Lewis & Epl. Dune larkspur | -- | -- | 1B.2 G4T2/S2 | Maritime chaparral and coastal dune habitats 0 m - 200 m Perennial Herb April - May |
| <i>Ditlyrea maritima</i> A. Davids. Beach spectaclepod | -- | ST February 1990 | 1B.1 G2/S1 | Coastal dune and coastal scrub habitats with sandy soils 3 m - 50 m Perennial Herb (Rhizomatous) March - May |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---|---------------------|---------------------------------|---|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Dudleya blochmaniae</i> (Eastw.) Moran ssp. <i>blochmaniae</i> Blochman's dudleya | -- | -- | 1B.1 G2T2/S2 | Coastal bluff scrub, coastal scrub, and grasslands on open, rocky slopes in shallow clays derived from ultramafic rocks, over serpentinite 5 m - 450 m Perennial Herb April - June |
| <i>Dudleya gymosa</i> (Lemaire) Britton & Rose ssp. <i>agourensis</i> K. Nakai Agoura Hills dudleya | FT January 1997 | -- | 1B.2 G5T1/S2 | Chaparral and cismontane woodland habitat 200 m - 500 m Perennial Herb May - June |
| <i>Dudleya gymosa</i> (Lem.) Britt. & Rose ssp. <i>marcescens</i> Moran Marcescent dudleya | FT January 1997 | SR November 1978 | 1B.2 G5T2/S2 | Chaparral on lower reaches of sheer volcanic rock surfaces and canyon walls adjacent to perennial streams dominated by live oak woodland, often with California Bay 150 m - 520 m Perennial Herb April - July |
| <i>Dudleya gymosa</i> (Lem.) Britt. & Rose ssp. <i>ovatifolia</i> (Britt.) Moran Santa Monica Mountains dudleya | FT January 1997 | -- | 1B.2 G5T1/S1 | Shaded slopes and canyon bottoms on volcanic and sedimentary conglomerate rock on exposed north-facing slopes from near Westlake Village to Agoura Hills and deep canyon bottoms along lower Malibu Creek and Topanga Creek 150 m - 1675 m Perennial Herb March - June |
| <i>Dudleya multicaulis</i> (Rose) Moran Many-stemmed dudleya | -- | -- | 1B.2 G2/S2 | Clay soils in chaparral, coastal scrub, and valley and foothill grassland habitats 15 m - 790 m Perennial Herb April - July |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---------------------------|-----------------|---------------------------------------|---|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Dudleya parva</i> Rose & Davids. Conejo dudleya | FT January 1997 | -- | 1B.2 G2/S2 | Coastal scrub and valley and foothill grassland habitats, most commonly in cactus-dominated coastal sage scrub in association with rocky, gravelly, clay, and volcanic substrates derived from the Conejo volcanics 60 m - 450 m Perennial Herb May - June |
| <i>Dudleya verityi</i> K. Nakai Verity's dudleya | FT January 1997 | -- | 1B.1 G1/S1 | On exposures of Conejo Volcanics in chaparral, cismontane woodland, and coastal scrub 60 m - 120 m Perennial Herb May - June |
| <i>Eriogonum crocatum</i> A. Davids. Conejo buckwheat | -- | SR Sept 1979 | 1B.2 G1/S1 | Conejo Valley and surrounding regions in Ventura County where it is found in openings in chaparral, coastal scrub, and valley and grassland habitats on exposures of Conejo volcanics 50 m - 580 m Perennial Herb April - July |
| <i>Hordeum intercedens</i> Nevski Vernal barley | -- | -- | 3.2 G3G4/S3S 4 | Vernal pools, saline streambeds and alkaline flats in other habitat types including coastal dunes, coastal scrub, and grassland 5 m - 1000 m Annual Grass March - June |
| <i>Horkelia cuneata</i> Lindl. var. <i>puberula</i> (Rydb.) Ertter & Reveal Mesa horkelia | -- | -- | 1B.1 G4T1/S1 | Maritime chaparral, cismontane woodland, and coastal scrub habitats with sandy or gravelly soils 70 m - 810 m Perennial Herb February - September |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|---|---|--------------|---------------------------------|--|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Isocoma menziesii</i> (H. & A.) G. Nesom var. <i>decumbens</i> (Greene) G. Nesom Decumbent goldenbush | -- | -- | 1B.2 G3G5T2T3/S2 | Openings in chaparral and coastal scrub with sandy soils and in disturbed areas 10 m - 135 m Shrub April - November |
| <i>Juglans californica</i> S. Watson Southern California black walnut | -- | -- | 4.2 G3/S3 | Slopes, canyons, and alluvial substrates in coastal scrub, chaparral, and cismontane woodland 50 m - 900 m Deciduous Tree March - June |
| <i>Harpagonella palmeri</i> A. Gray Palmer's grapplinghook | -- | -- | 4.2 G4/S3 | Chaparral, coastal scrub, valley and foothill grassland; clay soil; open grassy areas within shrubland 15 - 955 m Annual Herb March - May |
| <i>Lasthenia glabrata</i> Lindl. ssp. <i>coulteri</i> (Gray) Ornduff Coulter's goldfields | -- | -- | 1B.1 G4T2/S2 | Coastal salt marshes and swamps, playas, grasslands, and vernal pools, usually on alkaline soils 1 m - 1220 m Annual Herb February - June |
| <i>Lepechinia fragrans</i> (Greene) Epl. Fragrant pitcher sage | -- | -- | 4.2 G3/S3 | Chaparral 20 m - 1310 m Shrub March - October |
| <i>Lepidium virginicum</i> L. var. <i>robinsonii</i> (Thell.) Hitchc. Robinson's pepper-grass | -- | -- | 1B.2 G5T3/S3 | Chaparral and coastal scrub 1 m - 885 m Annual Herb January - July |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---|--------------|---------------------------------|--|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Lilium humboldtii</i> Roetz & Leichtlin ssp. <i>ocellatum</i> (Kellogg) Thorne Ocellated Humboldt lily | -- | -- | 4.2 G4T3/S3 | Riparian areas in lower montane coniferous forest and coastal chaparral; typically occurs on lower stream benches but can also occur in rich humus on shaded, dry slopes, beneath a dense coniferous canopy and cismontane oak woodland 30 m - 1800 m Perennial Herb (Bulbiferous) March - July |
| <i>Malacothamnus davidsonii</i> (Rob.) Greene Davidson's bush-mallow | -- | -- | 1B.2 G2/S2 | Coastal scrub, chaparral, cismontane woodland, and riparian woodland habitats 185 m - 855 m Perennial Shrub (Deciduous) June - January |
| <i>Moeburgia calcuiformis</i> (W.A. Weber) H. Mayrhofer & Sheard Light gray lichen | -- | -- | 3 G1/S1 | Acidic basalt rocks in association with coastal scrub habitats -- Crustose Saxicolous Lichen -- |
| <i>Monardella hypoleuca</i> A. Gray ssp. <i>hypoleuca</i> White-veined monardella | -- | -- | 1B.3 G4T2T3/S2S3 | Chaparral and cismontane woodland in rich soil of shady canyon bottoms of the southern Santa Monica Mountains, often growing with <i>Lonicera subspicata</i> , <i>Baccharis plummerae</i> , and <i>Artemisia douglasiana</i> 50 m - 1525 m Herb April - December |
| <i>Monardella sinuata</i> Elvin & A.C. Sanders ssp. <i>sinuata</i> Southern curly-leaved monardella | -- | -- | 1B.2 G3T2/S2 | Sandy soil in chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub < 300 m Annual Herb April - September |

| SCIENTIFIC NAME COMMON NAME | STATUS (November 2018) | | | HABITAT REQUIREMENTS (Elevation Range, Form, Bloom Period) |
|--|---|-------------------------|---------------------------------|--|
| | Federal Status | State Status | CNPS Global Rank/ State Rank | |
| <i>Nama stenocarpum</i> Gray Mud nama | -- | -- | 2B.2 G4G5/S1S2 | Muddy margins of freshwater marshes, swamps, lakes, and rivers 5 m - 500 m Annual/Perennial Herb January - July |
| <i>Navarretia ojaiensis</i> Elvin, J.M. Porter & L.M. Johnson Ojai navarretia | -- | -- | 1B.1 G1/S1 | Openings in chaparral and coastal scrub, and in valley and foothill grassland habitats 275 m - 620 m Annual Herb May - July |
| <i>Nolina cismontana</i> Dice Chaparral nolina | -- | -- | 1B.2 G2/S2 | Coastal sage scrub and chaparral habitats on sandstone and gabbro substrates 140 m - 1275 m Perennial Shrub (Evergreen) March - July |
| <i>Orcuttia californica</i> Vasey California Orcutt grass | FE August 1993 | SE September 1979 | 1B.1 G1/S1 | Vernal pools 15 m - 660 m Annual Herb April - August |
| <i>Pentachaeta lyonii</i> Gray Lyon's pentachaeta | FE January 1997 | SE January 1990 | 1B.1 G2/S2 | Pocket grassland in chaparral, coastal sage scrub, road/trail edges and sites transitional to shrublands with rocky and clay soils of volcanic origin 30 m - 630 m Annual Herb March - August |

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|---|---|--------------|---------------------------------|---|
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| <i>Phacelia hubbii</i> (J.F. Macbr.) L.M. Garrison Hubby's phacelia | -- | -- | 4.2 G4/S4 | Gravelly or rocky slopes in chaparral and grassland 0 m - 1000 m Annual Herb April - July |
| <i>Phacelia ramosissima</i> var. <i>australitoralis</i> South coast branching phacelia | -- | -- | 4.2 | Sandy, sometimes rocky soil in chaparral, coastal dunes, coastal scrub, and marshes 6 m - 300 m Perennial herb March - August |
| <i>Piperia michaelii</i> (Greene) Rydb. Michael's rein orchid | -- | -- | 4.2 G3/S3 | Foothill woodland, oak woodland, yellow pine forest, closed-cone pine forest, and coastal sage scrub, generally on dry sites 3 m - 915 m Perennial Herb April - August |
| <i>Pseudognaphalium leucocephalum</i> White rabbit-tobacco | -- | -- | 2B.2 G4/S2 | Sandy or gravelly soils in chaparral, coastal scrub, cismontane woodland, riparian woodland 0 m - 2100 m Perennial Herb July - December |
| <i>Plagiobryoides vinosula</i> (Cardot) J.R. Spence Wine-colored tufa moss | -- | -- | 4.2 G3G4/S2 | Granitic rock or granitic soil, sometimes clay, along seeps and streams, meadows, cismontane woodland, Mojavean desert scrub, and pinyon, juniper, and riparian woodland 30 m - 1735 m Moss -- |

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| <i>Quercus dumosa</i> Nutt. Nuttall's scrub oak | -- | -- | 1B.1 G3/S3 | Sandy soil and clay loam in closed-cone coniferous forest, chaparral, and coastal scrub 15 m - 400 m Shrub February - August |
| <i>Selaginella cinerascens</i> A. A. Eaton Ashy spike moss | -- | -- | 4.1 G3G4/S3 | Dry open places of clay soil, clayey-sandy soil, or in shade under shrubs and trees in chaparral and coastal scrub habitats 0 m - 640 m Perennial Rhizomatous Herb |
| <i>Senecio aphanactis</i> Greene Chaparral ragwort | -- | -- | 2B.2 G3?/S2 | Drying alkaline flats within woodland, chaparral, and coastal scrub habitats 15 m - 800 m Annual Herb January - April |
| <i>Sidalcea neomexicana</i> Gray Salt spring checkerbloom | -- | -- | 2B.2 G4?/S2S3 | Mesic chaparral, coastal scrub, low montane coniferous forest, Mojavean desert scrub, and playas on alkaline substrates 15 m -1530 m Perennial Herb March - June |
| <i>Suaeda esteroa</i> Ferren & Whitmore Estuary seablite | -- | -- | 1B.2 G3/S2 | Coastal salt marshes and swamps 0 m - 5 m Perennial Herb May - January |

