



Planning Director Staff Report – Hearing on August 6, 2015

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

A. PROJECT INFORMATION:

1. **Request:** The applicant requests that a Planned Development Permit be granted to authorize the operation of a contractor service and storage yard (Case No. PL12-0152).
2. **Applicant and Property Owner:** RDK Land, LLC, 2870 Los Feliz Place, Los Angeles, CA, 90039
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5 and §8111-1.2 et seq.), the Planning Director is the decision-maker for the requested Planned Development Permit.
5. **Project Site Location and Parcel Numbers:** The project site is located at 5721 N Ventura Ave., Ventura 93001, west of the intersection of Canada Larga and Highway 33, in the unincorporated Ventura County (Exhibit 2). The proposed project (CUP) site encompasses a portion (7.7 acres) of a 22 acre parcel. The Tax Assessor parcel number for the 22 acre parcel is 063-0-040-160 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: The General Plan designation is Existing Community - Urban Reserve (Exhibit 3). The project is located in the North Ventura Avenue Area Plan Area Plan with a land use designation of Industrial (Exhibit 3).
 - b. Zoning Designation: The zoning designation for the project site is M2-10,000 sq. ft. (General Industrial, 10,000 sq. ft. minimum lot size) (Exhibit 3)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 3):**

Table 1 -- Adjacent Zoning and Land Uses

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	City of Ventura	City Water Treatment Plant and County Fire Station Building #577
East	M3-10,000 sq. ft.	Ventura Avenue/State Hwy 33 Industrial Uses

Location in Relation to the Project Site	Zoning	Land Uses/Development
South	M2-10,000 sq. ft.	Brook Institute Property
West	M2-10,000 sq. ft. Open Space/AE-40 ac	Vacant land Ventura River

8. **Site History:** The proposed contractor service and storage yard would occupy 7.7 acres of a 22-acre parcel located north of the City of Ventura south of Oak View, and just west of the intersection of Canada Larga and Highway 33. The City of Ventura Water Treatment Plant and the Ventura County Fire Station Building 577 are located along the northern boundary of the project parcel. The western boundary of the project parcel is located adjacent to the Ventura River Trail. The project parcel is bounded on the east by North Ventura Avenue. The southern boundary of the parcel abuts the northern edge of Brooks Institute property (APN 063-0-050-360). The project site is currently undeveloped and vegetated with non-native grasses and non-native invasive broadleaf plant species. A private gravel access road traverses the project site and connects Cañada Larga Road to the Ventura River Trail. Cleared areas, including a small concrete helicopter pad and a recycled asphalt stockpile, are present on the north side of the project site.

9. **Project Description:** The applicant requests that a Planned Development permit be granted to authorize the development and operation of a contractor service and storage yard. The proposed facility would include six individual tenant spaces. Each yard will include a pre-fabricated office, parking spaces, and trash containers (Exhibit 4). The facility will operate from 6:00 am to 7:00 pm, Monday through Saturday and be closed on Sunday. The project site would be graded to create level pads with earth movement estimated at 2,670 cubic yards of cut and 13,430 cubic yards of fill (Exhibit 5). The fill is anticipated to come 100% from the bio swale and other drainage conveyance areas on the southerly portion of the parcel.

Stormwater will be collected by proposed vegetated swales located along the northern and western perimeters of the project site and located in the central area of the proposed service and storage yard. The proposed swales will deliver stormwater to an existing swale located at the northwest corner of the Brooks Institute Parcel (John Kular Consulting 2012). The existing swale on the Brooks Institute Parcel currently conveys water through a culvert under the Ventura River Trail and into the Ventura River. A portion of the fill material used to construct the level pad for the storage yard will be obtained from the excavation of the swales. The remaining fill would be imported to the site (Exhibit 5). A 3-foot high berm will be constructed around the perimeter of the storage yard and each tenant space.

An 8-foot high chain-link fence with wood slats would be installed on the

perimeter berms. The landscaped area of the site will encompass 8,613 square feet (Exhibit 6). Water will be provided by the City of Ventura and waste water disposal will be provided by the Ojai Valley Sanitation District. Access to the site will be provided by a new 24-foot wide private paved driveway connected to North Ventura Avenue.

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code §21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, §15000 et seq.), the subject application is a “project” that is subject to environmental review.

County staff prepared an Initial Study in accordance with the County’s Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from 03/10/2014 to 04/09/2014. The method of notification was direct mailing to property owners within 300 feet of proposed project boundary, and a legal notice published in the Ventura County Star newspaper.

A MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. However, the Initial Study identified potentially significant effects on the environment related to biological resources, but the applicant agreed to mitigations prior the release of the MND. Proposals agreed to by the applicant before the MND is released for public review would avoid the effects or mitigate the effects to a point where no significant effect on the environment would occur.

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [§ 15074(b)] state that a MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency’s independent judgment and analysis.

As discussed in sections A and B of the Initial Study, the proposed final MND, including written comments on the MND and staff’s responses to the comments on the MND, is attached as Exhibit 7. The proposed project described above will not create any significant impacts that would affect long term environmental goals. The proposed project does not involve noise that will interfere with surrounding uses, traffic hazards, adverse impacts to water bodies located on or around the project site, and will not generate any hazardous wastes. Therefore, the proposed project would not create any environmental effects that would cause substantial adverse effects, either directly or indirectly on human beings.

In addition, the proposed project development of a contractor service and storage yard which includes six tenants each with a 234 sq. ft. office, will not create any

significant impacts that would affect long term environmental goals. The proposed project may cause significant impacts on biological resources. However, mitigation measures have been identified that would avoid or reduce those impacts to less than significant levels. Therefore, the proposed project will not pose any threat to fish and wildlife, nor will it degrade the quality of the environment.

Therefore, based on the information provided above and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence the proposed project may have a significant adverse effect on the environment and the MND (Exhibit 7) reflects the County's independent judgment and analysis.

2. Mitigation Monitoring and Reporting Program: The CEQA Guidelines [§ 15091(d)] state that, when approving a project for which a MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

In order to minimize potential impacts to Biological Resources - Species, Ecological Communities, Waters and Wetlands, Habitat Connectivity, Outdoor lighting and Glare, proposed mitigation measures MM1 through MM5 will be imposed as conditions of approval to reduce the impacts to less-than-significant levels (Exhibit 8). These conditions of approval will include provisions for monitoring compliance with the mitigation requirements.

Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

Therefore, based on the foregoing information, the decision-maker can make the findings required by the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (April 6, 2010, Edition, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

The Ventura County Non-Coastal Zoning Ordinance (§8111-1.2.1.1.a) states that in order to be approved, a Planned Development Permit must be found consistent with all applicable policies of the Ventura County General Plan and the North Ventura Avenue Area Plan.

Evaluated below is the consistency of the project with the applicable policies of the General Plan and the North Ventura Avenue Area Plan.

- 1. Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

As discussed in Section B (above) for the project, the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the above discussion, the proposed project will be consistent with Policy 1.1.2-1.

- 2. Resources Policy 1.1.2-2:** *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above) and in the MND prepared for the proposed project (Exhibit 7), the project's individual impacts and contribution to cumulative impacts with regard to land use compatibility have been evaluated in compliance with CEQA and will be less than significant with the implementation of the recommended conditions of approval. The proposed project may cause significant impacts on biological resources. However, mitigation measures have been identified that serve to avoid or reduce those impacts to less than significant levels. Therefore, with imposition of the mitigation measures as conditions of approval, the proposed project will have less than significant adverse environmental impacts on resources.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.1.2-2.

- 3. Biological Resources Policy 1.5.2-1:** *Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.*

As discussed in item C.2 above, imposition of Planning Division mitigation conditions No's. MM1 through MM5 (Exhibit 8, Conditions of approval, Condition Nos. 17 through 21) regarding Avoidance of Nesting birds (Least Bell's Vireo), Monitoring and Timing of Grading Activities, installation of temporary fencing during grading to avoid impacts to the riparian corridor of the Ventura River Channel, and preparation and implementation of a lighting plan, the project would have less than significant impacts to biological resources.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.5.2-1.

4. **Biological Resources Policy 1.5.2-2:** *Discretionary development shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to biological resources. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.*

An Initial Study Biological Assessment (ISBA) Report was prepared for the proposed project by Tetra Tech, Inc. The report found no special-status animals on the project site and that the proposed project site was dominated by non-native plant species; locally important or rare plant communities were not found. In addition, the project has been evaluated by the Planning Biologist. With imposition of biological mitigation conditions of approval MM1 through MM5 (Exhibit 8, Conditions of Approval, Condition Nos. 17 through 21) potential impacts to biological resources would be reduced to a less than significant level.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.5.2-2.

5. **Biological Resources Policy 1.5.2-4:** *Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.*

The construction footprint of the proposed project overlaps with the 100-foot wetland buffer in the southwest corner of the project site for construction of the vegetated drainage swales. The Planning Division biologist has determined that the installation of the vegetated swales is acceptable within the 100 foot buffer. There are no permanent developments proposed within the 100 foot buffer. The temporary grading impacts within the buffer will not significantly impact the riparian corridor of the Ventura River channel with the installation of temporary perimeter fencing around the construction area required by

mitigation measure MM-4 (Exhibit 8). Therefore, potential impacts to wetland habitats would be less than significant.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.5.2-4.

6. **Biological Resources Policy 1.5.2-5:** *The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when discretionary development may affect significant biological resources. The National Park Service shall also be consulted regarding discretionary development within the Santa Monica Mountains or Oak Park Area.*

With imposition of Planning Division biological mitigation conditions MM1 through MM5 (Exhibit 8, Conditions of Approval, Condition No. 15), the proposed project would not significantly impact biological resources. This conclusion reflects consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.5.2-5.

7. **Scenic Resources Policy 1.7.2-2(3) and -4:** *Scenic Resource Areas, which are depicted on the Resource Protection Map (Figure 1), shall be subject to the Scenic Resource Protection (SRP) Overlay Zone provisions and standards set forth in the Non-Coastal Zoning Ordinance, which include the following:*

2. *Scenic Resource Areas, which are depicted on the Resource Protection Map (Figure 1), shall be subject to the Scenic Resource Protection (SRP) Overlay Zone provisions and standards set forth in the Non-Coastal Zoning Ordinance, which include the following:*

(3) All discretionary development shall be sited and designed to:

- a. Prevent significant degradation of the scenic view or vista;*
- b. Minimize alteration of the natural topography, physical features and vegetation;*
- c. Utilize native plants indigenous to the area for re-vegetation, whenever possible;*
- d. Avoid silhouetting of structures on ridge tops that are within public view.*
- e. Use colors and materials that are designed to blend in with the natural surroundings.*
- f. Minimize lighting that causes glare, illuminates adjacent properties, or is directed skyward in rural areas.*

4. *The Planning Division shall continue to implement the landscaping requirements of the Zoning Ordinance and the "Guide to Landscape Plans" to enhance the appearance of discretionary development.*

The proposed project is located adjacent to Highway 33, a county designated scenic highway. The landscaping included in the project description would partially screen the site from nearby public viewing areas (Highway 33) and is adequate to soften the industrial appearance of the proposed facility. The proposed landscaping would satisfy current requirements (Exhibit 8, Conditions of Approval, Condition Nos 23 and 24) and includes the use of native plants indigenous to the area. The proposed office buildings for the service yard would use colors that would blend in with the natural surroundings and minimize lighting that causes glare, illuminates on adjacent properties or is directed skyward in rural areas. In addition, all outdoor lighting would be directed downward so as to not spill over to the adjacent properties. Therefore, no new adverse effect on public views would occur.