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| <i>Texosporium sancti-jacobi</i> (Tuck.) Nadv. ex Tibell & Hoffsten Woven-spored lichen | -- | -- | 3 G3/S1 | Crustose lichen found on soil, small mammal pellets, dead twigs, and moss ferns (<i>Selaginella</i> spp.) in arid to semi-arid grasslands, shrublands, or savannas 290 m - 660 m Lichen N/A |
| <i>Thelypteris puberula</i> (Baker) C. Morton var. <i>sonorensis</i> A.R. Smith Sonoran maiden fern | -- | -- | 2B.2 G5T3/S2 | Meadows, seeps, and streams 50 m - 610 m Perennial Herb (Rhizomatous) N/A |
| <i>Tortula californica</i> Bartr. California screw moss | -- | -- | 1B.2 G2?/S2 | Sandy soil in chenopod scrub and grassland 10 m - 1460 m Moss N/A |

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| <i>Helminthoglypta traskii traskii</i> Trask shoulderband | -- | -- | -- G1G2T1/S1 | Occurs from coastal Ventura County south into Mexico. Preferred habitat is coastal sage scrub and chaparral. |
| <i>Helminthoglypta tudiculata convicta</i> Southern shoulderband | -- | -- | -- G2G3/SNR | Occurs in the Transverse & Peninsular ranges and the Los Angeles Basin, in annual grassland, coastal scrub, and riparian habitats under rock, leaf litter, decaying yucca, & woody debris. |
| <i>Haplotrema caelatum</i> Slotted lancetooth | -- | -- | -- G1/SNR | Known from Santa Barbara, Ventura, Los Angeles, San Diego, and Ventura Counties in palustrine habitat. |
| <i>Tryonia imitator</i> Mimic tryonia (=California brackishwater snail) | -- | -- | -- G2/S2 | Occurs along the coast from just north of San Francisco to Ensenada, Mexico in brackish salt marshes and estuarine habitats. |

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| <i>Cicindela hirticollis gravida</i> Sandy beach tiger beetle | -- | -- | -- G5T2/S1 | Coastal from north of San Francisco into Mexico in moist sandy swales, behind dunes, or upper beaches beyond normal high tides. Most common March through June and August through September. |
| <i>Cicindela senilis frosti</i> Senile tiger beetle | -- | -- | -- G2G3T1T3/S1 | Occurs in coastal salt marsh, tidal mud flats, and interior alkali mud flats. Adults active February - June and August - October. They overwinter in shallow underground galleries, usually under flat rocks at edge of habitat. |
| <i>Cicindela gabbii</i> Western tidal-flat tiger beetle | -- | -- | -- G2G4/S1 | Salt marshes, tidal flats, and beaches from Ventura County into Baja California in dark mud of upper mudflats and salt-pannes. |
| <i>Coelus globosus</i> Globose dune beetle | -- | -- | -- G1G2/S1S2 | Foredunes, sand hummocks, and backdunes from Bodega Bay, south, and some Channel Islands. |
| <i>Carolella busckana</i> Busck's gallmoth | -- | -- | -- G1G3/SH | Occurs in conifer forests. |
| <i>Danaus plexippus</i> Monarch butterfly (Overwintering Population) | -- | -- | -- G5/S3 | Critical features of winter sites are conifer and eucalyptus groves. |
| <i>Panoquina errans</i> Wandering (=saltmarsh) skipper | -- | -- | -- G4G5/S2 | Occurs in central California and along the coast from Santa Barbara County south, in salt marshes near beaches and river mouths in stands of <i>Distichlis spicata</i> . |
| <i>Bombus crotchii</i> Crotch bumble bee | -- | -- | -- G3G4/S1S2 | Open grassland and scrub habitats. Food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> . |
| <i>Oncorhynchus mykiss irideus</i> Southern steelhead | FE August 1997 | -- | SSC G5T3Q/S2 | Young hatch and typically remain in fresh water for 1 - 3 years then swim to the ocean, staying 1 - 2 years before returning to their native streams. |
| <i>Gila orcutti</i> Arroyo chub | -- | -- | SSC G2/S2 | Native to Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita rivers, and Malibu and San Juan creeks and introduced to other rivers and creeks. |
| <i>Encyclogobius newberryi</i> Tidewater goby | FE February 1994 | -- | SSC G3/S2S3 | Occurs in cool brackish water of lagoons; favoring salinities less than 10 ppt. Favorable habitat includes shallow open water with emergent vegetation. |
| <i>Actinemys pallida</i> Southern Western pond turtle | -- | -- | SSC G3G4/S3 | Associated with permanent or nearly permanent water bodies. May be active year-round. Most often seen basking above the water line. |

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| <i>Phrynosoma blainvillii</i> Coast horned lizard | -- | -- | SSC G3G4/S3S4 | Throughout the foothills and coastal plains from Los Angeles area to northern Baja California. It frequents areas with open vegetation such as chaparral or coastal sage scrub. |
| <i>Aspidoscelis tigris stejnegeri</i> San Diegan tiger whiptail | -- | -- | -- G5T3T4/S2S3 | Occurs in valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, mixed conifer, pine-juniper, chaparral, desert scrub, desert wash, alkali scrub, and annual grassland. |
| <i>Anniella stebbensi</i> spp. Legless lizard | -- | -- | SSC G3G4T3T4Q/S3 | Occurs in sparsely vegetated areas of dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks in loose soil and leaf litter. Lives mostly underground. Most active during the morning and evening. |
| <i>Salvadora hexalepis virgulata</i> Coast patch-nosed snake | -- | -- | SSC G5T4/S2S3 | From San Luis Obispo County, south through the coastal zone, south and west of the deserts, into coastal northern Baja California in semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains. |
| <i>Diadophis punctatus modestus</i> San Bernardino ringneck snake | -- | -- | -- G5T2T3Q/S2? | Occurs in a variety of habitats throughout the state including annual grassland and chaparral. Usually found under rocks, wood, bark, boards and other surface debris, but occasionally seen moving on the surface on cloudy days, at dusk, or at night. |
| <i>Lampropeltis zonata pulchra</i> San Diego mountain kingsnake | -- | -- | SSC G4G5/S1S2 | Common near rocks & boulders near streams or lakeshores. May also utilize rotting logs and seek cover under dense shrubs. |
| <i>Thamnophis hammondi</i> Two-striped garter snake | -- | -- | SSC G4/S3S4 | From Monterey County west of the Coast Ranges south through the Transverse and Peninsular ranges into Mexico. Primarily aquatic. Generally found around pools, creeks, cattle tanks, and other water sources, often in rocky areas, in oak woodland, chaparral, brushland, and coniferous forest. |
| <i>Thamnophis sirtalis</i> spp. South coast garter snake | -- | -- | SSC (From Ventura to San Diego) G5T1T2/S1S2 | Absent only from Alpine Co. southward (east of the Sierra crest), the southern desert regions, and coastally from northern San Diego Co. south to the Mexican border. Associated with permanent or semi-permanent bodies of water. |
| <i>Anaxyrus californicus</i> Arroyo toad | FE August 1995 | -- | SSC G2G3/S2S3 | Occurs in washes, arroyos and riparian areas with willows, sycamores, oaks, and cottonwoods along exposed sandy substrates. Tadpoles sift fine sediments for food and are extremely dependant on this specialized habitat. |

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| <i>Rana aurora draytonii</i> California red-legged frog | FT May 1996 | -- | SSC G2G3/S2S3 | Occurs in a variety of habitat types, including aquatic, riparian, and upland habitats. They prefer slow moving or deep standing ponds, pools, and streams. They are active all year but in dry years estivate in moist refuges until the late fall rains. |
| <i>Rana boylei</i> Foothill yellow-legged frog | -- | SC | SSC G3/S3 | Frequents rocky streams and rivers with rocky substrate and open, sunny banks, in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools. |
| <i>Taricha torosa torosa</i> Coast Range newt | -- | -- | SSC (Monterey County to South) G4/S4 | Occurs in wet valley-foothill hardwood, hardwood-conifer, mixed conifer, oak woodlands, coastal scrub, chaparral, and annual grasslands. Adults migrate in large numbers from terrestrial locations to ponds, reservoirs, and sluggish pools in streams to breed. |
| <i>Phalacrocorax auritus</i> Double-crested cormorant | -- | -- | WL (Nesting Colony) G5/S4 | A yearlong resident along the entire coast of California and on inland lakes, in fresh, salt and estuarine waters. Nests in tall trees. |
| <i>Ardea Herodias</i> Great blue heron | -- | -- | -- (Nesting Colony) G5/S4 | Common all year throughout most of California, in shallow estuaries and fresh and saline emergent wetlands. Less common along riverine and rocky marine shores, in croplands, pastures, and in mountains above foothills. |
| <i>Egretta thula</i> Snowy egret | -- | -- | -- (Nesting Colony) G5/S4 | Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. Common September to April in coastal lowlands, but rare through summer. |
| <i>Ardea alba</i> Great egret | -- | -- | -- (Nesting Colony) G5/S4 | Forages in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures. Nests and roosts in large trees. |
| <i>Nycticorax nycticorax</i> Black-crowned night-heron | -- | -- | -- (Nesting Colony) G5/S4 | Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and, rarely, on kelp beds in marine subtidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands. |
| <i>Accipiter cooperii</i> Cooper's hawk | -- | -- | WL (Nesting) G5/S4 | Dense stands of live oak, riparian deciduous or other forest habitats near water used most frequently. Nests in tree crotches 3-23 m (10-80 ft), but usually 6-15 m (20-50 ft), above the ground. |
| <i>Asio otis</i> Long-eared owl | -- | -- | SSC (Nesting) G5/S3? | Riparian habitat required; also uses live oak thickets and other dense stands of trees. Breeds from February through July. |

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| <i>Athene cunicularia hypugea</i> Western burrowing owl | -- | -- | SSC (Burrow Sites & Winter Sites) G4/S3 | Year-round resident throughout much of the state in open dry grassland and desert habitats, and in forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Breeding season is March to August, but can begin February and extend into December. Usually nests in mammal burrows that they modify. |
| <i>Calypte costae</i> Costa's hummingbird | -- | -- | -- (Nesting) G5/S4 | Common in summer and uncommon in winter. Most common and widespread in southern California, but also breeds locally along the western edge of the San Joaquin Valley and the eastern edge of the Sierra Nevada north through Inyo Co. In winter, largely restricted to the southern coast, but also winters on southern deserts. Primary habitats are desert wash, edges of desert riparian and valley foothill riparian, coastal scrub, desert scrub, desert succulent shrub, lower-elevation chaparral, and palm oasis. |
| <i>Selasphorus rufus</i> Rufous hummingbird | -- | -- | -- (Nesting) G5/S1S2 | A rare, but regular, winter resident in southern California. Found in a wide variety of habitats that provide nectar-producing flowers; uses valley foothill hardwood, valley foothill hardwood-conifer, riparian, and chaparral habitats during migration; montane riparian, aspen, and high mountain meadows to treeline and above. |
| <i>Selasphorus sasin</i> Allen's hummingbird | -- | -- | -- (Nesting) G5/S4 | A common summer resident (January to July) and migrant along most of the California coast. Breeders are most common in coastal scrub, valley foothill hardwood, and valley foothill riparian habitats, but also are common in closed-cone pine-cypress, urban, and redwood habitats. Occurs in a variety of woodland and scrub habitats as a migrant. Although mostly coastal in migration, fairly common in southern mountains in summer and fall migration. |
| <i>Baeolophus inornatus</i> Oak titmouse | -- | -- | -- (Nesting) G4/S4 | A common resident in a variety of habitats, but primarily associated with oaks. Occurs in montane hardwood-conifer, montane hardwood, blue, valley, and coastal oak woodlands, and montane and valley foothill riparian habitats in cismontane California, from the Mexican border to Humboldt County. |
| <i>Campylorhynchus brunneicapillus sandiegensis</i> Coastal cactus wren | -- | -- | SSC (San Diego & Orange counties) G5T3Q/S3 | Coastal race found in arid parts of westward-draining slopes of southern California; numbers reduced in recent decades. Frequents desert succulent shrub, Joshua tree, and desert wash habitats. Nest usually built in cholla or other large, branching cactus, in yucca, or in stiff-twigged, thorny shrub or small tree. |