Based on the above discussion, the proposed project will be consistent with Resources Policy 1.7.2-2(3) and -4.

8. **Fire Hazard Policy 2.13.2-1:** *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

According to the VCFPD, the existing water supply and access are adequate for fire protection. The conditions of approval (Exhibit 8, Conditions of Approval, Condition Nos 43 through 56) will ensure that this adequate situation will be maintained.

Based on the above discussion, the proposed project will be consistent with Fire Hazard Policy 2.13.2-1.

9. **Hazardous Materials and Waste Policy 2.15.2-2:** *Site plans for discretionary development that will generate hazardous wastes or utilize hazardous materials shall include details on hazardous waste reduction, recycling and storage.*

The proposed project development includes the use of hazardous materials typically associated with industrial businesses. Implementation of Fire Department conditions of approval (Exhibit 8, Conditions of Approval, Condition Nos 43 through 56) regarding state requirements for the safe handling, storage and disposal of hazardous materials will ensure that in the event hazardous materials/wastes are generated or utilized, the proposed project will be in compliance with those state regulations.

Based on the above discussion, the proposed project will be consistent with Hazardous Materials and Waste Policy 2.15.2-2.

D. ZONING COMPLIANCE

The proposed project is subject to the requirements of the Ventura County Non-Coastal Zoning Ordinance (NCZO).

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (§8105-5), the proposed uses are allowed in the M2-10,000 sq. ft. zone district with the granting of a Planned Development Permit. Upon the granting of a Planned Development Permit, the Permittee would be in compliance with this requirement.

The site encompasses an existing undeveloped lot that is subject to the development standards of the Ventura County Non-Coastal Zoning Ordinance (§8106-1.2). As described in Table 2 (below), the proposed project is consistent with the development standards of the M2-10,000 sq. ft., General Industrial, zone.

Table 2 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	10,000 sf	Yes
Maximum Percentage of Building Coverage	40%	Yes
Front Setback	15 feet	Yes
Side Setback	5 feet	Yes
Rear Setback	5 feet	Yes
Maximum Building Height	30 feet	Yes

The proposed project involves a lot that was legally created by Parcel Map 5936 recorded June 11, 2015. In addition, the subject facility is in conformance with the setback requirements in Table 2 above.

E. PLANNED DEVELOPMENT PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant the requested permits pursuant to Sections 8111-1.2.1.1 of the Ventura County Non-Coastal Zoning Ordinance (NCZO). The ability of the decision-maker to make these findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [§8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [§8111-1.2.1.1.b].**

The proposed contractor service and storage yard would occupy 7.7 acres of a 22-acre parcel located north of the City of Ventura south of Oak View, and just west of the intersection of Canada Larga and Highway 33. The City of Ventura Water Treatment Plant and the Ventura County Fire Station Building 577 are located along the northern boundary of the project parcel. The western boundary of the project parcel is located adjacent to the Ventura River Trail. The project parcel is bounded on the east by North Ventura Avenue. The southern boundary of the parcel abuts the northern edge of Brooks Institute property (APN 063-0-050-360). Given the industrial and institutional nature of the adjacent land uses, the proposed project would be compatible in character with the surrounding, legally established development.

Based on the above discussion, this finding can be made.

- 3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [§8111-1.2.1.1.c].**

As indicated in Section B of this staff report, no significant and unavoidable environmental effects have been identified that would result from the proposed project. Imposition of Conditions of Approval (Exhibit 8, condition Nos 1, 8, 13, 14, 24, 25, 30, 31, 32, 33, 34, and 35) will ensure that the existing uses on the site would continue to be compatible with the neighboring industrial uses. These conditions regulate the hours of operations, outdoor lighting and glare, site maintenance, drainage, on-site parking and circulation. The proposed project would not hinder or conflict with any of the other surrounding land uses, and the project is not sensitive to impacts from these uses. Therefore, this use would not be obnoxious, harmful or impair the utility of land uses on the neighboring properties.

Based on the above discussion, this finding can be made.

- 4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [§8111-1.2.1.1.d].**

As indicated in Section B of this staff report, no adverse effect of the proposed project on the environment or public health and safety has been identified. The project would not involve any adverse effects on adjacent properties.

Based on the above discussion, this finding can be made.

5. **The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [§8111-1.2.1.1.e].**

As indicated in Section B of this staff report, no significant environmental effects have been identified that would result from the proposed project. Imposition of PD Conditions of Approval (Exhibit 8, condition Nos 1, 8, 13, 14, 24, 25, 30, 31, 32, 33, 34, and 35) will ensure that the use of the proposed facility will be compatible with the neighboring industrial and institutional uses. The industrial zoning and land use designations in the area are not anticipated to change in the foreseeable future. The existing industrial land uses in the project vicinity are expected to continue. Thus, the project would be compatible with the existing and potential future land uses in the general area.

Based on the above discussion, this finding can be made.

6. **The proposed development will occur on a legal lot [Sections 8101-3.4 and 8111-1.2.1.1f].**

Pursuant to Conditional Certificate of Compliance 9006, Parcel Map 5936 being a subdivision of portions of Tract "C", Rancho Canada Larga, recorded map 1, page 34, and "Jose Moraga", Tract "B", Rancho Canada Larga, recorded map 1, page 202, May 2014, was recorded at the Ventura County Clerk and Recorder's Office on June 11, 2015 (Document # 20150611-00089253-0 1/3). Therefore, the proposed entitlements and any future development would occur on a legal lot.

Based on the above discussion, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE AND PUBLIC COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (§65091), Ventura County Non-Coastal Zoning Ordinance (§8111-3.1). The Planning Division mailed notice to owners of property within 300 feet of the subject project site and to the City of Ventura. In addition, a legal ad was published in the Ventura County Star. As of the date of this document no responses were received.

The project site is located within the City of Ventura's Sphere of Influence. Therefore, on July 25, 2013, the Planning Division notified the City of Ventura of the proposed project and requested the City of Ventura to submit any comments that the City might

have on the proposed project. On September 9, 2013, the Planning Division received a letter from the City of Ventura in support of the proposed project.

G. RECOMMENDED ACTIONS

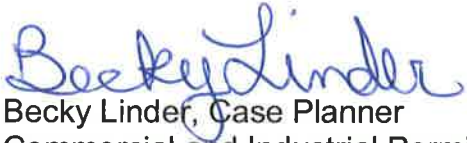
Based upon the preceding analysis and information provided, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Director has reviewed and considered this staff report and all exhibits thereto and has considered all comments received during the public comment process;
2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the mitigation measure there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
2. **ADOPT** the MND (Exhibit 7) and Mitigation Monitoring Program (Exhibit 8);
3. **MAKE** the required findings to grant a planned development (PD) permit in accordance with Sections 8111-1.2.1.1 and 8109-3.3 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD No. PL12-0152, subject to the conditions of approval (Exhibit 8).
5. **SPECIFY** that the Clerk of the Planning Director is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Board of Supervisors within 10 calendar days after the permit has been approved, conditionally approved or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Board of Supervisors to review the matter at the earliest convenient date.

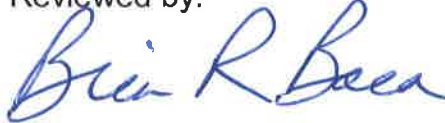
If you have any questions concerning the information presented above, please contact Becky Linder at (805) 654-2469 or becky.linder@ventura.org.

Prepared by:



Becky Linder, Case Planner
Commercial and Industrial Permits

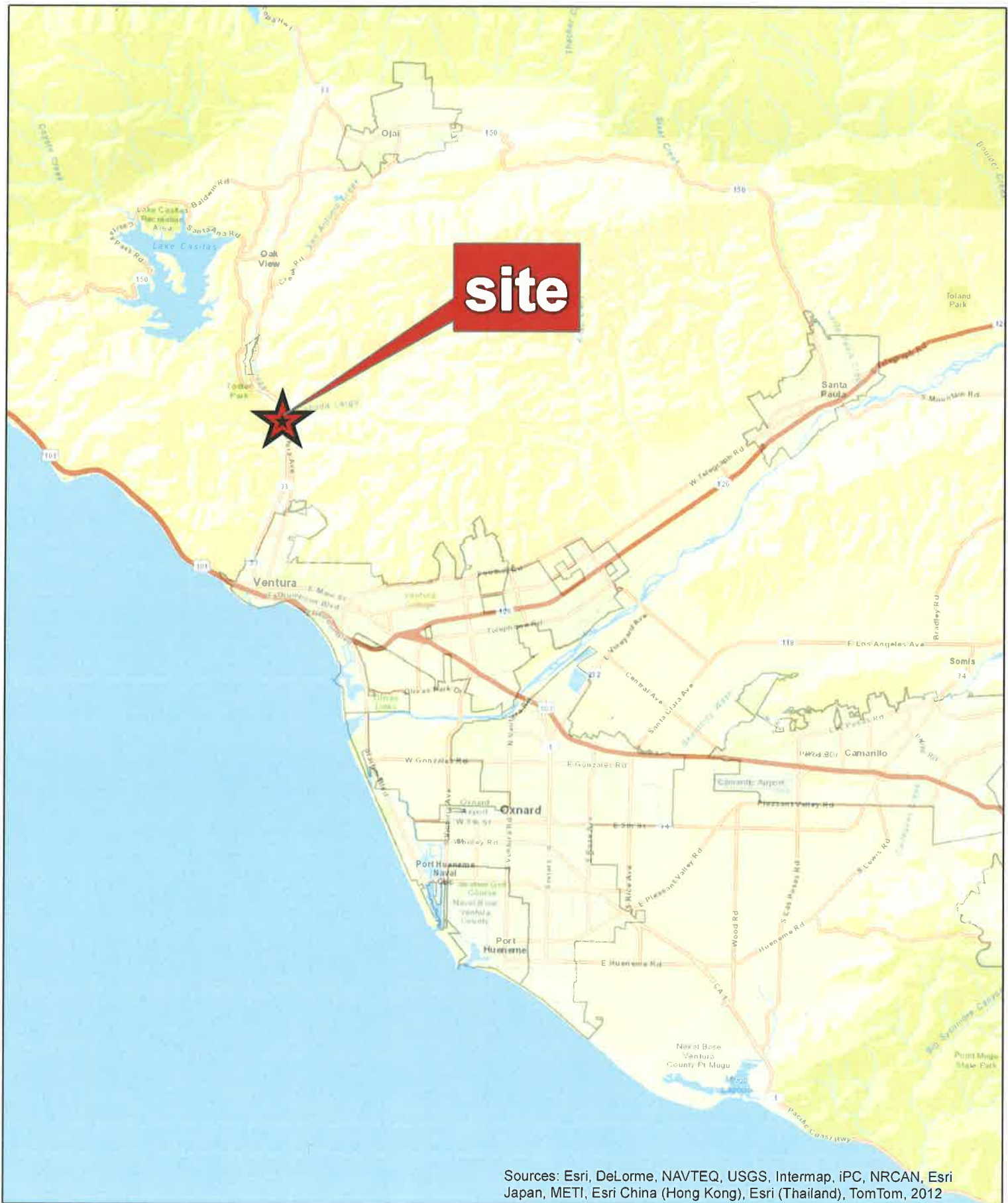
Reviewed by:



Brian R. Baca, Manager
Commercial and Industrial Permits

EXHIBITS

- Exhibit 2 - Location Map
- Exhibit 3 - Aerial Photo, General Plan and Zoning Designation Map
- Exhibit 4 - Site Plan
- Exhibit 5 - Grading Plan
- Exhibit 6 - Landscape Plan
- Exhibit 7 - Environmental Document (MND)
- Exhibit 8 - Conditions of approval



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 07-15-2015

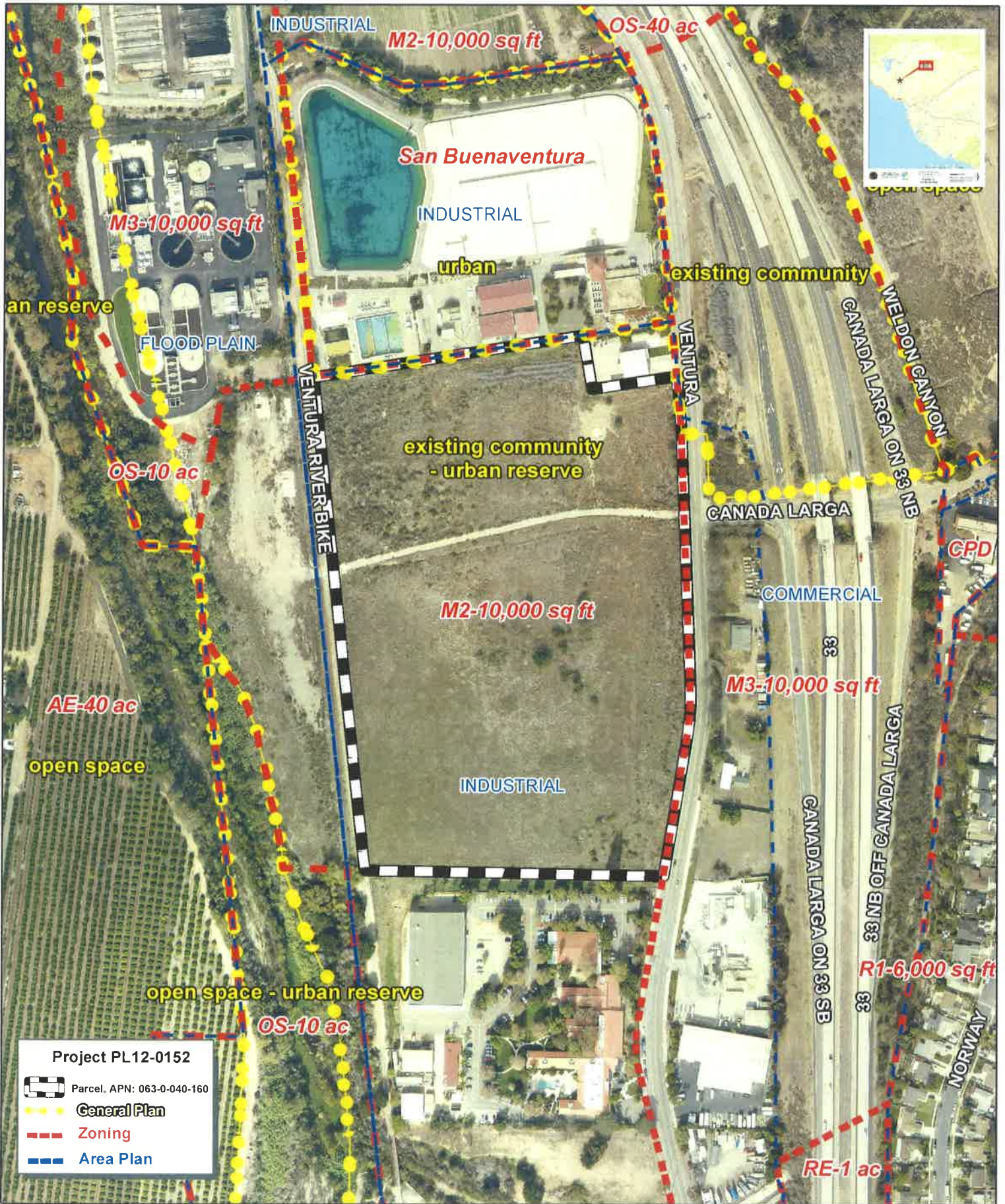


County of Ventura
Planning Director Hearing
PL12-152
Exhibit :2
Location Map

0 8,000 16,000 Feet

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

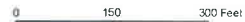




Ventura County, California
 Resource Management Agency
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County of Ventura
 Planning Director Hearing
 PL12-0152
Exhibit:3
General Plan & Zoning Map



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RH

**COUNTY OF VENTURA
PUBLIC WORKS AGENCY
5379 N. VENTURA AVE
CONTRACTORS YARDS
CASE NO. AD11-0117**

OWNER/APPLICANT

RDK Land, LLC
Attn: John Dewey (Primary Contact)
2870 Los Feliz Place
Los Angeles, CA 90039
(805) 259-9499
john@deweygroup.com

PARCEL

Description: Parcel 4, APN 063-0-040-160
Zoning: M-2
Proposed Land Use: Contractors Storage Yards and Buildings

SHEET INDEX

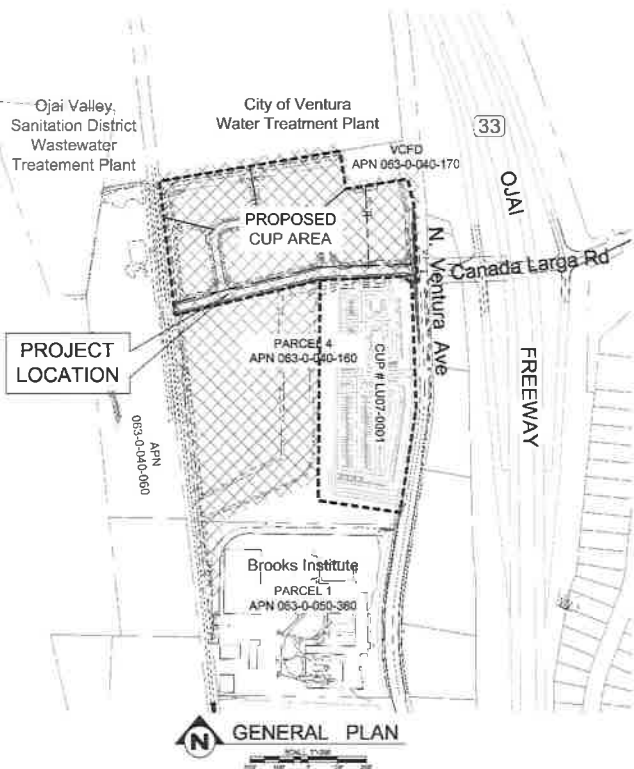
Sheet	Drawing	Title
1	C1.0	COVER SHEET
2	C2.0	HORIZONTAL CONTROL PLAN
3	C3.0	N. VENTURA AVE WIDENING / PROJECT ENTRANCE PLAN
4	C4.0	GRADING PLAN
5	C5.0	EROSION CONTROL PLAN
6	C5.1	EROSION CONTROL DETAILS
7	C6.0	UTILITIES PLAN
8	C7.0	LIGHTING PLAN
9	C8.0	LANDSCAPING AND FENCING PLAN
10	C9.0	DETAILS
11	C10.0	VISUAL IMPACT ANALYSIS