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| <i>Cistothorus palustris clarkae</i> Marsh wren | -- | -- | SSC G5T2T3/S2S3 | A yearlong resident along northern and central coast, in the Central Valley, and in scattered locations in transmontane California. Migrants and winter residents may occur in any low vegetation growing in water or on damp ground. Breeding is restricted to cattails, bulrushes, sedges, and other vegetation in emergent wetland habitat. In southern California, breeds mainly in Imperial and Colorado River valleys, locally along the coast, and in a few desert wetlands. In the county it breeds primarily in the Antelope Valley at Piute Ponds, at Lake Palmdale, and Elizabeth Lake. |
| <i>Poliottila californica</i> California gnatcatcher | FT March 1993 | -- | SSC G3T2/S2 | Obligate resident of arid coastal scrub. California buckwheat, coastal sage, and patches of prickly pear cactus are favored. Species nests within the vicinity of California State University Channel Islands. |
| <i>Empidonax traillii eximius</i> Southwestern willow flycatcher | FE March 1995 | SE January 1991 | SSC (Nesting) G5T1T2/S1 | Summer resident. Breeds in dense riparian vegetation near surface water or saturated soil. Riparian patches used vary in size and shape, and may be a relatively dense, linear contiguous stand or an irregularly shaped mosaic with open areas. |
| <i>Vireo bellii pusillus</i> Least Bell's vireo | FE May 1986 | SE Oct. 1980 | SSC (Nesting) G5T2/S2 | Frequents riparian habitats. Require dense, almost impenetrable thickets of willow and other low shrubs for nesting. Ground cover in the shrub layer is nearly 100%. |
| <i>Eremophila alpestris actia</i> California horned lark | -- | -- | WL G5T3Q/S3 | Frequents grasslands and other open habitats with low, sparse vegetation. |
| <i>Setophaga petechia</i> Yellow warbler | -- | -- | SSC G5/S3S4 | Occurs as a migrant and summer resident from late March through early October; breeds from April to late July in riparian woodlands from coastal and desert lowlands up to 2500 m in Sierra Nevada. Also breeds in montane chaparral and in open ponderosa pine and mixed conifer habitats with substantial amounts of brush. |
| <i>Icteria virens</i> Yellow-breasted chat | -- | -- | SSC G5/S3 | Occurs as a migrant and in summer primarily from late March to late September in coastal California and in foothills of the Sierra Nevada. Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland. In migration, may be found in lower elevations of mountains in riparian habitat. |
| <i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow | -- | -- | WL G5T3/S2S3 | Mixed chaparral and coastal scrub. Frequents relatively steep, often rocky hillsides with grass and forb patches; also grassy slopes without shrubs, if rock outcrops are present. |
| <i>Sorex ornatus salicornicus</i> Southern California saltmarsh shrew | -- | -- | SSC G5T1?/S1 | Confined to coastal salt marshes in Los Angeles, Orange, and Ventura counties. |

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| <i>Antrozous pallidus</i> Pallid bat | -- | -- | SSC G5/S3 | Habitat includes grassland, shrubland, woodland, and conifer forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in caves, crevices, mines, under bridges, bird and bat boxes, and occasionally hollow trees and buildings. Non-migratory. Birth occurs late June, nursing continues into August. |
| <i>Lasionycteris noctivagans</i> Silver-haired bat | -- | -- | - G5/S3S4 | In southern California from Ventura and San Bernardino Cos. south to Mexico and on some of the Channel Islands. Summer habitats include coastal and montane coniferous forests, valley foothill woodlands, pinyon-juniper woodlands, and valley foothill and montane riparian habitats. Roosts in hollow trees, snags, buildings, rock crevices, caves, and under bark. |
| <i>Lasiurus blossevillei</i> Western red bat | -- | -- | SSC G5/S3? | Feeds over scrublands, grasslands, open woodlands, and croplands. Roosts in foliage of forest and woodland trees. Pups born June. Nursing into August. Migrates to south of range to hibernate. |
| <i>Myotis ciliolabrum</i> Western small-footed myotis | -- | -- | -- G5/S3 | Occurs in a wide variety of habitats, primarily wooded and brushy uplands near water. Roosts in caves, buildings, mines, crevices, and occasionally under bridges and bark. |
| <i>Myotis evotis</i> Long-eared myotis | -- | -- | -- G5/S3 | Coniferous woodlands and forests preferred but also brush habitats. Roosts in caves, buildings, snags, crevices, and under bark. |
| <i>Myotis thysanodes</i> Fringed myotis | -- | -- | -- G4/S3 | In California, occurs in all but the Central Valley and Colorado and Mojave deserts. It occurs in a wide variety of habitats. Optimal habitats are pinyon-juniper, valley foothill hardwood and hardwood-conifer. Roosts in caves, mines, buildings, and crevices. |
| <i>Myotis volans</i> Long-legged myotis | -- | -- | -- G5/S3 | Forages in chaparral, coastal scrub, Great Basin shrub, and early successional stages of woodlands and forests. Roosts in rock crevices, buildings, under bark, in snags, mines, and caves. Maternity sites under bark or in hollow trees, but occasionally crevices or buildings. |
| <i>Enmops perotis californicus</i> Greater bonneted bat | -- | -- | SSC G5T4/S3? | Prefers open arid areas. Crevices, high buildings, trees, and tunnels required for roosting and maternal sites. Pups are born late June through September, nursing continues into early November. Does not migrate or hibernate. |
| <i>Bassariscus astutus</i> Ringtail | -- | -- | FP G5/S3S4 | Ideal habitat consists a mix of forest and shrub land associated with rocky or riparian habitats. Its principal habitat requirements seem to be den sites among boulders or in hollows of trees with sufficient food in the form of rodents and other small animals. |

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| <i>Taxidea taxus</i> American badger | -- | -- | SSC G5/S4 | Prefers dry open stages of most shrub, forest, and herbaceous habitats, with friable soils. |
| <i>Neotoma lepida intermedia</i> San Diego desert woodrat | -- | -- | SSC G5T3?/S3? | Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, and most desert habitats with rocky outcrops and substrates. Houses are constructed with twigs, sticks, cactus parts, and rocks, and are used for nesting, food caching, and predator escape. |
| <i>Microtus californicus stephensi</i> South coast marsh vole | -- | -- | SSC G5T1T2/S1S2 | Occurs from Santa Barbara County south to Orange County in coastal salt marshes dominated by pickleweed. |
| <i>Lepus californicus bennetti</i> San Diego black-tailed jackrabbit | -- | -- | SSC G5T3?/S3? | Abundant at lower elevations in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats. |

Special-Status Species Occurrence Potential

Important factors to consider when evaluating potential for special-status species to occur are geographic location, elevation, substrate and chemistry, vegetation type and structure, microhabitats, and fire history. The survey area has an elevation ranging from about 255 feet (78 meters) - 555 feet (169 meters) and dominated by scrub habitats. According to the U.S. Department of Agriculture Soil Conservation Service's Soil Survey, the dominant soils that occur on the property are Chumash-Boades-Malibu association (30% to 75% slopes) and Cumulic Haploxerolls (0 to 9% slopes). The major components of the Chumash-Boades-Malibu association are Chumash, Boades, and Malibu. The typical profile of Chumash is described as gravelly loam (A - 0 to 7 inches) and soft, weathered bedrock (Cr - 7 to 17 inches). Parent material is colluvium and/or residuum derived from sandstone and shale. It is somewhat excessively drained and has surface pH 6.8. The typical profile of Boades is described as loam (A1 - 0 to 2 inches), loam (A2 - 2 to 14 inches), and soft, weathered bedrock (Cr - 14 to 24 inches). Parent material is colluvium and/or residuum derived from sandstone and shale. It is well drained and has surface pH 6.0. The typical profile of Malibu is described as loam (A - 0 to 19 inches), clay (2Bt - 19 to 27 inches), and weathered bedrock (2Cr - 27 to 37 inches). Parent material is colluvium and/or residuum derived from interbedded sandstone and shale. It is moderately well drained and has surface pH 6.4. Minor components are Pachic Argixerolls, Rock outcrop, and Cotharin. The typical profile of Cumulic Haploxerolls (0 to 9 % slopes) is described as stratified sandy loam (A - 0 to 16 inches), stratified clay loam (2Bk - 16 to 69 inches), which overlies extremely gravelly coarse sand (3C - 69 to 83 inches). Parent material is alluvium derived from volcanic and sedimentary rock. It is well drained and has pH 7. Minor components include Cumulic Haploxerolls, clayey, Riverwash, Danville, coastal, and Typic Argixerolls.

Soil Map



Based on geographic location, elevation, soil types and substrates, soil and substrate chemistry, known habitat associations, and the extent and quality of habitat on the property, the biologists determined that 20 of the 69 special-status plant species considered had moderate to high potential to occur throughout the property. During the site visit on April 4, 2019, the biologists observed Catalina mariposa lily (*Calochortus catalinae* S. Watson); a CNPS Rank 4 species. The biologists also determined that 16 of the 63 special status wildlife species considered have moderate to high potential to occur including California gnatcatcher (*Polioptila californica*), a federally listed species; however, the biologists did not observe or otherwise detect any of them during the surveys. Legless lizard is expected to occur. The biologists did not observe any legless lizards, however, the species is very difficult to detect even during focused raking surveys due to inefficiency of the method in particular types of habitats. The biologists conducted the site surveys in March, April, May, and June 2018 when the majority of the special-status species considered, in this assessment, would have been most detectable. That said, some species are very cryptic (coast horned lizard), some spend most of their time underground (legless lizard) or under dead and decaying debris, or leaf litter, and in between root structures of shrubs, and others are active only at night. The biologists did not conduct any protocol level surveys or night-time surveys. Biologist Andrew McGinn Forde holds a federal permit that authorizes him to survey for California gnatcatcher. He has held the permit for more than 10 years and is very familiar with the species. He did not detect any gnatcatchers during the site surveys. Although he did not conduct protocol level surveys, he does not believe it necessary to do so because if present, he would have most likely detected them given the timing of the site surveys.