GENERAL NOTES

- GRADING SHALL BE IN ACCORDANCE WITH THE VENTURA COUNTY BUILDING CODE APPENDIX J AND THE VENTURA COUNTY STANDARD LAND DEVELOPMENT SPECIFICATIONS AND THE LAND DEVELOPMENT MANUAL.
- A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION OR GRADING.
- ALL RECOMMENDATIONS MADE BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST WHERE EMPLOYED) CONTAINED IN THIS REPORT (OR GEOTECHNICAL ENGINEERING REPORT FOR PROPOSED CONSTRUCTION STORAGE YARDS OF CONTRACTOR) AND ALL OTHER RELEVANT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE REPORTS APPROVED OR CONDITIONED BY THE COUNTY SHALL BE A PART OF THE GRADING PLAN.
- ALL GRADED SURFACES SUBJECT TO EROSION SHALL BE PROTECTED IN ACCORDANCE WITH THE SWPPP. SWPPP PROTECTION SHALL BE PROVIDED AND FULLY FUNCTIONAL AT ALL TIMES.
- ALL DELETERIOUS MATERIAL, I.E. LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
- UNSATURABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER AND ENGINEERING GEOLOGIST FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
- ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER AND ENGINEERING GEOLOGIST WHERE EMPLOYED AFTER REMOVAL OF UNSATURABLE MATERIAL AND EXCAVATION OF KEMWAYS AND BENCHES AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR ANY FILL.
- ALL SOIL OR ROCK MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. ANY MATERIAL SUCH AS CONCRETE, CONSTRUCTION DEBRIS, RUBBISH OR IMPORTED MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER AND COUNTY PRIOR TO USE IN COMPACTED FILL. WHERE EXCAVATED MATERIAL IS BLOCKY IT WILL BE BROKEN INTO SUITABLE FRAGMENT SIZES, NO MORE LARGER THAN TWELVE INCHES IN LARGEST DIMENSION, BEFORE BEING USED AS FILL.
- THE SOILS ENGINEER SHALL DIRECT THE REMOVAL OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS SEPTIC TANKS, IRRIGATION LINES, ETC.
- ANY WATER WELL LOCATED WITHIN THE SITE SHALL BE REPORTED TO THE WATER RESOURCES DIVISION, WALNUTSHED PROTECTION DISTRICT, PHONE: (805) 688-1000, (NON-EMERGENCY) OR (805) 688-1000.
- ALL EXCAVATED BACK SLOPES AND KEYS FOR BUTTRESS FILLS MUST BE EXAMINED BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER TO INSURE THAT ALL POTENTIAL PLANES OF FAILURE HAVE BEEN EXPOSED IN THE EXCAVATION AND WILL BE ADEQUATELY SUPPORTED BY THE PROPOSED BUTTRESS. FIELD CERTIFICATION TO BE SUBMITTED BY THE CONSULTANTS.
- THE SOILS ENGINEER AND ENGINEERING GEOLOGIST (WHERE EMPLOYED) SHALL SUBMIT RECOMMENDATIONS FOR CORRECTIVE WORK TO INSURE SLOPE STABILITY WHERE UNSATURABLE MATERIAL IS EXPOSED AT THE TOP OF CUTS.
- UNLESS OTHERWISE SPECIFIED, CORRUGATED STEEL PIPE SHALL BE BITUMINOUS COATED IN ACCORDANCE WITH STANDARD LAND DEVELOPMENT SPECIFICATIONS (SLS).
- INTERIM SOILS AND GEOLOGIC REPORTS SHALL BE SUBMITTED TO THE COUNTY AS REQUIRED BY THE BUILDING OFFICIAL.
- FINAL ROUGH GRADE SOILS ENGINEERING AND (IF APPLICABLE) ENGINEERING GEOLOGY REPORTS SUMMARIZING ALL EARTHWORK PLANNING AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL OF THE ROUGH GRADING BY THE BUILDING OFFICIAL.
- FINAL SOILS ENGINEERING AND (IF APPLICABLE) ENGINEERING GEOLOGY REPORTS SUMMARIZING ALL EARTHWORK PERFORMED SINCE ROUGH GRADING AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO FINAL INSPECTION BY THE BUILDING OFFICIAL.
- THE TOTAL STABILIZED DISTURBED AREA OF GRADING AND CONSTRUCTION IS 3.0 ACRES. PROJECT IS THAT ARE 1.0 ACRE OR GREATER IN DISTURBED AREA WILL REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) AS APPROVED BY THE STATE REGIONAL WATER QUALITY CONTROL BOARD. PROJECTS UNDER 1.0 ACRE WILL REQUIRE A STORM WATER POLLUTION CONTROL PLAN (SWPPP) AND APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS APPROVED BY THE COUNTY.



VICINITY MAP



GENERAL PLAN

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
811
2 WORKING DAYS BEFORE YOU DIG

CONTACTS

CITY OF SAN JOAQUIN WATER DIVISION	TEL NO (805) 552-4500 OMAR CASTRO
SOUTHERN CALIFORNIA Edison CO.	TEL NO (805) 584-7472 GABBY SCHONOVER
SOUTHERN CALIFORNIA GAS CO.	TEL NO (818) 700-3574 MARK WITTE
PACIFIC BELL TELEPHONE CO.	TEL NO (805) 629-0576 JOHN UELTICH
OJAI VALLEY SANITATION DISTRICT	TEL NO (805) 646-5668 JIM STALLINGS
COUNTY OF VENTURA TRAFFIC	TEL NO (805) 654-2063 RICHARD HERRERA

John Kular Consulting
10901 Rockridge Way, Bakersfield CA 93311
661-663-7732
kular@jkc.com

DESIGN	JK
DRAW	TM
CHECK	JK
APPROV	

**COUNTY OF VENTURA
PUBLIC WORKS AGENCY**

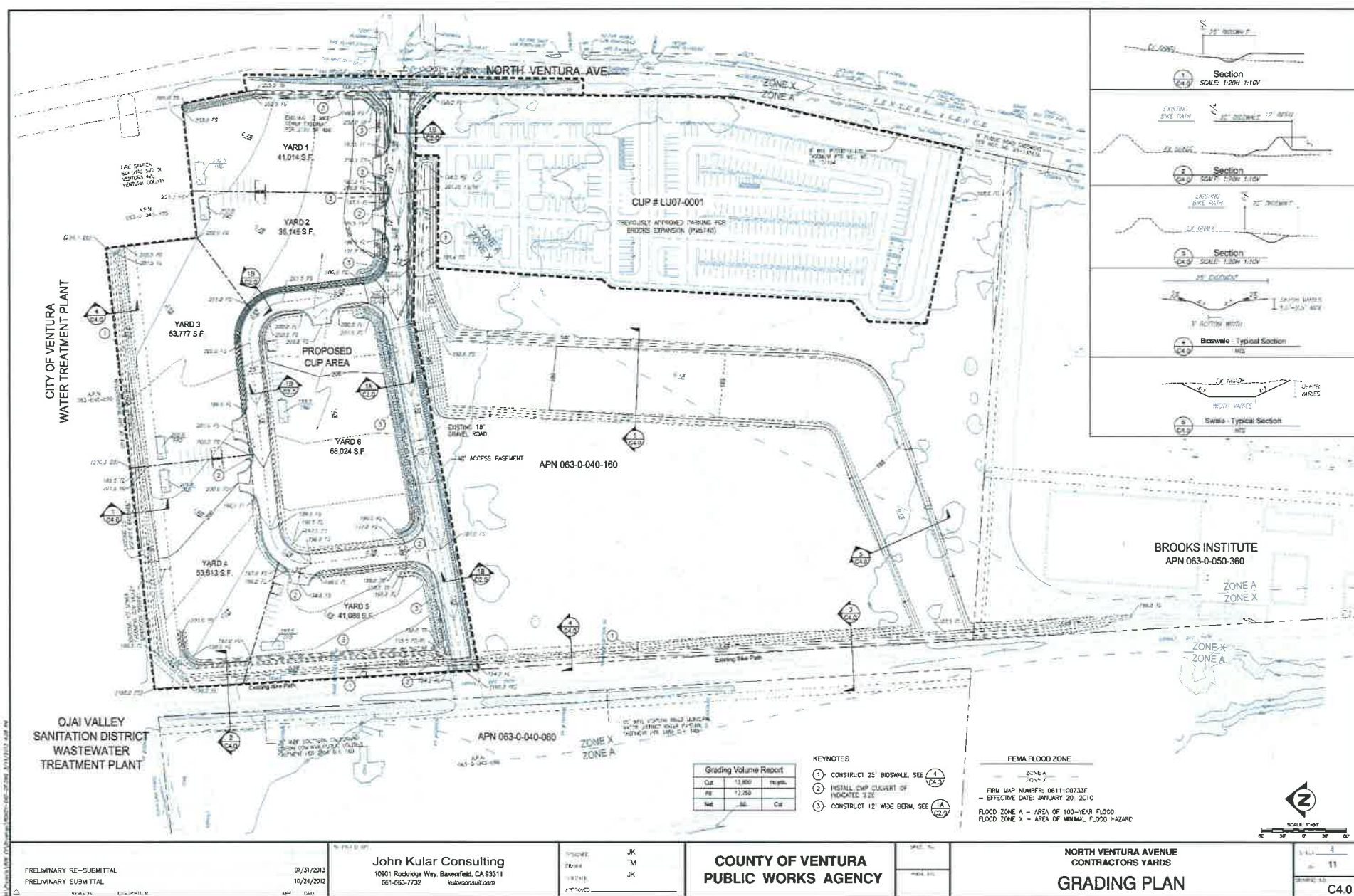
**NORTH VENTURA AVENUE
CONTRACTORS YARDS
COVER SHEET**

PRELIMINARY RE-SUBMITTAL	09/21/2011
PRELIMINARY SUBMITTAL	10/24/2012

SHEET NO.	11
TOTAL SHEETS	11
SCALE	C1.0

County of Ventura
Planning Director Hearing
PL12-0152
Exhibit 4 – Site Plan

Site Plan for PL12-0152 Exhibit 4



PRELIMINARY RE-SUBMITTAL 01/31/2013
 PRELIMINARY SUBMITTAL 10/24/2012

John Kular Consulting
 10901 Rockridge Way, Bakersfield, CA 93311
 861-863-7732 jkular@jkc.com

DESIGNED JK
 DRAWN TM
 CHECKED JK
 IN CHARGE JK

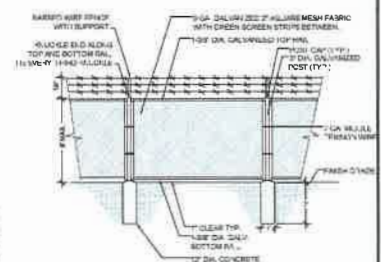
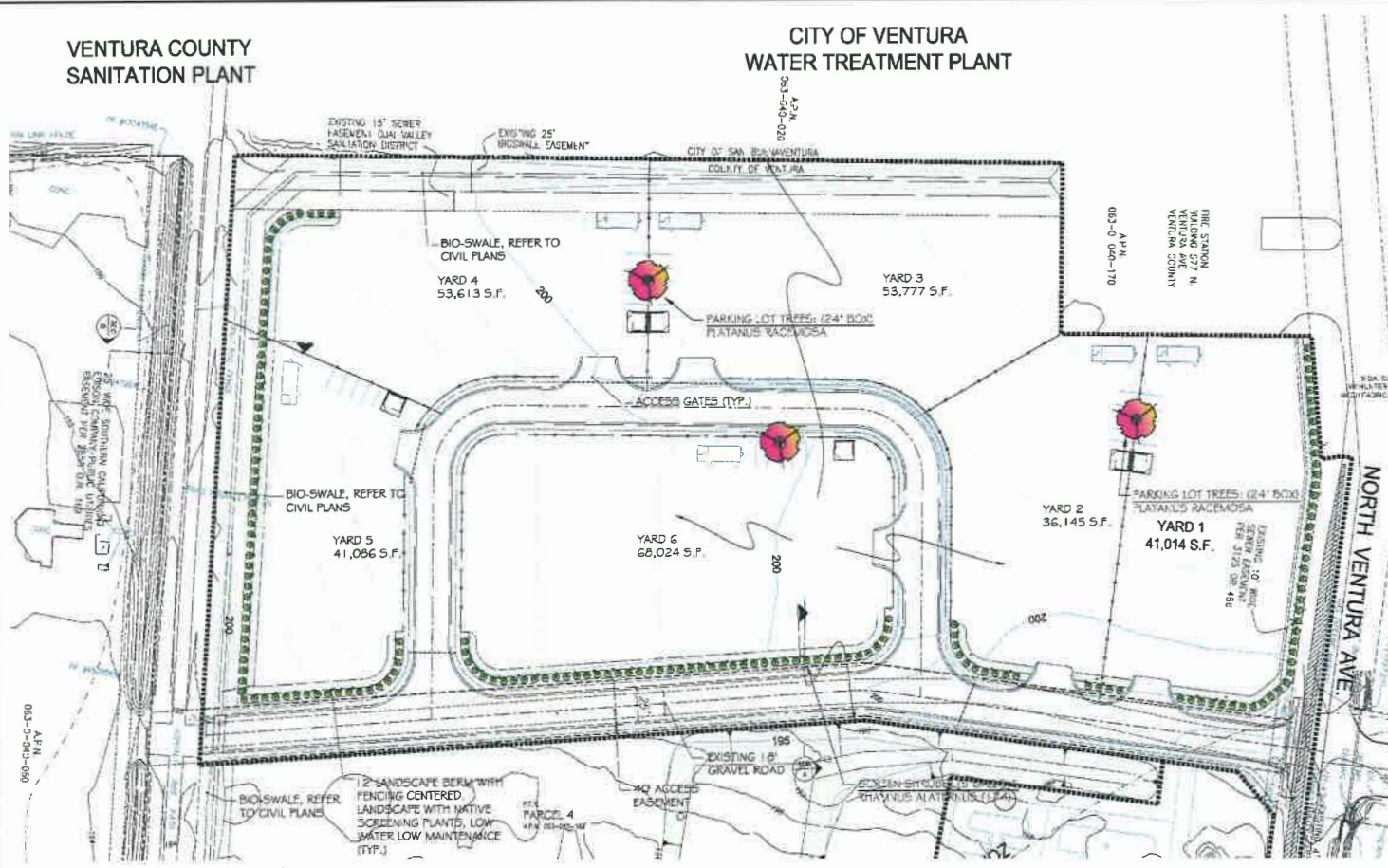
**COUNTY OF VENTURA
 PUBLIC WORKS AGENCY**