Special-Status Species Known to Occur in Region & Potential for Occurrence

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|--|----------------------------------|----------------------|
| | | <i>Abronia maritima</i> Red sand verbena | No | No The property lacks coastal dunes. | | NOT EXPECTED |
| SSP1 | | <i>Asplenium verspertinum</i> Maxon Western spleenwort | Yes | Yes The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Astragalus brauntonii</i> Parish Braunton's milk-vetch | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| | | <i>Astragalus pycnostachyus</i> Gray var. <i>lanosissimus</i> (Rydb.) Munz & McBurn. Ventura marsh milk-vetch | No | No The property lacks coastal dunes, marshes, and swamps. | | NOT EXPECTED |
| | | <i>Astragalus tener</i> Gray var. <i>titi</i> (Eastw.) Barneby Coastal dunes milk-vetch | No | No The property lacks coastal dunes, coastal bluffs, and prairie habitats. | | NOT EXPECTED |
| SSP1 | | <i>Atriplex coulteri</i> (Moq.) D. Dietr. Coulter's saltbush | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Atriplex parishii</i> Wats. Parish's brittle scale | No | No The property lacks chenopod scrub, playas, and vernal pool habitats. | | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|---|-----------------|--|----------------------------------|----------------------|
| | | <i>Atriplex serenana</i> A. Nels. var. <i>dauidsonii</i> (Standl.) Munz Davidson's saltscale | No | No The soils on the property range from acidic to neutral. There are no alkaline soils. The biologists did not observe the species during the site surveys. | | NOT EXPECTED |
| | | <i>Baccharis malibuensis</i> Beauchamp & Henrickson Malibu baccharis | No | No The property lacks Conejo Volcanics. The biologists did not observe the species during the site surveys. | | NOT EXPECTED |
| SSP1 | | <i>Calandrinia breweri</i> S. Watson Brewer's calandrinia | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>California macrophylla</i> (Hook.&Arn.) Aldas, Navarro, Vargas, Saez & Aedo Round-leaved filaree | No | No The property lacks woodlands and the non-native grassland is very limited in extent. | | NOT EXPECTED |
| | | <i>Calystegia sepium</i> (L.) R. Br. ssp. <i>binghamiae</i> (E. Greene) Brummitt Santa Barbara morning-glory | No | No The property lacks coastal marshes and swamps. | | NOT EXPECTED |
| SSP1 | | <i>Calochortus catalinae</i> S. Watson Catalina mariposa lily | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | OBSERVED |
| SSP1 | | <i>Calochortus clavatus</i> S. Watson var. <i>clavatus</i> Club-haired mariposa lily | Yes | Yes The property appears to lack serpentine clay and rocky soils. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| SSP1 | | <i>Calochortus clavatus</i> S. Watson var. <i>gracilis</i> Ownbey Slender mariposa lily | Yes | Yes The property lacks shady slopes and is below this species elevation range. | ~ 1.58 acres (68,825 sq. ft.) | LOW |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|--|----------------------------------|----------------------|
| SSP1 | | <i>Calochortus plummerae</i> E. Greene Plummer's mariposa lily | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Camissoniopsis lewisii</i> (P.H. Raven) W.L. Wagner & Hoch Lewis' evening primrose | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| | | <i>Canbya candida</i> Parry White pygmy-poppy | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Centromadia parryi</i> (Greene) Greene ssp. <i>australis</i> (Keck) B.G. Baldwin Southern tarplant | No | No The property lacks marshes, swamps, and vernal pools and the annual grassland is very limited in extent. | | NOT EXPECTED |
| SSP1 | | <i>Cercocarpus betuloides</i> Torrey & A. Gray var. <i>blanchea</i> (C. Snyder) Little Island mountain mahogany | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Chaenactis glabriuscula</i> DC var. <i>orcuttiana</i> (Greene) H.M. Hall Orcutt's pincushion | No | No The property lacks coastal dunes and coastal bluff scrub. | | NOT EXPECTED |
| | | <i>Chloropyron maritimum</i> (Benth.) A. Heller ssp. <i>maritimum</i> Salt marsh bird's-beak | No | No The property lacks coastal dunes, marshes, and swamps. | | NOT EXPECTED |
| SSP1 | | <i>Chorizanthe parryi</i> Wats. var. <i>fernandina</i> (Wats.) Jeps. San Fernando Valley spineflower | Yes | Yes Species range is restricted to areas north of Highway 101. | ~ 1.58 acres (68,825 sq. ft.) | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|--|----------------------------------|----------------------|
| SSP1 | | <i>Chorizanthe parryi</i> S. Watson var. <i>parryi</i> Parry's spineflower | Yes | Yes The entire property may consist of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| | | <i>Convolvulus simulans</i> Perry Small-flowered morning glory | No | No The property lacks seeps and serpentine ridges. | | NOT EXPECTED |
| SSP1 | | <i>Deinandra minthornii</i> (Jeps.) B.G. Baldwin Santa Susana tarplant | Yes | Yes There are minor rocky outcrops on the property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Didymodon norrisii</i> Norris' beard moss | No | No The property lacks wet sheet drainages. | ~ 1.58 acres (68,825 sq. ft.) | NOT EXPECTED |
| | | <i>Dodecabea leptoceras</i> (Gray) Rev. & Hardham Slender-horned spineflower | No | No The property lacks alluvial fans. | | NOT EXPECTED |
| SSP1 | | <i>Delphinium parryi</i> Gray ssp. <i>blochmaniae</i> (Greene) Lewis & Epl. Dune larkspur | Yes | Yes The property lacks dune habitats and chaparral is very limited. The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| SSP1 | | <i>Dithyrea maritima</i> A. Davids. Beach spectaclepod | Yes | Yes Soils on the property are described as loams, gravelly loams, and sandy loams. The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|-------------------|--|-----------------|---|----------------------------------|----------------------|
| SSP1 | CNDD B BIOS | <i>Dudleya blochmaniae</i> (Eastw.) Moran ssp. <i>blochmaniae</i> Blochman's dudleya | Yes | Yes Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Dudleya cymosa</i> (Lemaire) Britton & Rose ssp. <i>agourensis</i> K. Nakai Agoura Hills dudleya | No | No Species range is restricted. | | NOT EXPECTED |
| | | <i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>marcescens</i> Moran Marcescent dudleya | No | No The property lacks sheer volcanic surfaces. | | NOT EXPECTED |
| | | <i>Dudleya cymosa</i> (Lem.) Britt. & Rose ssp. <i>ovatifolia</i> (Britt.) Moran Santa Monica Mountains dudleya | No | No The property lacks volcanic and sedimentary conglomerates. | | NOT EXPECTED |
| | | <i>Dudleya multicaulis</i> (Rose) Moran Many-stemmed dudleya | No | No Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys. | | NOT EXPECTED |
| | | <i>Dudleya parva</i> Rose & Davids. Conejo dudleya | No | No The property lacks Conejo volcanics. | | NOT EXPECTED |
| | | <i>Dudleya verityi</i> K. Nakai Verity's dudleya | No | No The property lacks Conejo volcanics. | | NOT EXPECTED |
| | | <i>Eriogonum crocatum</i> A. Davids. Conejo buckwheat | No | No The property lacks Conejo volcanics. | | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|---|-----------------|---|----------------------------------|----------------------|
| | | <i>Hordeum intercedens</i> Nevski Vernal barley | No | No The property lacks vernal pools, saline streambeds, and alkaline flats. | | NOT EXPECTED |
| SSP1 | | <i>Horkelia cuneata</i> Lindl. var. <i>puberula</i> (Rydb.) Ertter & Reveal Mesa horkelia | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Isocoma menziesii</i> (H. & A.) G. Nesom var. <i>decumbens</i> (Greene) G. Nesom Decumbent goldenbush | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Juglans californica</i> S. Watson Southern California black walnut | Yes | Yes The entire property consists of suitable habitat elements; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| SSP1 | | <i>Harpagonella palmeri</i> A. Gray Palmer's grapplinghook | Yes | Yes Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Lasthenia glabrata</i> Lindl. ssp. <i>coulteri</i> (Gray) Ornduff Coulter's goldfields | No | No The property lacks coastal salt marshes, swamps, plays, and vernal pools. The non-native annual grassland is very limited and soils are described as ranging from acidic to neutral. | | NOT EXPECTED |
| SSP1 | | <i>Lepechinia fragrans</i> (Greene) Epl. Fragrant pitcher sage | Yes | Yes The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|---|----------------------------------|----------------------|
| SSP1 | | <i>Lepidium virginicum</i> L. var. <i>robinsonii</i> (Thell.) Hitchc. Robinson's pepper-grass | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Lilium humboldtii</i> Roezl & Leichtlin ssp. <i>ocellatum</i> (Kellogg) Thorne Ocellated Humboldt lily | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| SSP1 | | <i>Malacothamnus davidsonii</i> (Rob.) Greene Davidson's bush-mallow | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Mobergia calculiformis</i> (W.A. Weber) H. Mayrhofer & Sheard Light gray lichen | Yes | Yes The property appears to lack basalts. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| SSP1 | | <i>Monardella hypoleuca</i> A. Gray ssp. <i>hypoleuca</i> White-veined monardella | Yes | Yes The property appears to lack rich soils and there are no shady canyons. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Monardella sinuata</i> Elvin & A.C. Sanders ssp. <i>sinuata</i> Southern curly-leaved monardella | Yes | Yes Coastal scrub dominates the entire property. The soils on the property are described as loams, gravelly loams, and sandy loams, not clays. The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Nama stenocarpum</i> Gray Mud nama | No | No The property lacks marshes, swamps, lakes, and rivers. | | NOT EXPECTED |
| SSP1 | | <i>Navarretia ojaiensis</i> Elvin, J.M. Porter & L.M. Johnson Ojai navarretia | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. The property is just below the species known elevation range. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|---|----------------------------------|----------------------|
| SSP1 | | <i>Nolina cismontana</i> Dice Chaparral nolina | Yes | Yes Coastal scrub dominates the entire property; however, the rock outcrops are minor. The biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Orcuttia californica</i> Vasey California Orcutt grass | No | No The property lacks vernal pools. | | NOT EXPECTED |
| | | <i>Pentachaeta lyonii</i> Gray Lyon's pentachaeta | No | No The property lacks pocket grasslands. | | NOT EXPECTED |
| SSP1 | | <i>Phacelia hubbii</i> (J.F. Macbr.) L.M. Garrison Hubby's phacelia | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Phacelia ramosissima</i> var. <i>australioralis</i> South coast branching phacelia | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Piperia michaelii</i> (Greene) Rydb. Michael's rein orchid | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Pseudognaphalium leucocephalum</i> White rabbit-tobacco | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Plagiobryoides vinosula</i> (Cardot) J.R. Spence Wine-colored tufa moss | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|--|----------------------------------|----------------------|
| SSP1 | | <i>Quercus dumosa</i> Nutt. Nuttall's scrub oak | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| SSP1 | | <i>Selaginella cinerascens</i> A. A. Eaton Ashy spike moss | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Senecio aphanactis</i> Greene Chaparral ragwort | No | No The property lacks alkaline flats. | | NOT EXPECTED |
| | | <i>Sidalcea neomexicana</i> Gray Salt spring checkerbloom | No | No The property lacks alkaline substrates. | | NOT EXPECTED |
| | | <i>Suaeda esteroa</i> Ferren & Whitmore Estuary seablite | No | No The property lacks marshes and swamps. | | NOT EXPECTED |
| SSP1 | | <i>Texosporium sancti-jacobi</i> (Tuck.) Nadv. ex Tibell & Hoffsten Woven-spored lichen | Yes | Yes Coastal scrub dominates the entire property; however, it is below the species known elevation range. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| | | <i>Thelypteris puberula</i> (Baker) C. Morton var. <i>sonorensis</i> A.R. Smith Sonoran maiden fern | No | No The property lacks meadows, seeps, and there are no suitable streams. | | NOT EXPECTED |
| SSP1 | | <i>Tortula californica</i> Bartr. California screw moss | Yes | Yes Coastal scrub dominates the entire property; however, the biologists did not observe the species during the site surveys. | | MODERATE |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|---|-----------------|--|----------------------------------|----------------------|
| SSP1 | | <i>Helminthoglypta traskii traskii</i> Trask shoulderband | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Helminthoglypta tudiculata convicta</i> Southern shoulderband | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Haplotrema caelatum</i> Slotted lancetooth | No | No The property lacks palustrine habitats. | | NOT EXPECTED |
| | | <i>Tryonia imitator</i> Mimic tryonia (=California brackishwater snail) | No | No The property lacks salt marshes and estuarine habitats | | NOT EXPECTED |
| | | <i>Cicindela birticollis grvida</i> Sandy beach tiger beetle | No | No The property lacks sandy swales, dunes, and beaches. | | NOT EXPECTED |
| | | <i>Cicindela senilis frosti</i> Senile tiger beetle | No | No The property lacks salt marsh and mud flats. | | NOT EXPECTED |
| | | <i>Cicindela gabbii</i> Western tidal-flat tiger beetle | No | No The property lacks salt marsh, tidal flats, and beaches. | | NOT EXPECTED |
| | | <i>Coelus globosus</i> Globose dune beetle | No | No The property lacks dunes and hummocks. | | NOT EXPECTED |
| | | <i>Carolella busckana</i> Busck's gallmoth | No | No The property lacks conifers. | | NOT EXPECTED |
| | | <i>Danaus plexippus</i> Monarch butterfly (Overwintering Population) | No | No The property lacks conifer and eucalyptus groves | | NOT EXPECTED |
| | | <i>Panoquina errans</i> Wandering (=saltmarsh) skipper | No | No The property lacks patches of <i>Distichlis spicata</i> | | NOT EXPECTED |
| SSP1 | | <i>Bombus crotchii</i> Crotch bumble bee | Yes | Yes Food plants occur on the property. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|--|----------------------------------|----------------------|
| | | <i>Oncorhynchus mykiss irideus</i> Southern steelhead | No | No The drainage lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Gila orcutti</i> Arroyo chub | No | No The drainage lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Encyclogobius newberryi</i> Tidewater goby | No | No The drainage lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Actinemys pallida</i> Southern Western pond turtle | No | No The drainage lacks suitable habitat elements. | | NOT EXPECTED |
| SSP1 | | <i>Phrynosoma blainvillii</i> Coast horned lizard | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Aspidoscelis tigris stejnegeri</i> San Diegoan tiger whiptail | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Anniella stebbensi</i> spp. Legless lizard | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | EXPECTED |
| SSP1 | | <i>Salvadora hexalepis virgultea</i> Coast patch-nosed snake | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Diadophis punctatus modestus</i> San Bernardino ringneck snake | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Lampropeltis zonata pulchra</i> San Diego mountain kingsnake | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| | | <i>Thamnophis hammondi</i> Two-striped garter snake | No | No | | NOT EXPECTED |
| | | <i>Thamnophis sirtalis</i> ssp. South coast garter snake | No | No | | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|---|------------------|----------------------|
| | | <i>Anaxyrus californicus</i> Arroyo toad | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Rana aurora draytonii</i> California red-legged frog | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Rana boylei</i> Foothill yellow-legged frog | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Taricha torosa torosa</i> Coast Range newt | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Phalacrocorax auritus</i> Double-crested cormorant | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Ardea Herodias</i> Great blue heron | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Egretta thula</i> Snowy egret | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Ardea alba</i> Great egret | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Nycticorax nycticorax</i> Black-crowned night-heron | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Accipiter cooperii</i> Cooper's hawk | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Asio otis</i> Long-eared owl | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Athene cunicularia hypugea</i> Western burrowing owl | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|--|-----------------|--|----------------------------------|----------------------|
| SSP1 | | <i>Calypte costae</i> Costa's hummingbird | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Selasphorus rufus</i> Rufous hummingbird | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| SSP1 | | <i>Selasphorus sasin</i> Allen's hummingbird | Yes | Yes The entire property is suitable. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Baeolophus inornatus</i> Oak titmouse | No | No The property lacks trees. | | NOT EXPECTED |
| | | <i>Campylorhynchus brunneicapillus sandiegensis</i> Coastal cactus wren | No | No The property lacks cacti and trees. | | NOT EXPECTED |
| | | <i>Cistothorus palustris clarkae</i> Marsh wren | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Polioptila californica</i> California gnatcatcher | Yes | Yes The entire property is suitable for this species. Coastal sage scrub dominates but it lacks prickly pear. Andrew McGinn Forde is federally permitted to survey for this species. He did not observe any individuals during the surveys but did not conduct protocol level surveys. | ~ 1.58 acres (68,825 sq. ft.) | LOW |
| | | <i>Empidonax traillii extimus</i> Southwestern willow flycatcher | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Vireo bellii pusillus</i> Least Bell's vireo | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Eremophila alpestris actia</i> California horned lark | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Setophaga petechia</i> Yellow warbler | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|---|-----------------|--|----------------------------------|----------------------|
| | | <i>Icteria virens</i> Yellow-breasted chat | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| SSP1 | | <i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow | Yes | Yes The entire property is suitable for this species. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Sorex ornatus salicornicus</i> Southern California saltmarsh shrew | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Antrozous pallidus</i> Pallid bat | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Lasionycteris noctivagans</i> Silver-haired bat | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Lasiurus blossevillei</i> Western red bat | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Myotis ciliolabrum</i> Western small-footed myotis | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Myotis evotis</i> Long-eared myotis | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Myotis thysanodes</i> Fringed myotis | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Myotis volans</i> Long-legged myotis | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Eumops perotis californicus</i> Greater bonneted bat | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| | | <i>Bassariscus astutus</i> Ringtail | No | No The property lacks potential den sites. | | NOT EXPECTED |