**NORTH VENTURA AVENUE
 CONTRACTORS YARDS
 GRADING PLAN**

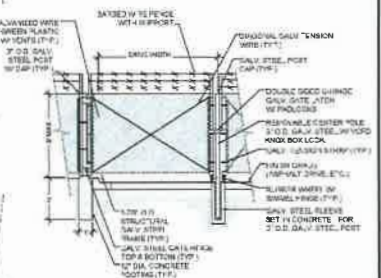
DATE 11
 SHEET NO. C4.0

VENTURA COUNTY
SANITATION PLANT

CITY OF VENTURA
WATER TREATMENT PLANT



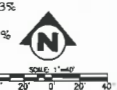
NOTE:
1. FOOTINGS TO BE POURED PRIOR TO PAVING.
2. WELD ALL CONNECTIONS AND BRIND BROOKE.
3. DRINK ALL WOOD LOGS.
4. CONNECTION OF FENCE TO WALL BE PREFER FOR MANUFACTURER SPECIFICATIONS.



NOTE: ALL PIPE TO BE STANDARD WEIGHT, SCHEDULE 40. ALL PIPE AND WARE TO BE THREADED AND PAINTED BURNER GREY. TO WATER PAVING INDUSTRY CODES.



TOTAL SITE AREA - 365,700 S.F.
STORAGE YARD - 293,650 S.F.
TOTAL LANDSCAPE AREA - 6,613 S.F. = 23%
TOTAL PARKING AREA - 3,420 S.F.
TOTAL PARKING LANDSCAPE - 32.5 F. = 1%



- PARKING LOT TREES: (24\"/>



Species	Plant Size	Seed 1/2 bushels
Agave sisalana	8.00	
Leyceum mitchellii	6.00	
Yucca mix variegata	8.00	
Desmodium illinoense	2.00	
Hesperis matronalis	10.00	

BOSWALE SEED MIX

1	Conceptual plans for plan check only	3/28/12
2		
3		
4		

PLANS PREPARED BY:
LANDSCAPE DEVELOPMENT, INC.
28447 WITHERSPOON PARKWAY
VALENCIA, CA 91355
661-295-1970

DESIGNED	RD
DRAWN	RD
CHECKED	RD
APPROVED	

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

SPEC. NO.	?
PROJ. NO.	?

NORTH VENTURA AVENUE
CONTRACTORS YARDS
APN 063-0-040-06
5379 NORTH VENTURA AVE, VENTURA, CA

SHEET	9
OF	11
DRAWING NO.	C8.0

county of ventura

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: PL12-0152

Applicant: RDK Land, LLC, 2870 Los Feliz Place, Los Angeles, CA 90039

Location: The project site is located at 5721 N Ventura Avenue, Ventura, CA

Assessor's Parcel No.: 063-0-040-160

Parcel Size: 22-acre parcel

General Plan Designation: Existing Community-Urban Reserve.

Zoning Designation: M2-10,000 sq. ft. (Limited Industrial, 10,000 sq. ft. parcel size)

Responsible and/or Trustee Agencies: Californian Department of Fish and Game

Project Description: The applicant requests that a Planned Development permit be granted to authorize the development and operation of a contractor service and storage yard. The proposed facility would include six individual tenant spaces. Each yard will include a pre-fabricated office, parking spaces, and trash containers. The facility will operate from 6:00 am to 7:00 pm, Monday through Saturday and be closed on Sunday. The project site would be graded to create level pads with earth movement estimated at 2,670 cubic yards of cut and 13,430 cubic yards of fill. The fill is anticipated to come 100% from the bio swale and other drainage conveyance areas on the southerly portion of the parcel.

Stormwater will be collected by proposed vegetated swales located along the northern and western perimeters of the project site and located in the central area of the proposed service and storage yard. The proposed swales will deliver stormwater to an existing swale located at the northwest corner of the Brooks Institute Parcel (John Kular Consulting 2012). The existing swale on the Brooks Institute Parcel currently conveys water through a culvert under the Ventura River Trail and into the Ventura River. A portion of the fill material used to construct the level pad for the storage yard will be obtained from the excavation of the swales. The remaining fill would be imported to the site. A 3-foot high



berm will be constructed around the perimeter of the storage yard and each tenant space.

An 8-foot high chain-link fence with wood slats would be installed on the perimeter berms. The landscaped area of the site will encompass 8,613 square feet. Water will be provided by the City of Ventura and waste water disposal will be provided by the Ojai Valley Sanitation District. Access to the site will be provided by a new 24-foot wide private paved driveway connected to North Ventura Avenue.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

4A. - Biological Resources, Species:

In order to prevent impacts on nesting birds including Bell's vireo (LBV), protected under the Migratory Bird Treaty Act and Californian Department of Fish and Game Code (3503, 3503.5, 3511, 3513 and 3800), land clearing activities shall be regulated.

Mitigation Measure MM1 and MM2 require the Permittee to conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities") in such a way as to avoid nesting native birds including LBV. This would be accomplished through one of the two options: 1 - Timing of construction or 2 - Surveys and avoidance of occupied nests. The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction.

In order to minimize sediment transport into sensitive habitat located along the Ventura River, grading activities shall be timed to occur within the dry season.

Mitigation Measure MM-3 requires the Permittee to conduct grading activities during the dry season (April 15 to October 31). The Permittee shall retain the services of a County-approved qualified biologist to monitor the effects of grading activities on sensitive riparian habitat. County staff will review the biologist contract and monitoring report for adequacy.

4C. – Ecological Communities, Waters and Wetlands:

In accordance with *General Plan Policy 1.5.2-4*, all development, except ground disturbances and vegetation removal associated with the drainage swales, shall be prohibited in a 100-foot setback from either side of the top-of-bank of the Ventura River or the edge of the riparian vegetation (whichever is greater) as shown in the hearing exhibits in support of the project.

The Ventura County General Plan *Goals, Policies and Programs Policy 1.5.2-4* also requires a 100-foot setback buffer from significant wetland and riparian and vegetation, although this buffer can be increased or decreased based on the recommendation of the biologist. The construction footprint of the proposed project overlaps with the 100-foot wetland buffer in the southwest corner of the project site for construction of the vegetated drainage swales. The Planning Division biologist has determined that the installation of the vegetated swales is acceptable within the 100 foot buffer. There are no permanent developments proposed within the 100 feet buffer. The temporary grading impacts within the buffer will not significantly impact the riparian corridor of the Ventura River channel with the perimeter fencing around the construction area required by mitigation measure MM-4.

Mitigation Measure MM-4 would require that the Permittee 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 maintains the grading and site plan with the fencing illustrated provided by the Permittee in the project file.

4E. – Habitat Connectivity, Outdoor lighting and Glare:

Nighttime lighting and glare onto adjacent land could cause adverse, indirect impacts as most wildlife movement occurs at night. Application of a standard mitigation measure to reduce nighttime lighting and glare (MM-5) will reduce indirect lighting impacts from the proposed project (specific and cumulative) to less than significant.

Mitigation Measure MM-5 would require the Permittee to prepare and implement a lighting plan that includes the following components:

- All outdoor light sources shall be hooded to direct light downward onto buildings, structures, driveways, or yards in order to prevent the illumination of surrounding habitat, consistent with the conceptual lighting plan (Attachment 2).
- Floodlights must not be used to illuminate outdoor areas.
- All glass and other materials used on building exteriors and structures must be selected to minimize reflective glare.
- A photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan.
- Illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: March 10, 2014 through April 9, 2014

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to [insert your name], the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at becky.linder@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated

Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:



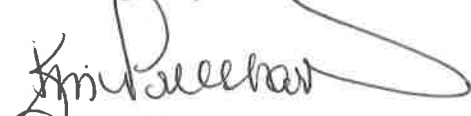
Becky Linder, Case Planner
(805) 654-2469

Reviewed for Release to the Public by:



Brian R. Baca, Manager
Commercial and Industrial Permits Section

**Recommended for Approval by
Lead Agency by:**



Kim L. Prillhart, Director
Ventura County Planning Division



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

INITIAL STUDY FOR PL12-0152 – RDK Land, LLC.

Section A – Project Description

1. **Project Case Number(s):** PL12-0152
2. **Name of Applicant:** RDK LAND, LLC
3. **Project Location and Assessor's Parcel Number:** The project site is located at 5721 N Ventura Avenue, Ventura, CA 93001. The assessor's parcel number is 063-0-040-160.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** The General Plan land use designation is Existing Community-Urban Reserve.
 - b. **Area Plan Land Use Designation:** The proposed project is located in the North Ventura Avenue Area Plan and is designated Industrial.
 - c. **Zoning Designation:** The proposed project zoning designation is M2-10,000 sq. ft. (Limited Industrial, 10,000 sq. ft. parcel size)
5. **Description of the Environmental Setting:** The proposed contractor service and storage yard would occupy 7.7 acres of a 22-acre parcel located north of the City of Ventura south of Oak View, and just west of the intersection of Canada Larga and Highway 33. The City of Ventura Water Treatment Plant and the Ventura County Fire Station Building 577 are located along the northern boundary of the project parcel. The western boundary of the project parcel is located adjacent to the Ventura River Trail. The project parcel is bounded on the east by North Ventura Avenue. The southern boundary of the parcel abuts the northern edge of Brooks Institute property (APN 063-0-050-360). The project site is currently undeveloped and vegetated with non-native grasses and non-native invasive broadleaf plant species. A private gravel access road traverses the project site and connects Cañada Larga Road to the Ventura River Trail. Cleared areas, including a small concrete helicopter pad and a recycled asphalt stockpile, are present on the north side of the project site.
6. **Project Description:** The applicant requests that a Planned Development permit be granted to authorize the development and operation of a contractor service and storage yard. The proposed facility would include six individual tenant spaces. Each yard will include a pre-fabricated office, parking spaces, and trash

Initial Study – (Continued)

containers. The facility will operate from 6:00 am to 7:00 pm, Monday through Saturday and be closed on Sunday. The project site would be graded to create level pads with earth movement estimated at 2,670 cubic yards of cut and 13,430 cubic yards of fill. The fill is anticipated to come 100% from the bio swale and other drainage conveyance areas on the southerly portion of the parcel.

Stormwater will be collected by proposed vegetated swales located along the northern and western perimeters of the project site and located in the central area of the proposed service and storage yard. The proposed swales will deliver stormwater to an existing swale located at the northwest corner of the Brooks Institute Parcel (John Kular Consulting 2012). The existing swale on the Brooks Institute Parcel currently conveys water through a culvert under the Ventura River Trail and into the Ventura River. A portion of the fill material used to construct the level pad for the storage yard will be obtained from the excavation of the swales. The remaining fill would be imported to the site. A 3-foot high berm will be constructed around the perimeter of the storage yard and each tenant space.

An 8-foot high chain-link fence with wood slats would be installed on the perimeter berms. The landscaped area of the site will encompass 8,613 square feet. Water will be provided by the City of Ventura and waste water disposal will be provided by the Ojai Valley Sanitation District. Access to the site will be provided by a new 24-foot wide private paved driveway connected to North Ventura Avenue.

7. **List of Responsible and Trustee Agencies:** Californian Department of Fish and Game.
8. **Methodology for Evaluating Cumulative Impacts:** The methodology used to analyze cumulative impacts in the Initial Study was the list approach (see attached list and map).

Initial Study – (Continued)

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		

The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and provides the following comments:

Impact Discussion:

- 1a.** Based on information provided by the applicant, air pollutant emissions from the development would 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 development would have a less than significant impacts on regional air quality.
- 1b.** Based on information in the project application, the subject project would generate local air quality impacts, but those impacts would not be significant. Implementation of APCD conditions of approval relating to fugitive dust, particulate matter and ozone precursor emissions that may result from vehicles parking on the site and other project activities would ensure that project impacts would be less than significant. Therefore, the project development would be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines

Source Document; Analysis prepared by Alicia Stratton of the VCAPCD on November 19, 2012

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*.

Initial Study – (Continued)

<i>Issue (Responsible Department)*</i>	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) <i>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?</i>		X				X		
2) <i>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)?</i>		X				X		
3) <i>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?</i>		X				X		
4) <i>Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?</i>		X				X		
5) <i>Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?</i>		X				X		

Impact Discussion:

2A-1 through 2A-4: Water for the proposed project would be provided by the City of Ventura. The City purveys both surface water (from Lake Casitas) and groundwater pumped from local aquifers. The proposed 7.7-acre contractor's service and storage yard would create a new demand for water. This demand would include the use of restroom facilities by the occupants of the six tenant spaces and the maintenance of an 8,613 square foot area of landscaping. The new water demand is estimated as follows:

Assumptions:

- Six tenant spaces
- One employee per space

Initial Study – (Continued)

Operations on six days per week
 Four toilet flushes per day per employee @1.6 gallons/flush
 Hand washing/drinking @ 1 gallon/day/person
 Irrigation of 8,613 SF of landscaping @ 1.5 AFY/acre

Estimated water demand:

Use	Calculation	Gallons/year	Acre-Feet/Year
Toilets	6 employees x 6 days/week x 52 weeks x 4 flushes/day x 1.6 gallons/flush	11,980	0.037
Hand washing + drinking	6 employees x 6 days/week x 52 weeks x 1 gallon/day for wash and drink	1,872	0.006
Landscape irrigation	8,613 SF / 43,560 SF/acre x 1.5 AFY/acre	96,644	0.30
Total =		110,496	0.34

The 0.33 AFY of new water demand would have a negligible effect on the sources of the surface water and groundwater supplies tapped by the City of Ventura to serve its customers. Thus, project-specific and cumulative impacts on the quantity of available groundwater supplies would be less than significant.

2A-5: Given the negligible effect of the project on groundwater supplies, it would be consistent with the applicable General Plan Goals and Policies including the *North Ventura Avenue Area Plan* for Item 2A of the 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
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								

Initial Study – (Continued)

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

Impact Discussion:

The WPD, Groundwater Section reviewed the proposed project and provided the following comments:

2B-1 and 2. Sewer service would be provided to the project site by Ojai Sanitation District. Implementation of Watershed Protection District Conditions of approval regarding groundwater quality would serve to avoid any substantial effects on groundwater quality. Therefore, the proposed development would not result in a significant project-specific impact on groundwater quality, or contribute considerably to a significant cumulative impact on groundwater quality.

2B-3 and 4. Sewer service would be provided by Ojai Sanitation District. Thus, no onsite septic systems would be used that could potentially degrade water quality. Implementation of Watershed Protection District Conditions of Approval regarding stormwater treatment and conveyance would avoid the potential for substantial surface and groundwater contamination from site runoff. The development would not be located within two miles of the boundary of a former or current test site for rocket engines. Therefore, the proposed development would not result in a significant project-specific impact on groundwater quality, or contribute considerably to a significant cumulative impact on groundwater quality. The project would be consistent with the applicable General Plan Goals and Policies including the *North Ventura Avenue Area Plan* for Item 2B of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Rick Viergutz of the Ventura County Watershed Protection District, Groundwater Section on November 15, 2012.

Initial Study – (Continued)

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

Impact Discussion:

Water for the proposed project would be provided by the City of Ventura. The City purveys both surface water (from Lake Casitas) and groundwater pumped from local aquifers. The proposed 7.7-acre contractor's service and storage yard would create a new demand for water. This demand would include the use of restroom facilities by the occupants of the six tenant spaces and the maintenance of an 8,613 square foot area of landscaping.

The new water demand is estimated as follows:

Assumptions:

- Six tenant spaces
- One employee per space
- Operations on six days per week
- Four toilet flushes per day per employee @1.6 gallons/flush
- Hand washing/drinking @ 1 gallon/day/person
- Irrigation of 8,613 SF of landscaping @ 1.5 AFY/acre

Initial Study – (Continued)

Estimated water demand:

Use	Calculation	Gallons/year	Acre-Feet/Year
Toilets	6 employees x 6 days/week x 52 weeks x 4 flushes/day x 1.6 gallons/flush	11,980	0.037
Hand washing + drinking	6 employees x 6 days/week x 52 weeks x 1 gallon/day for wash and drink	1,872	0.006
Landscape irrigation	8,613 SF / 43,560 SF/acre x 1.5 AFY/acre	96,644	0.30
Total =		110,496	0.34

The 0.33 AFY of new water demand would have a negligible effect on the sources of the surface water and groundwater supplies tapped by the City of Ventura to serve its customers. Thus, project-specific and cumulative impacts on the quantity of available groundwater supplies would be less than significant.

2C.1, -2, and -3: Given the negligible effect of the project on groundwater supplies, it would be consistent with the applicable General Plan Goals and Policies including the *North Ventura Avenue Area Plan* for Item 2C of the 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
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

The WPD, Groundwater Section reviewed the proposed project and provided the following comments:

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

Initial Study – (Continued)

2D-2. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. The proposed construction project is located within the County Unincorporated Urban area, it will involve soil disturbance of more than 1 acre, and it will create/add approximately 50,000 square feet of impervious area including construction of street/roads and offices. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Planning and Land Development Program" Subpart 4.E, the applicant will be required to develop and implement Post- Construction Stormwater Management Plan (PCSMP) designed to ensure compliance to retain and treat stormwater runoff per Subpart 4E III. Additionally, in accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site greater than 1 acre to protect surface water quality during construction (Tables 6 and 7 in Subpart 4.F). The proposed construction activities are also subject to coverage under the State General Construction Stormwater Permit No. CAS000002. Therefore, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a Less than Significant (LS) impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits.

2D-3. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives is contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. 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. Therefore, proposed project is consistent with the applicable General Plan Goals and Policies for the Initial Study Assessment Guidelines (ISAG) Item 2d.

Source Document: Analysis prepared by Rick Viergutz of the Ventura County Watershed Protection District, Groundwater Section on November 16, 2012.

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:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located 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. The proposed development would not be located within or adjacent to an area zoned Mineral Resource Protection (MRP) overlay. The project would also not be located adjacent to a principal access road for a permitted aggregate mining site. The proposed development would not have the potential to restrict access to aggregate resources. Therefore, the development would have no impacts (individual or cumulative) to aggregate mineral resources.

3A-2. There are no existing permitted aggregate mining facilities in the vicinity of the proposed project.

3A-3. The proposed development would not be located on or immediately adjacent to land subject to a Mineral Resource Protection (MRP) overlay zone, nor would it be adjacent to a principal access road for a permitted aggregate site. Therefore, the proposed development would be consistent with the applicable General Plan Goals and Policies for Initial Study Assessment Guidelines Item 3A.

Source Document: Ventura County Initial Study Assessment Guidelines of June 2011, Ventura County Non-Coastal Zoning Ordinance (2011, §8104-0), and Planning GIS data layers.

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:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located 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 and 2: The proposed development is located north of the giant Ventura Avenue Oil Field in an area not underlain by known petroleum resources. The operation of the proposed service and storage yard would not affect access to or the operation of any petroleum production facility. Therefore, the development would have no impacts (individual or cumulative) on petroleum resources and would be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

Source Document: Ventura County Initial Study Assessment Guidelines of June 2011 and Planning GIS data layers.

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								
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		

Initial Study – (Continued)

An Initial Study Biological Assessment (August 13, 2007, revised February 6, 2013) (ISBA) was prepared by Tetra Tech. The ISBA evaluates the potential biological resource impacts associated with the proposed project, and is incorporated into the analysis below.

Impact Discussion:

4A-1.

Plant Species

No special-status plants were observed in the survey area, and no suitable natural habitat for special-status plants occurs on-site. The understory is dominated by grasses, western ragweed (*Ambrosia psilostachya*), and non-native invasive plants. Two isolated small areas in the center of the Storage Lot parcel have arroyo willow (*Salix lasioides*) and mulefat (*Baccharis salicifolia*). This community does not provide habitat suitable for special-status plant species, appears to have established following a past disturbance. The proposed project would have no impact on special-status plant species.