| Map Key | Source | Scientific Name Common Name | Habitat Present | Habitat Adequate (Notes) | Acreage Impacted | Occurrence Potential |
|---------|--------|---|-----------------|--|----------------------------------|----------------------|
| SSP1 | | <i>Taxidea taxus</i> American badger | Yes | Yes The property consists of suitable habitat elements; however, the biologists did not observe any dens. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |
| SSP1 | | <i>Neotoma lepida intermedia</i> San Diego desert woodrat | Yes | Yes The biologists observed woodrat houses on the property. The houses were likely built by big-eared woodrat but San Diego Desert woodrat cannot be ruled out. | ~ 1.58 acres (68,825 sq. ft.) | HIGH |
| | | <i>Microtus californicus stephensi</i> South coast marsh vole | No | No The property lacks suitable habitat elements. | | NOT EXPECTED |
| SSP1 | | <i>Lepus californicus bennetti</i> San Diego black-tailed jackrabbit | Yes | Yes The property consists of suitable habitat elements; however, the biologists did not observe any individuals during the site surveys. | ~ 1.58 acres (68,825 sq. ft.) | MODERATE |

Nesting Bird Summary

The Migratory Bird Treaty Act protects the majority of migratory birds breeding in the US. The Act specifically states that it is illegal "... for anyone to take ... any migratory bird ... nests, or eggs."²⁹ "Take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.³⁰ The California Fish & Game Code protects the nest or eggs of all birds and specifically states, "that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird."³¹ The Code defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."³² The CDFW recognizes the breeding season in southern California as occurring between February and September; however, a number of species can nest outside this timeframe.³³ For example, Anna's hummingbird nests mid-December to mid-August and mourning dove typically nests February to September but can nest year round.³⁴ The biologists observed these species during the site visits and are expected to use all plant communities for nesting. Given the above, the potential for birds to nest at the property throughout most of the year is high. Special-status birds with potential to nest at the property include California horned lark (*Eremophila alpestris actia*) and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*).

29 16 U.S.C. §§ 703-712, Migratory Bird Treaty Act of 1918 as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989

30 50 C.F.R. § 10.12

31 CAL. Fish & Game Code § 3503

32 CAL. Fish & Game Code § 86

33 CAL. Fish & Wildlife, Personal Communication, 2017

34 CAL. Fish & Game, Wildlife & Habitat Data Analysis Branch, California's Wildlife, Volume II: Birds, 1988 – 1990, Paul J. Baicich and J. O. Harrison. A Guide to the Nests, Eggs, and Nestlings of North American Birds, 1997. Harrison, C. A Field Guide to the Nests, Eggs and Nestlings of North American birds, 1978

Habitat Suitable for Special-Status Species



3.3 - Wildlife Movement and Connectivity

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

The National Park Service and other agencies have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in Southern California and preservation through linkages is a primary objective. In general, a linkage is a feature that connects at least two blocks of habitat.³⁵ The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange (and for re-colonization of blocks of habitat from which populations have been locally extirpated).³⁶

Connectivity Features

The biologists reviewed Ventura County's Regional Wildlife Corridors map, Waterbodies of Ventura County map, recent high-resolution aerial photos, topographic maps, and other resources. There are no documented corridors or linkages within the survey area or in the immediate vicinity of the property. That said, wildlife is currently able to move through the property unimpeded.

³⁵ Hobbs, R. J., 1992. *The Role of Corridors in Conservation: Solution or Bandwagon?* *Trends in Evolutionary Ecology* 7(11):389-392

³⁶ Rosenberg, D. K., B. R. Noon, and E. C. Meslow, 1997. *Biological Corridors: Form, Function, and Efficacy*. *Bioscience*: November: 677

Section 4: Recommended Impact Assessment & Mitigation

4.1 - Sufficiency of Biological Data

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

None

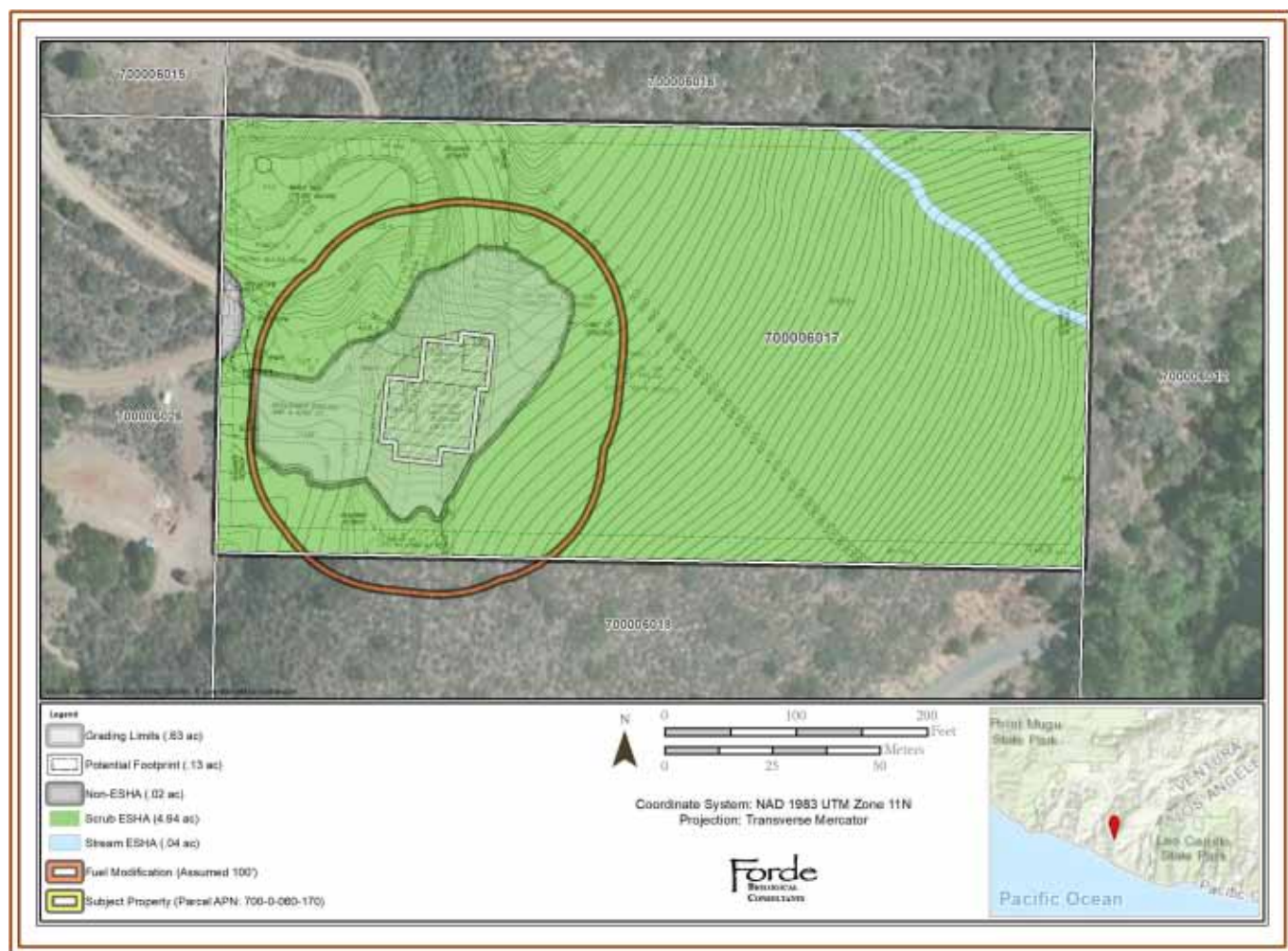
Additional biology-related surveys or permits needed prior to issuance of land use permit:

The applicant accepts that CDFW may potentially take jurisdiction over the erosion feature described in this ISBA. That being the case, the applicant will submit a Streambed Alteration Agreement Package to the CDFW. All documentation between the applicant and CDFW will also be provided to County of Ventura Planning Department.

4.2 - Impacts and Mitigation

The proposed project (footprint & grading limits) will affect approximately 39,038 sq. ft. (~0.89 acres) and fuel modification will affect approximately ~41,382 sq. ft. (~0.95 acres) of native habitat, which meets the California Coastal Commissions ESHA definition. The total amount of ESHA affected will be 1.84 acres (see Impact Analysis Map).

Impact Analysis Map



The ESHA is suitable habitat for a number of special-status plants; however, the biologists did not observe any during the surveys. Based on the review and the field surveys, the biologists now consider the potential for special-status plants to occur, to be low. The ESHA is also suitable habitat for a number of special-status wildlife. Although the biologists did not observe any special-status wildlife species, there is potential for them to occur. Special-status wildlife species with potential to occur include trask shoulderband snail, southern shoulderband snail, crotch bumble bee, coast horned lizard, San Diegan tiger whiptail, legless lizard, San Bernardino ringneck snake, coast patch-nosed snake, San Diego mountain kingsnake, south coast garter snake, California horned lark, Southern California rufous-crowned sparrow, and San Diego desert woodrat.

A. Species

Project: PS-M; Cumulative: PS-M

Special-Status Plants

The biologists observed Catalina mariposa lily on the property, a CNPS Rank 4 species. The majority of the individuals observed occur on the east-facing slope of the property. A few occur within the proposed development envelope and fuel modification zone. This species often thrives after fires or other disturbances such as fuel modification.

Significance Finding – Project Impacts: No Impact

Significance Finding – Cumulative Impacts: No Impact

MM1 - Catalina Mariposa Lily Avoidance

Purpose:

To protect Catalina mariposa lily by reducing the potential for direct mortality.

Requirement:

1. Annual fuel modification shall be conducted early March before individuals break dormancy and/or late May, after the majority of individuals have bloomed.

Documentation:

The county shall include this measure as part of the proposed project.

Timing:

Survey and any necessary relocation to occur 3 to 7 days before clearing, grubbing, & grading activities occur.

Monitoring and Reporting:

Monitoring is not required. Report per above.

Special-Status Wildlife

The project will affect approximately 80,420 sq. ft. (~1.84 acres) of habitat suitable for trask shoulderband snail, southern shoulderband snail, crotch bumble bee, coast horned lizard, San Diegan tiger whiptail, legless lizard, San Bernardino ringneck snake,

coast patch-nosed snake, San Diego mountain kingsnake, south coast garter snake, California horned lark, Southern California rufous-crowned sparrow, and San Diego desert woodrat. The action could result in mortality of some individuals.

Significance Finding – Project Impacts: Potentially Significant but Mitigable

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable

MM2 - Woodrat House Survey, Avoidance, & Relocation

Purpose:

Protection of San Diego Desert Woodrat by reducing potential for direct mortality and by providing them a chance to escape, and a source of sticks that they could potentially use to rebuild their houses.

Requirement:

1. A qualified biologist shall conduct a survey for woodrat houses before any clearing, grubbing, or grading, activities occur.
2. The survey shall be conducted within 30 days and again within 7 days of any scheduled clearing, grubbing, or grading activities.
3. Woodrat houses within the disturbance limits shall be dismantled and the sticks placed in a pile at least 200 feet from the development area in an area of the property that will not be subject to fuel modification.
4. Active woodrat houses should be avoided through the implementation of a 50-foot avoidance buffer during the breeding season (February 1 through May 1).
5. Any active woodrat houses left in place during the breeding season, shall be dismantled between May 2 and January 30 and the sticks placed in a pile at least 200 feet from the development area in an area of the property that will not be subject to fuel modification.

Documentation:

The qualified biologist shall prepare a brief letter documenting that the this mitigation was implemented, survey date, survey results, and a map depicting locations of woodrat houses that were relocated, along with the locations they were relocated too.

Timing:

Survey and any necessary relocation to occur 3 to 7 days before clearing, grubbing, & grading activities occur.

Monitoring and Reporting:

Monitoring is not required. Report per above.

MM3 - Pre-Construction Biological Resource Survey & Site Clearance Monitoring

Purpose:

Protection of special-status species (through avoidance)

Requirement:

1. A qualified biologist shall conduct a pre-construction survey before any clearing, grubbing, or grading activities occur. The pre-construction surveys shall be conducted within and 10 feet beyond the disturbance limits. The intent is to capture and relocate wildlife.
2. The project proponent's contractor shall plan to remove vegetation from the site 1 day after completion of the Pre-Construction Biological Resources Survey.
3. Laborers shall use hand held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.
4. A biologist shall monitor vegetation removal, grubbing and grading so that they can capture and relocate wildlife as necessary and avoid any nests. Grading activities shall occur no more than 3 days after the pre-construction survey.
5. The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

Documentation:

The qualified biologist shall prepare a brief letter documenting that the results of the pre-construction survey, along with survey date, a list of relocated species, and a map depicting locations of any relocations, along with the locations within the stream buffer they were moved, and the date disturbance activities are scheduled to begin.

Timing:

1 to 3 days before clearing, grubbing, & grading activities occur.

Monitoring and Reporting:

A monitor shall be present during removal of vegetation, grubbing, and grading. Report per above.

Nesting Birds

Birds undoubtedly use the property for nesting. The proposed project could directly affect nesting birds and their nests through the removal of habitat; however, potential impacts can be avoided through timing or by survey and avoidance.

Significance Finding – Project Impacts: Potentially Significant but Mitigable

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable

MM4 - Nesting Bird Avoidance, Survey, & Protection Plan

Purpose:

Protection of nesting birds

Requirement:

1. Initial grubbing, grading, and construction should be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, a qualified biologist should conduct a nesting bird survey or surveys before any activities are scheduled to occur. This will reduce the potential for the project to adversely affect nesting birds.
2. The biologist must be familiar with nesting ecology and chronology of southern California species, must have a proven track record of actually finding nests, and must be approved by CDFW and/or preferably holds permits that allow them to survey for nests including those of rare, threatened, and endangered species.
3.
 - a. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season, the biologist should conduct a survey 7 days and again 3 days before the activities are scheduled to begin. The biologist should focus their effort on the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist should also survey 300 feet beyond these areas.
 - b. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to within the CDFW defined nesting season, the biologist should conduct a series of surveys, which should begin 31 days before any scheduled activities, and be conducted one week a part with the final survey being conducted 3 days before schedule activities begin.
4. If the biologist determines that there are active nests within or adjacent these areas, they should establish a 100-foot buffer for passerine nests and a 300-foot buffer for raptor nests.
5. The biologist should clearly mark the buffer area in the field in areas where it overlaps the proposed development area.
6. No work will occur within a nest buffer under any circumstance unless authorized in writing by the CDFW, or until the fledglings are no longer dependent on the nest or until the biologist otherwise determines that the nest is inactive.³⁷
7. If the biologist determines that a buffer reduction is feasible, without affecting the outcome of a nest, they shall prepare and submit a letter requesting a reduction to the CDFW along with any necessary information and a

³⁷ Buffer reduction may be appropriate depending on the species involved, ambient levels of human activity/ disturbance, presence of visual and noise barriers, and other factors.

statement of justification so that the CDFW can make an informed decision to allow the reduction or not. CDFW buffer reduction approvals must be provided to the County of Ventura Planning Department.

8. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist should monitor the nest before, during, and after the activities, to determine if it's being affected.
9. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect the outcome of a nest.
10. The biological monitor shall compile weekly monitoring reports and submit them to the CDFW documenting the status of monitored nests and others as necessary. The weekly monitoring reports shall be sent to the County of Ventura Planning Department at the end of the construction phase of the project. Both CDFW and the County of Ventura Planning Department shall be notified immediately if project activities results in take.

Documentation:

The biologist shall prepare a brief report summarizing the results of the surveys and submit it to the CDFW and County of Ventura Planning Department.

Timing:

If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to occur outside the CDFW defined nesting season, the biologist should conduct a survey 7 days and again 3 days before the activities are scheduled to begin. If initial vegetation clearance, grubbing, grading, and construction activities are scheduled to within the CDFW defined nesting season, the biologist should conduct a series of surveys, which should begin 31 days before any scheduled activities, and be conducted one week a part with the final survey being conducted 3 days before schedule activities begin.

Monitoring and Reporting:

If nests are found they shall have a fence placed around them and be monitored until the nests are deemed no longer active. Report per above.

B. Ecological Communities

Project: PS-M; Cumulative: PS-M

Waters and Wetlands

The minor drainage at the northwest corner of the property, which is tributary to Little Sycamore Canyon Creek, will not be affected by the proposed project. Catch basins and cisterns have been incorporated into the project to ensure that run-off is retained on site and velocity is reduced. The catch basins and cisterns will reduce the potential for erosion and reduce potential for water quality impacts.

Significance Finding – Project Impacts: No Impact

Significance Finding – Cumulative Impacts: No Impact

Environmentally Sensitive Habitat Areas

The proposed single-family residence and associated fuel modification zone will affect approximately 80,420 sq. ft. (~1.84 acres) of property, which meets the ESHA definition (including approximately 0.1 acres of the property to the south). The applicant will preserve, protect, and enhance approximately 3.68 acres of ESHA.

Significance Finding – Project Impacts: Potentially Significant but Mitigable

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable

MM5 - ESHA Compensation & Deed restriction

Purpose:

Protection of ESHA and compensate for loss of ESHA.

Requirement:

The applicant shall deed restrict 3.68 acres of the property from future development. In order to meet the 3.68 acres, the applicant will restore the slopes that are to be graded.

The applicant will also submit a 5-year enhancement and monitoring plan, which shall be used to ensure that the deed restricted area recovers after the Woolsey Fire.

Documentation:

The applicant will provide documentation for the deed restriction and will submit a 5-year enhancement and monitoring plan.

Timing:

The applicant shall provide a deed restriction covenant, which shall be included as part of the proposed project before a grading permit is issued.

Monitoring and Reporting:

Monitoring is not required. Report per above.

Sensitive Plant Communities

The California Coastal Commission considers the native habitats located on the property to be ESHA (see above).

Significance Finding – Project Impacts: Potentially Significant but Mitigable

Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable

MM5 - ESHA Compensation & Deed restriction (see above)

C. Habitat Connectivity (migration corridors)

Project: N; Cumulative: N


The proposed project would not affect migration corridors or wildlife movement but it could affect local movement of species.


Significance Finding – Project Impacts: No Impact


Significance Finding – Cumulative Impacts: No Impact

If fencing is to be used, it shall be split rail and designed in a manner that allows wildlife movement.

Section 5: Photos

| Photos | |
|--|---|
| Location Map Key P1 View Direction South Description <u>California</u> <u>Sagebrush Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u> <u>(Disturbed)</u> <u>The area in the</u> <u>foreground is the</u> <u>proposed building</u> <u>site</u> |  |
| Location Map Key P2 View Direction Northeast Description <u>Non-Native</u> <u>Annual Grassland</u> <u>(mowed)</u> <u>The proposed</u> <u>water tank is to</u> <u>be located near</u> <u>the bend of this</u> <u>road.</u> | |

| Photos | |
|---|--|
| Location Map Key P3 View Direction Northwest Description <u>Laurel Sumac</u> <u>Scrub (<i>Malosma</i></u> <u><i>laurina</i> Shrubland</u> <u>Alliance) and</u> <u>California</u> <u>Sagebrush Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u> |  |
| Location Map Key P4 View Direction Northeast Description <u>California</u> <u>Sagebrush Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u> | |

| Photos | |
|--|--|
| Location |  |
| Map Key | |
| P5 | |
| View Direction | |
| West | |
| Description | |
| <u>California</u> <u>Sagebrush</u> <u>Scrub</u> <u>(<i>Artemisia</i></u> <u><i>californica</i></u> <u>Shrubland</u> <u>Alliance)</u> | |
| | |
| | |
| Map Key | |
| | |
| | |
| | |
| | |

Appendix One

Pre and Post Development Storm Water Runoff and Capture Calculations



BARBARA L. HALL, PE, INC.