Protected Trees

No protected trees exist on the project site. There are 12 protected trees adjacent to the project site west of the Ventura River Trail, including four western sycamores (*Plantanus racemosa*), five cottonwoods (*Populus fremontii*), and eight coast live oaks. No adjacent protected trees will be encroached upon or disturbed, or exist within the fire clearance areas.

4A-2. Special-Status Animal Species

No special-status animal species were observed in the survey area or project site. However, the riparian habitat along the Ventura River (including stands of *Arundo donax*) and two on-site small stands of arroyo willows could provide nesting habitat for least Bell's vireo (*Vireo bellii pusillus*, federally and state endangered). All other special-status species would likely only occur on-site as transient visitors. Vegetation on-site removal could generate potentially significant impacts to LBV both directly and indirectly. Removal of on-site vegetation would only affect a small and isolated portion of the nesting habitat, and will not cause direct impacts to nesting success of LBV in the area.

In addition to the LBV, the following three special-status species have a high or moderate probability of occur to the west of the project site in the Ventura River:

- Southern California coast steelhead (*Oncorhynchus mykiss irideus*). The Ventura River is U.S. Fish and Wildlife Service (USFWS) critical habitat for the federally endangered southern California coast steelhead.
- Pacific lamprey (*Lampertra tridentate*). A Ventura County locally important species known to exist within the Ventura River.
- Western Pond turtle (*Emys marmorata*). A species of special concern that has moderate probability of occurring in the Ventura River.

Additionally, the Ventura River is designated critical habitat for the southwestern willow flycatcher (*Empidonax traillii extimus*) (flycatcher). While the flycatcher has not been recorded breeding in the Ventura River (unoccupied habitat), the river designated by USFWS because it provides habitat that supports the strategy, rationale, and science of flycatcher conservation.²

Construction activities within the recognized LBV nesting season (April 10 to July 31)³ could indirectly impact individual LBV in the area. According to the California Department of Fish and Wildlife (CDFW), the LBV is documented as nesting close to the project site, and is susceptible to noise and vibration disturbance leading to next abandonment up to 500 feet from the source of the noise.⁴ The contractor storage yard and grading for the swale could impact LBV within 500 feet of Ventura River and on-site LBV

² Federal Register/Vol. 78, No. 2/Thursday, January 3, 2013/Rules and Regulations

³ Pert, E. J. California Department of Fish and Game to Chuck Anthony, April 28, 2009. Letter.

⁴ Pert, E. J. California Department of Fish and Game to Chuck Anthony, April 28, 2009. Letter.

Initial Study – (Continued)

habitat. The USFWS uses 60 decibels (dB) as threshold above which substantial impacts to nesting least Bell's vireo and southwestern willow flycatcher might occur.⁵ Least Bell's vireo and southwestern willow flycatcher rely on auditory signals in the form of songs, alarm and scolding calls, to establish and defend territories, attract a mate, feed and care for young at the nest, and to locate and evade potential predators. Increased ambient noise above 60 dB levels may hinder the ability of the species to cue in on these signals, and significantly reduce reproductive success.⁶

The proposed project, therefore, could cause a potentially significant impact as there is a potential "take" of a listed species (i.e., the LBV) if construction occurs during the recognized LBV nesting season, typically during the period of April 10 to July 31. Application of a mitigation measure for construction timing and LBV nest surveys (MM-2) would reduce project impacts to less than significant. Proposed project impacts to LBV would be less than significant during regular construction yard operation after construction is complete.

Since the Ventura River channel is outside proposed project site, the proposed project would not directly impact habitat for these three species and potential habitat for the flycatcher. However, habitat could be indirectly impacted by sedimentation deposited within the river channel from soil erosion during grading. Sedimentation will be temporary as graded areas become stabilized. Indirect and temporary grading impacts on habitat and the low-flow channel would be less than significant with implementation of a mitigation measure limiting grading to outside the rainy season (MM-3), and adherence to existing regulations/project conditions requiring erosion control best management practices through a Stormwater Pollution Prevention Plan (SWPPP).

Nesting Birds

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513, and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, CDFG Codes (3503, 3503.5, 3511, and 3800) further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds. Project-related impacts to birds protected by these regulations would occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

No special-status species nesting birds were observed on the project site, but as discussed above, the LBV has a high potential of occurrence in the existing arroyo willows and adjacent Ventura River channel habitat. Birds observed on the project site include approximately 40 mallards (*Anas platyrhynchos*) flying over the Ventura River channel west of the proposed project site and a Cooper's hawk (*Accipiter cooperii*) hunting over the Storage Lot parcel. The arroyo willows on-site are not suitable habitat for either of these bird species; the isolated and disturbed nature of the stands offers less value for nesting compared to the riparian habitat along the Ventura River channel.

As discussed above, the removal of the on-site arroyo willow habitat, required to install the swale, could have direct impacts if removal occurs in areas where LBV are nesting. The vegetation removal consists of only a small and isolated portion of the nesting habitat on the project site, and will not have cumulatively considerable impacts on nesting success of the species in the area. In addition, not all of the isolated arroyo willows will be removed as a result of the proposed project, leaving some potential habitat available for bird use. Brown-headed Cowbirds (*Molothrus ater*) are a nest parasite and lays their eggs

⁵ Email to Holly Harris from Collen Mehlberg, USFWS Biologist. June 4, 2013.

⁶ Regional Environmental Consultants. 1989. *Comprehensive Species Management Plan for the Least Bell's Vireo*. Prepared for the San Diego Area of Governments, San Diego, California.
U.S. Marine Corps. 1995. Programmatic groundwater/riparian habitat assessment at Marine Corps Base Camp Pendleton, California. Marine Corps Base Camp Pendleton, Environmental Security Office, San Diego County, California.

Initial Study – (Continued)

in other birds' nests, and greatly reduces LBV reproductive success.⁷ CDFW recommended cowbird trapping be included in LBV mitigation measures for the temporary loss of habitat due to noise for the campus extension on the Brooks Institute parcel.⁸ Following re-vegetation, the vegetated swale may provide additional habitat for wildlife in the area. With mitigation measures protecting nesting birds by controlling of the grading and vegetation removal timing and surveys (MM-1) and LBV specific timing and survey/management requirements (e.g., sound avoidance, cowbird trapping) (MM-2), impacts would be to less than significant with mitigation.

Avoidance and Minimization Measures

MM-1 Avoidance of Nesting Birds

Purpose: In order to prevent impacts on nesting birds protected under the Migratory Bird Treaty Act and Californian Department of Fish and Game Code (3503, 3503.5, 3511, 3513 and 3800), land clearing activities shall be regulated.

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

1. Timing of construction: Prohibit land clearing activities during the breeding and nesting season (February 1 – August 31), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (February 1 – August 31) and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

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

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

Timing: If land clearing activities will occur between February 1 and August 31, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing

⁷ Goldwater, S. July 1978. *Distribution, Reproductive Success, and Impact of Nest Parasitism by Brown Headed Cowbirds on Least Bell's Vireos.*

⁸ Pert, E. J. *California Department of Fish and Game to Chuck Anthony, April 28, 2009. Letter.*

Initial Study – (Continued)

activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a zoning clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

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

MM-2 Avoidance of Nesting Least Bell's Vireo (LBV)

Purpose: In order to prevent impacts on nesting least Bell's vireo (LBV), protected under the Migratory Bird Treaty Act and Californian Department of Fish and Game Code (3503, 3503.5, 3511, 3513 and 3800), land clearing activities shall be regulated.

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

1. Timing of construction: Prohibit land clearing activities during the LBV breeding and nesting season (typically April 10 – July 31), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (typically April 10 – July 31) and avoid occupied bird nests. Pre-construction nesting bird surveys must include protocol level surveys for LBV according to current U.S. Fish and Wildlife Service Guidelines for 2009. If LBV are observed within the disturbance area, construction activities will be discontinued until the end of the nesting period (July 31), consultations with the appropriate regulatory agencies will be required, and a California Endangered Species Act (ICESA)/Incidental Take Permit (ITP) must be obtained from the CDFW. All surveys shall be conducted by a County-approved biologist.

If nesting bird surveys result in detection of nesting LBV within 500 feet of construction activities, one or a combination of the following measures will be required: in order to reduce noise levels at the nest to less than 60 dBA's: a sound wall should be installed to protect active nest(s); provide a 1000 foot buffer; and/or delay construction until bird nesting is completed. The applicant and County will consult with CDFW and USFWS to determine what combination of these measures will result in noise levels of less than 60 dBA's.

If LBV is determined to exist within 500 feet of the proposed project, based on pre-construction surveys, a minimum of two cowbird traps shall be placed adjacent to the project area and one at a location determined in consultation with the CDFW during each vireo nesting season for five years, beginning the spring season of the first year of construction shall be required. This timeframe allows cowbird trapping during construction and initial restoration of habitat. Cowbird traps should be operational beginning April 1 through November 30 of each year. Based upon consultation, an opportunity may exist that would allow for a brief closure of the traps during inactivity in the late summer and potential for closure prior to November 30 if reduced activity occurs.

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

Timing: If land clearing activities will occur between April 10 and July 31, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey

Initial Study – (Continued)

for nesting birds shall be conducted no more than 72 hours prior to initiation of land clearing activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a zoning clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file. If LBV are observed on-site by the biological monitor at any time, the applicant will report observations to the proper agencies before any work on-site is continued.

MM-3: Monitoring and Timing of Grading Activities

Purpose: In order to minimize sediment transport into sensitive habitat located along the Ventura River, grading activities shall be timed to occur within the dry season.

Requirement: Grading activities shall only be conducted during the dry season (April 15 to October 31). The Permittee shall retain the services of a County-approved qualified biologist to monitor the effects of grading activities on sensitive riparian habitat.

Documentation: The Permittee shall provide the County a signed contract with County-approved qualified biologist that ensures that the biologist will be present on-site during the construction phase and have the authority to direct grading activities to ensure that these activities do not disturb sensitive biological resources. When the monitoring will occur and what disturbance areas will be monitored by the County-approved qualified biologist must be listed in the contract. The Biologist shall submit a monitoring report with photographs of project implementation to the Planning Division after the completion of grading.

Timing: The contract shall be submitted to the County Planning Division for review and approval prior to the issuance of the Zoning Clearance for Construction. The Biologist shall provide the required monitoring report within 14 days of the completion of grading activities.

Monitoring and Reporting: County staff will review the biologist contract and monitoring report for adequacy. The Planning Division maintains copies of the signed contract and the monitoring reports provided by the Permittee in the project file. The Planning Division has the authority to inspect the property during the monitoring phase of the project to ensure that the County-approved qualified biologist is on-site as required.

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		

Initial Study – (Continued)

Impact Discussion:

4B-1. Based on the conservation status rankings from the CDFW List of Vegetation Alliances and Associations (September 2010), none of the terrestrial plant communities identified within the survey areas is rare or sensitive. The project site is dominated by non-native plant species; locally important or rare plant communities were not found. The proposed project would have no impact (individual or cumulative) on any sensitive plant community, since none were identified on-site.