318 West Evergreen Avenue
Monrovia, CA 91016
(626) 256-3220
Fax: (626) 256-3218
License No. RCE 42206

January 24, 2019

Ventura County Public Works Agency
Engineering Services Division
Development and Inspection
800 S. Victoria Ave
Ventura, CA 93009

Attn: Jim O'Tousa, County Geologist

Project: Rubin Residence, APN 700-0-060-170, Yerba Buena Road, Malibu, CA 90265

Subject: Pre- and Post-Development Stormwater Runoff Quantities

Dear Jim,

The proposed project is located at APN 700-0-060-170, an undeveloped parcel on Yerba Buena Road, in the Malibu/Santa Monica Mountains area of the County of Ventura. It consists of the construction of a new single-family residence with attached three-car garage.

Post-development runoff quantity will exceed pre-development runoff quantity due to the addition of impervious roof and hardscape area on site. Calculations for determining the runoff quantity, or Stormwater Quality Design Volume (SQDV), were performed according to methods outlined in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (2011 TGM).

Preliminary calculations show an increase of 327 CF (or 2,447 gallons) in stormwater runoff quantity from the site, post-development. On-site soils are NRCS Hydrologic Soil Group D, or Ventura County Soil Type 1, which are not conducive to infiltration, therefore Rainwater Harvesting, sized according to the RWH-1 Retention BMP Fact Sheet in the TGM, is proposed to mitigate the increase in runoff from the site and restore runoff quantity to pre-development condition.

If you have any questions, or require any additional information, please contact the undersigned at 626-256-3220.

Respectfully submitted,

Barbara L. Hall, P.E.
President

Attachments: Preliminary Runoff Quantity Calculations

PROJECT: Rubin Residence
APN 700-0-060-170, Yerba Buena Road, Malibu, CA
DATE: January 24, 2019

SITE:

| | |
|----------------------------------|-------------------------|
| Total Site Area | 5 acres (217,800 SF) |
| Total Disturbed Area | 0.626 acres (27,266 SF) |
| Pre-Development Impervious Area | 0 acres (0 SF) |
| Pre-Development Pervious Area | 0.626 acres (27,266 SF) |
| Post-Development Impervious Area | 0.150 acres (6,537 SF) |
| Post-Development Pervious Area | 0.476 acres (20,729 SF) |

Soil Map – Santa Monica Mountains National Recreational Area
Chumash-Boades-Malibu association, 30-75% slopes
NRCS Hydrologic Soil Group D, Ventura Soil Type 1

CATEGORY: New Development, Single-Family Hillside Home
< 1 acre, <10,000 SF impervious area added

PRE-DEVELOPMENT RUNOFF QUANTITY

Calculate Stormwater Runoff Design Volume:

Pre-Development Runoff Coefficient, $C = 0.95 \cdot \text{imp} + C_p(1 - \text{imp}) = 0.95 \cdot 0 + 0.15(1) = 0.15$
where $C_p = 0.15$ per Table 2-3 in the 2011 TGM

$$\text{SQDV} = C \cdot (0.75/12) \cdot A_{\text{Project}} = 0.15 \cdot (0.75 \text{ in}/12 \text{ in}) \cdot 27,266 \text{ SF} = 255.62 \text{ CF}$$

POST-DEVELOPMENT RUNOFF QUANTITY

Calculate Stormwater Runoff Design Volume:

Post-Development Runoff Coefficient, $C = 0.95 \cdot \text{imp} + C_p(1 - \text{imp}) = 0.95 \cdot 0.24 + 0.15(1 - 0.24) = 0.342$
where $C_p = 0.15$ per Table 2-3 in the 2011 TGM

$$\text{SQDV} = C \cdot (0.75/12) \cdot A_{\text{Project}} = 0.342 \cdot (0.75 \text{ in}/12 \text{ in}) \cdot 27,266 \text{ SF} = 582.81 \text{ CF}$$

SIZE PROPOSED BMP

Calculate Allowable Effective Impervious Area:

$$\text{EIA}_{\text{allowable}} = A_{\text{project}} \cdot \%_{\text{allowable}} = 27,266 \text{ SF} \cdot 0.05 = 1,363.3 \text{ SF}$$

Calculate Area To Be Retained (drainage area from which runoff must be retained):

$$A_{\text{Retain}} = \text{TIA} - \text{EIA}_{\text{allowable}} = (\text{IMP} \cdot A_{\text{project}}) - \text{EIA}_{\text{allowable}} = 6,537 \text{ SF} - 1,363.3 \text{ SF} = 5,173.7 \text{ SF}$$

Calculate Volume To Be Retained Onsite:

Using Method 3, volume of runoff produced from a 0.75-in storm event
 $V_{\text{Retain}} = C \cdot (0.75/12) \cdot A_{\text{Retain}} = 0.95 \cdot (0.75 \text{ in}/12 \text{ in}) \cdot 5,173.7 \text{ SF} = 307.19 \text{ CF}$

PROJECT: Rubin Residence
 APN 700-0-060-170, Yerba Buena Road, Malibu, CA
DATE: January 24, 2019

Ventura Soil Type 1 (HSG: D) → Infiltration technically infeasible, per Section 3.1 of the TGM

Select: RWH-1 Rainwater Harvesting

Step 1: Determine Required Rainwater Harvesting Design Volume (RWHDV)

- 1) Determine the design storm required for 80% capture with a 72-hour drawdown time

Select Lowland Region, Design Storm d_{design} is 1.4 inches

- 2) Determine the required rainwater harvesting system volume using the following equation:

$$\text{RWHDV} = C * (d_{\text{design}}/12) * A_{\text{retain}} = 0.95 * (1.4/12) * 5,173.7 = 573.42 \text{ CF (4,289.17 gallons)}$$

Step 2: Determine the Required Daily Demand to Achieve 80% Capture

- 1) The required daily demand to achieve 80% capture of runoff:

$$\begin{aligned} \text{Demand} &= [\text{RWHDV}/(72/24)] * (325,851 \text{ gal/ac-ft}) \\ &= (573.42/43,560) / (72/24) * 325,851 = 1,429.82 \text{ gallons (191.15 CF) per day} \end{aligned}$$

If the project daily demand is less than the Demand calculated, the project is not required to utilize rainwater harvesting.

ADJUSTED POST-DEVELOPMENT RUNOFF QUANTITY

Pre-development Runoff Quantity to be Retained $\text{SQDV}_{\text{PRE}} = 255.62 \text{ CF}$

Post-Development Runoff Quantity to be Retained $\text{SQDV}_{\text{POST}} = 582.81 \text{ CF}$

Increase in Runoff Quantity due to Proposed Project $\Delta \text{SQDV} = 327.19 \text{ CF}$

Rainwater Harvesting BMP System Volume Required = 573.42 CF (4,289.17 gallons)

Rainwater Harvesting BMP System Volume Provided = 4,500 gallons → 100% Retained Onsite

Proposed Contech DuroMaxx RWH 60 Inch 4500 Gallon Cistern, or similar

Adjusted Post-Development Runoff Quantity = 0 CF

PROJECT: Rubin Residence
APN 700-0-060-170, Yerba Buena Road, Malibu, CA
DATE: January 24, 2019

Design Absorption Rate

2,026 gallons/day for 6-foot diameter seepage pit, 21.5-ft deep below the inlet, capped 13.5-ft below existing grade (5.0 gallons/sf/day)

$$\frac{2,026 \text{ gallons}}{\text{day}} \times \frac{\text{ft}^3}{7.48 \text{ gallons}} \times \frac{1}{\pi(3 \text{ ft})^2} \times \frac{12 \text{ in}}{\text{ft}} \times \frac{\text{day}}{24 \text{ hrs}} =$$

Method 1 – SQDV – URQM Approach

$$C = 0.858 \text{imp}^3 - 0.78 \text{imp}^2 + 0.774 \text{imp} + 0.04$$

$$C = 0.858 (0.24)^3 - 0.78 (0.24)^2 + 0.774 (0.24) + 0.04 = 0.1927$$

$$P_0 = (a * C) * P_6 = 1.963 \text{ (48-hr drawdown)} * 0.1927 * \text{mean storm precip}$$

Method 2 – SQDV – Treatment of 80% or more of the volume

BMP Volume = Unit Basin Storage Volume x Tributary Area

** IWQ = effective imperviousness, per Figure 3-4, but the below is the actual impervious

For IWQ = 0.24 and drawdown = 40 hrs, Unit Basin Storage Volume = 0.35 inches (Figure E-3)

$$\text{BMP Volume} = 0.35 \text{ in} * 27,266 \text{ ft}^2 * \text{ft}/12 \text{ in} = 795.28 \text{ cf, 40-hr drawdown}$$

Summary of Biological Resource Regulations

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

Sensitive Status Species Regulations

Nesting Bird Regulations

Plant Community Regulations

Tree Regulations

Waters and Wetlands Regulations

Coastal Habitat Regulations

Wildlife Migration Regulations

Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

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

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

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

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

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

The USFWS requires permits for the “take” of any federally listed endangered or threatened species. “Take” is defined by the USFWS as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct;

may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering.”

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

State Protected Species

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

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

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

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

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

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

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

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: “no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.” Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

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

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

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

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

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

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

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

Global and Subnational Rankings

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

G1 or S1 - Critically Imperiled

G2 or S2 – Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

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

For lists of some of the species in Ventura County that are protected by the above regulations, go to

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

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Wildlife (CDFW) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would 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).

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

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

Plant Community Regulations

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

Global and Subnational Rankings

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

G1 or S1 - Critically Imperiled

G2 or S2 - Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

CDFW Rare

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

Environmentally Sensitive Habitat Areas

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

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

Locally Important Communities

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

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a “protected tree.” Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as “locally important communities.” The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit. If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process - unless the impacts may affect biological resources beyond the tree itself, such as to sensitive status species that may be using the tree, nesting birds, the tree’s role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA). A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project “may result in a conversion of oak woodlands that will have a significant effect on the environment.” If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

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

| PROTECTED TREES | | | |
|--|-----------------------------------|-------------------|-------------------|
| Common Name/Botanical Name (Genus species) | Girth Standard (Circumference) | Applicable Zones | |
| | | All Base Zones | SRP/ ¹ |
| Alder (<i>Alnus</i> all species) | 9.5 in. | | X |
| Ash (<i>Fraxinus</i> all species) | 9.5 in. | | X |
| Bay (<i>Umbellularia californica</i>) | 9.5 in. | | X |
| Cottonwood (<i>Populus</i> all species) | 9.5 in. | | X |
| Elderberry (<i>Sambucus</i> all species) | 9.5 in. | | X |
| Big Cone Douglas Fir (<i>Pseudotsuga macrocarpa</i>) | 9.5 in. | | X |
| White Fir (<i>Abies concolor</i>) | 9.5 in. | | X |
| Juniper (<i>Juniperus californica</i>) | 9.5 in. | | X |
| Maple (<i>Acer macrophyllum</i>) | 9.5 in. | | X |
| Oak (Single) (<i>Quercus</i> all species) | 9.5 in. | X | X |
| Oak (Multi) (<i>Quercus</i> all species) | 6.25 in. | X | X |
| Pine (<i>Pinus</i> all species) | 9.5 in. | | X |
| Sycamore (<i>Platanus</i> all species) | 9.5 in. | X | X |
| Walnut (<i>Juglans</i> all species) | 9.5 in. | | X |
| Historical Tree ³ (any species) | (any size) | X | X |
| Heritage Tree ⁴ (any species) | 90.0 in. | X | X |

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

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

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

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

Waters and Wetlands Regulations

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

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

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

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Wildlife)

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

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

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

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

Ventura County General Plan

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

Biological Resources Policy 1.5.2-3 states:

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

Biological Resources Policy 1.5.2-4 states:

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

Coastal Habitat Regulations

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

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

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

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities. Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone. Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at: <http://www.ventura.org/rma/planning/Programs/local.html>.

Wildlife Migration Regulations

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

Locally Important Species/Communities Regulations

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

Locally Important Species

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

Locally Important Animal Species Criteria

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

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

Locally Important Plant Species Criteria

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

The County maintains a list of locally important species, which can be found on the Planning Division website at:

http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

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

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

Appendix Three

| Species Observed | | | |
|---|--------------------------|--------|-------|
| Scientific Name (Species or Genus) | Common Name | Native | Notes |
| PLANTS | | | |
| Anacardiaceae | Sumac Family | | |
| <i>Malosma laurina</i> (Nutt.) Abrams | Laurel sumac | Yes | |
| <i>Rhus ovata</i> S. Watson | Sugar bush | Yes | |
| Apiaceae | Parsley Family | Yes | |
| <i>Daucus pusillus</i> Mitchx. | Rattlesnake weed | Yes | |
| <i>Sanicula crassicaulis</i> DC. | Pacific sanicle | Yes | |
| Asteraceae | Sunflower Family | | |
| <i>Acourtia microcephala</i> DC. | Scapellote | Yes | |
| <i>Artemisia californica</i> Less. | California sagebrush | Yes | |
| <i>Baccharis pilularis</i> DC. | Coyote brush | Yes | |
| <i>Centaurea melitensis</i> L. | Maltese starthistle | No | |
| <i>Chaenactis artemisiifolia</i> (Harv. & A. Gray) A. Gray | White pincushion | Yes | |
| <i>Deinandra fasciculata</i> (DC) Greene | Clustered tarweed | Yes | |
| <i>Encelia californica</i> Nutt. | Coast sunflower | Yes | |
| <i>Vernegasia carpesioides</i> DC. | Canyon sunflower | Yes | |
| <i>Hazardia squarrosa</i> (Hook. & Arn.) Greene var. <i>grindelioides</i> (DC) W.D. Clark | Saw-toothed goldenbush | Yes | |
| <i>Deinandra fasciculata</i> (DC.) Greene | Clustered tarweed | Yes | |
| <i>Heterotheca grandiflora</i> Nutt. | Telegraph weed | Yes | |
| <i>Pseudognaphalium biolettii</i> Anderb. | Two-color rabbit-tobacco | Yes | |
| <i>Pseudognaphalium californicum</i> (DC.) Anderb. | Ladies tobacco | Yes | |
| <i>Pseudognaphalium microcephalum</i> (Nutt.) Anderb. | Wright's cudweed | Yes | |
| <i>Stephanomeria virgata</i> Benth. | Twiggy wreath plant | Yes | |
| <i>Malacothrix saxatilis</i> (Nutt.) Torr. & A. Gray var. <i>tennifolia</i> (Nutt.) A. Gray | Short leaved cliff aster | Yes | |
| <i>Stebbinsoseris heterocarpus</i> (Nutt.) K.L. Chambers | Grassland stebbinsoseris | Yes | |
| Boraginaceae | Borage Family | | |
| <i>Cryptantha intermedia</i> (A. Gray) Greene | Common cryptantha | Yes | |
| <i>Emmenanthe penduliflora</i> Benth. | Whispering bells | Yes | |
| <i>Eucrypta chrysanthemifolia</i> (Benth.) Greene var. <i>chrysanthemifolia</i> | Common eucrypta | Yes | |
| <i>Phacelia cicutaria</i> Greene var. <i>hispida</i> (A. Gray) J. T. Howell | Caterpillar phacelia | Yes | |
| <i>Phacelia viscida</i> (Benth. ex Lindl.) Torr. var. <i>viscida</i> | Sticky phacelia | Yes | |
| Brassicaceae | Mustard Family | | |
| <i>Hirschfeldia incana</i> (L.) Lagr.-Fossat | Wild mustard | No | |
| <i>Brassica nigra</i> (L.) W. D. J. Koch | Black mustard | No | |
| Convolvulaceae | Morning Glory Family | | |

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| <i>Calystegia macrostegia</i> (Greene) Brummitt ssp. <i>intermedia</i> (Abrams) Brummitt | South coast morning glory | Yes | |
| <i>Convolvulus arvensis</i> L. | Field bindweed | No | |
| Cucurbitaceae | Gourd Family | | |
| <i>Marah macrocarpa</i> (Greene) Greene | Chilicothe | Yes | |
| Fabaceae | Legume Family | | |
| <i>Acmispon glaber</i> (Vogel) Brouillet | California broom | Yes | |
| <i>Acmispon maritimus</i> (Torr. & A. Gray) D.D. Sokoloff | Coastal lotus | Yes | |
| <i>Acmispon strigosus</i> (Nutt.) Brouillet | Strigose lotus | Yes | |
| <i>Lupinus bicolor</i> Lindl. | Arroyo lupine | Yes | |
| <i>Lupinus succulentus</i> Douglas ex. K. Koch | Succulent lupine | Yes | |
| <i>Melilotus indica</i> (L.) All. | Annual sweet clover | No | |
| Geraniaceae | Geranium Family | | |
| <i>Erodium cicutarium</i> (L.) L'Hér. ex Aiton | Red-stemmed filaree | No | |
| Grossulariaceae | Gooseberry Family | | |
| <i>Ribes malvaceum</i> Sm. var. <i>malvaceum</i> | Chaparral currant | Yes | |
| Lamiaceae | Mint Family | | |
| <i>Salvia leucophylla</i> Greene | Purple sage | Yes | |
| Malvaceae | Mallow Family | | |
| <i>Malacothamnus fasciculatus</i> (Torr. & A. Gray) Greene | Chaparral mallow | Yes | |
| Papaveraceae | Poppy Family | | |
| <i>Eschscholzia caespitosa</i> Benth. | Tufted poppy | Yes | |
| <i>Eschscholzia californica</i> Cham. | California poppy | Yes | |
| Phrymaceae | Lopseed Family | | |
| <i>Diplacus aurantiacus</i> Curtis | Sticky monkeyflower | Yes | |
| Plantaginaceae | Plantain Family | | |
| <i>Antirrhinum nuttalianum</i> var. <i>nuttalianum</i> (A. Gray) D.M. Thomps. | Nuttall's snapdragon | Yes | |
| <i>Keckiella cordifolia</i> (Benth) Shaw | Heart-leaved keckiella | Yes | |
| Polygonaceae | Buckwheat Family | | |
| <i>Eriogonum cinereum</i> Benth. | Ashleaf buckwheat | Yes | |
| <i>Eriogonum fasciculatum</i> Benth. var. <i>foliolosum</i> (Nutt.) S. Stokes ex Abrams | California buckwheat | Yes | |
| Rosaceae | Rose Family | | |
| <i>Adenostoma fasciculatum</i> Hook. & Arn. | Chamise | Yes | |
| <i>Heteromeles arbutifolia</i> (Lindley) Roemer | Toyon | Yes | |
| Solanaceae | Nightshade Family | | |
| <i>Solanum douglasii</i> Dunal | Douglas nightshade | Yes | |
| <i>Solanum xanti</i> A. Gray | Purple nightshade | Yes | |
| Monocots | Grasses and Allies | | |
| Agavaceae | Century Plant Family | | |

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| <i>Hesperoyucca whipplei</i> (Torr.) Trel. | Chaparral yucca | Yes | |
| Liliaceae | Lily Family | | |
| <i>Calochortus catalinae</i> S. Watson | Catalina mariposa-lily | Yes | |
| Poaceae | Grass Family | | |
| <i>Avena fatua</i> L. | Wild oat | No | |
| <i>Bromus diandrus</i> Roth | Rip-gut brome | No | |
| <i>Bromus hordeaceus</i> L. | Soft brome | No | |
| <i>Bromus madritensis</i> L. ssp. <i>rubens</i> (L.) Husn. | Red brome | No | |
| <i>Elymus condensatus</i> J. Presl. | Giant rye grass | Yes | |
| <i>Gastridium phleoides</i> (Nees & Meyen) C. E. Hubb. | Nit grass | No | |
| <i>Hordeum murinum</i> L. ssp. <i>leporinum</i> (Link) Arcang | Foxtail | No | |
| <i>Stipa lepida</i> Hitchc. | Foothill needlegrass | Yes | |
| <i>Stipa pulchra</i> Hitchc. | Purple needlegrass | Yes | |
| Themidaceae | Brodiaea Family | | |
| <i>Dichelostemma capitatum</i> (Benth) Alph. Wood var. <i>capitatum</i> | Blue dicks | Yes | |
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| ANIMALS | | | |
| Invertebrates | | | |
| <i>Anthocharis sara</i> | Sara's orangetip | | |
| <i>Pontia protodice</i> | Checkered white | | |
| <i>Pontia sisymbrii</i> | Spring white | | |
| <i>Leptotes marina</i> | Marine blue | | |
| <i>Apodemia mormo</i> | Mormon metalmark | | |
| <i>Euphydryas chalcedona</i> | Variable checkerspot | | |
| <i>Vanessa annabella</i> | West coast lady | | |
| <i>Vanessa cardui</i> | Painted lady | | |
| <i>Erynnis funeralis</i> | Funeral duskywing | | |
| <i>Pyrgus communis</i> | Checkered skipper | | |
| Fish | | | |
| None | | | |
| | | | |
| Amphibians | | | |
| None | | | |
| | | | |
| Reptiles | | | |
| <i>Uta stansburiana elegans</i> | Western side-blotched lizard | Yes | |
| <i>Sceloporus occidentalis longipes</i> | Great Basin fence lizard | Yes | |
| Birds | | | |
| <i>Buteo jamaicensis</i> | Red-tailed hawk | Yes | Species observed flying over property. |
| <i>Cathartes aura</i> | Turkey vulture | Yes | Species observed flying over property. |
| <i>Zenaidura macroura</i> | Mourning dove | Yes | |

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| <i>Aeronantes saxatalis</i> | White-throated swift | Yes | Species observed flying over property. |
| <i>Calypte anna</i> | Anna's hummingbird | Yes | |
| <i>Sayornis nigricans</i> | Black phoebe | Yes | |
| <i>Tyrannus vociferans</i> | Cassin's kingbird | Yes | |
| <i>Apelocoma californica</i> | California scrub-jay | Yes | |
| <i>Corvus corax</i> | Common raven | Yes | Species observed flying over property. |
| <i>Petrochelidon pyrrhonota</i> | Cliff swallow | Yes | |
| <i>Psaltiriparus minimus</i> | Bushtit | Yes | |
| <i>Thryomanes bewickii</i> | Bewick's wren | Yes | |
| <i>Troglodytes aedon</i> | House wren | Yes | |
| <i>Chamaea fasciata</i> | Wrentit | Yes | |
| <i>Mimus polyglottos</i> | Northern mockingbird | Yes | |
| <i>Setophaga coronata</i> | Yellow-rumped warbler | Yes | |
| <i>Melospiza crissalis</i> | California towhee | Yes | |
| <i>Pipilo maculatus</i> | Spotted towhee | Yes | |
| <i>Melospiza melodia</i> | Song sparrow | Yes | |
| <i>Zonotrichia leucophrys</i> | White-crowned sparrow | Yes | |
| <i>Junco hyemalis</i> | Dark-eyed junco | Yes | |
| <i>Carpodacus mexicanus</i> | House finch | Yes | |
| <i>Spinus psaltria</i> | Lesser goldfinch | Yes | |
| <i>Passer domesticus</i> | House sparrow | No | |
| Mammals | | | |
| <i>Sylvilagus audubonii</i> | Audubon's cottontail | Yes | |
| <i>Canis latrans</i> | Coyote | Yes | Scat observed |
| <i>Neotoma sp.</i> | Woodrat | Yes | Woodrat houses observed |
| <i>Thomomys bottae</i> | Valley pocket gopher | Yes | Gopher mounds observed |

ATTACHMENT 6 - WORKS CITED

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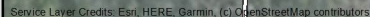
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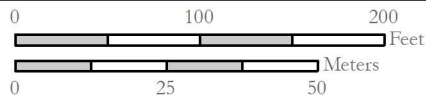
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Coordinate System: NAD 1983 UTM Zone 11N
Projection: Transverse Mercator

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