4B-2. Based on the conservation status rankings from the CDFW List of Vegetation Alliances and Associations (September 2010), none of the plant communities identified within the survey area is rare or sensitive. Sensitive, rare, or locally important plant communities in the adjacent Ventura River could be indirectly impacted by sedimentation from grading. However, indirect sensitive plant community impacts (individual and cumulative) would be less than significant with adherence to existing regulations and mitigation requiring grading outside the rainy season (MM-3).

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

Initial Study – (Continued)

Impact Discussion:

4C-1. Stormwater will be collected by proposed vegetated swales located along the northern and western perimeters of the project site and located in the central area of the proposed service and storage yard. The proposed swales will deliver stormwater to an existing swale located at the northwest corner of the Brooks Institute Parcel (John Kular Consulting 2012). The existing swale on the Brooks Institute Parcel currently conveys water through a culvert under the Ventura River Trail and into the Ventura River. The proposed project will not require improvements of the existing culvert. Some of the fill material used to create level pads for the proposed storage yard will be obtained from the excavation of the proposed swales.

The proposed project will not involve excavation in the Ventura River channel. Some indirect effects on the riparian and wetland habitat along the river due to sedimentation resulting from the proposed grading is anticipated. These effects would be temporary and are adequately addressed through implementation of the required SWPPP. Mitigation measure MM-3 would further reduce potential sedimentation by limiting grading activities to the dry season. Given the temporary nature of the potential sedimentation and the measures required to control erosion, impacts would be less than significant.

4C-2. The proposed project will require the removal of a portion of isolated arroyo willows in the center of the Storage Lot parcel. The arroyo willows proposed for removal comprise two separate stands and are not located within continuous riparian habitat, and were established following a past site disturbance. The two small stands of arroyo willows are sparsely vegetated and exposed to wind.

The conceptual landscape plan for the storage yard screening identifies optional shrubs including toyon (*Heteromeles arbutifolia*), lemonadeberry (*Rhus integrifolia*), and elderberry (*Sambuca mexicana*), coffeeberry (*Rhamnus californica*) which are native to Ventura County and may provide a food source for birds and insects. The primary screening shrub, San Diego Mt. Lilac (*Ceanothus cyaneus* 'Sierra Blue'), is a California native cultivar. The conceptual landscape plan identifies bio-swale seed mix to include grasses native to the west coast, including California (*Agrostis pallens*, *Lemus triticoides* Rio, *Vulpia microstachys*, *Deschampsia danthonides*, and *Hoewdeum brachyantherum*).

Ground disturbance from grading and landscaping may facilitate the spread of invasive plant species. Non-native, invasive plants from project landscaping or swale reseeding could impact the native (albeit disturbed) riparian and wetland vegetation in the adjacent Ventura River channel. The proposed project will be conditioned such that a landscape plan prohibiting the use of invasive vegetation, emphasizing native plants, and encouraging plant materials endemic to the project's watershed will reduce potential impacts to the riparian area from encroachment of non-native invasive species to less than significant. With the imposition of Planning Division Conditions of Approval for landscaping that requires non-invasive plant material, the proposed project's impact to wetlands would be less than significant. Cumulative impacts to riparian and wetland plant communities would also be less than significant.

4C-3. There are no waters or potential wetlands within the project site. The Ventura River channel is separated from the project site by the existing bike path. The channel is located approximately 160 to 375 feet west of the project site and approximately 50 feet from the proposed swale on the Brooks parcel.

Indirect Impacts

Indirect temporary sedimentation impacts could result from proposed project grading. The potential increase in sedimentation due to proposed swale construction will be temporary until the graded area is stabilized. Following stabilization, the vegetated swales will allow stormwater to infiltrate before draining into the channel. The swales will reduce the amount of sediment and pollutants entering the river channel in stormwater flows. The swale would provide stormwater management for normal rains and possible flood waters within the 100-year flood zone, and is strategically placed to provide stormwater controls for runoff from Cañada Larga Road and North Ventura Avenue.

Initial Study – (Continued)

Direct Impacts

Existing regulations and project conditions will limit direct operation impacts, by restricting vehicle and equipment maintenance on-site, dictating and enforcing vehicle storage requirements, ensuring safe storage of hazardous materials, maintaining and implementing a stormwater maintenance plan/agreement, and adhering to Ventura County Fire Protection District standards. These measures will also ensure protection of the Ventura River channel from impacts such as pollution and sedimentation.

With the swale project feature, adherence to existing regulations, and mitigation requiring grading outside the rainy season (MM-3), the proposed project's impacts (individual and cumulative) on Ventura River channel hydrologic conditions would be less than significant with mitigation.

4C-4. The Ventura River channel is separated from the project site by the existing bike path. The channel is located approximately 160 to 375 feet west of the project site and approximately 50 feet from the proposed swale on the Brooks parcel. Riparian habitat is located west of the proposed project site within the channel of the Ventura River. Wetland delineation was not performed, but no potential wetlands were observed within the proposed project site.

The Ventura County General Plan *Goals, Policies and Programs* Policy 1.5.2-4 requires a 100-foot setback buffer from significant wetland and riparian and vegetation, although this buffer can be increased or decreased based on the recommendation of the biologist. The construction footprint of the proposed project overlaps with the 100-foot wetland buffer in the southwest corner of the project site for construction of the vegetated drainage swales. The Planning Division biologist has determined that the installation of the vegetated swales is acceptable within the 100 foot buffer. There are no permanent developments proposed within the 100 feet buffer. The temporary grading impacts within the buffer will not significantly impact the riparian corridor of the Ventura River channel with the perimeter fencing around the construction area required by mitigation measure MM-4.

Avoidance and Minimization Measures

MM-4 General Plan – Riparian Habitat Protection

Purpose: In accordance with *General Plan Policy 1.5.2-4*, all development, except ground disturbances and vegetation removal associated with the drainage swales, shall be prohibited in a 100-foot setback from either side of the top-of-bank of the Ventura River or the edge of the riparian vegetation (whichever is greater) as shown in the hearing exhibits in support of the project.

Requirement: The Permittee shall construct sturdy and highly visible temporary fencing along the western edge of the property line within the 100-foot wetland buffer. The fencing shall remain in place and be properly maintained until a Certificate of Occupancy has been granted for the storage yard.

Documentation: The Permittee shall illustrate the 100-foot buffer and required fencing on all grading and site plans.

Timing: The Permittee shall submit the grading and site plans to the Planning Division for review and approval prior to the issuance of Zoning Clearance for construction. 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 a Certificate of Occupancy is granted.

Monitoring and Reporting: The Planning Division maintains the grading and site plan with the fencing illustrated provided by the Permittee in the project file. The Permittee 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.

Initial Study – (Continued)

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

Impact Discussion:

4D-1 and -2. The project site is not within the coastal zone and does not contain coastal habitats. Therefore, the proposed project would have no impacts on coastal habitat.

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:								

Initial Study – (Continued)

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

Impact Discussion:

4E-1. The Ventura River Regional Wildlife Corridor is directly west of the proposed project site, across the Ventura River Trail. The construction footprint for the proposed project does not overlap with the Ventura River Regional Wildlife Corridor, and therefore would not remove habitat within a wildlife corridor.

4E-2. The project site does not contain any habitat, and would not isolate the adjacent Ventura River channel habitat. All development will be located in previously been graded areas, and would not affect the overall movement of species through the area. Following native re-vegetation, the affected area is anticipated to be of equal or habitat greater value when compared to the existing condition. No further habitat fragmentation will occur as a result of the proposed project.

4E-3. The proposed project site currently has chain-link fencing surrounding three sides of the parcel. While the proposed project will reduce some open space, the habitat lost is of minimal value for migrating species. The additional fencing installed for the proposed project will not further impact wildlife movements through the general area. While the site does provide some hunting habitat for raptors there were no perching sites observed and no large trees are scheduled for removal. The proposed project will not impact (individual or cumulative) on habitat connectivity on the site.

4E-4. The operation of the proposed project would not be characterized by intense human activity with the potential to affect fish and wildlife in the adjacent Ventura River Regional Wildlife Corridor. Short-term grading and construction could create noise that would intimidate wildlife and cause relocation. Noise associated with the proposed project's construction is limited, temporary and will be restricted to daytime hours only. Noise impacts would be less than significant since the noise would be temporary. Nighttime lighting and glare onto adjacent land could cause adverse, indirect impacts as most wildlife movement occurs at night. Application of a standard mitigation measure to reduce nighttime lighting and glare (MM-5) will reduce indirect lighting impacts from the proposed project (specific and cumulative) to less than significant.

Initial Study – (Continued)

Avoidance and Minimization Measures

MM-5 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: The Permittee shall prepare and implement a lighting plan that includes the following components:

- All outdoor light sources shall be hooded to direct light downward onto buildings, structures, driveways, or yards in order to prevent the illumination of surrounding habitat, consistent with the conceptual lighting plan (Attachment 2).
- Floodlight's must not be used to illuminate outdoor areas.
- All glass and other materials used on building exteriors and structures must be selected to minimize reflective glare.
- A photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan.
- Illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development.

An electrical engineer registered by the State of California shall prepare the lighting plan. The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

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

Timing: The Permittee shall submit a lighting plan for review and approval by the Planning Division prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the permit.

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 the Planning Division 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 § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*. (PL-50)

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

Impact Discussion:

4F. The proposed project is consistent with the Ventura County General Plan *Goals, Policies and Programs*, including the *North Ventura Avenue Area Plan*, policies for protection of biological resources.

Initial Study – (Continued)

The proposed project has been evaluated for potential impacts on biological resources, and no significant and unavoidable impacts have been identified.

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:

The Ventura County Agricultural Commissioner's Office and County Planning Staff reviewed the proposed project and provided the following comments:

5A-1. The proposed contractor's service and storage yard is a non-agricultural use in an area which is zoned industrial. According to Planning GIS, Important Farmland Inventory Map, the project site does not include soil designated as prime, unique, or of statewide importance. It is designated as other land/developed. However, the Natural Resources Conservation Service Web Soil Survey, Storie Index Rating of the soils on the proposed project site, designated the entirety of the project site as prime agricultural land. The use of the site as agriculture was effectively terminated when it was zoned for Industrial Use (M2-10,000 sq. ft.) and designated as Existing Community – Urban Reserve. The proposed development would not remove any land that is currently in agricultural production. Therefore, the impacts of the proposed project on agricultural resources will be less than significant.

5A-2 and -3. The proposed contractor's service and storage yard does not involve a General Plan amendment that would result in the loss of agricultural soils. The proposed development would not remove any land that is currently in agricultural production. Therefore, the proposed project would be consistent with the applicable General Plan Goals and Policies and the Ventura Avenue Area Plan Policies for Item 5A of the Initial Study Assessment Guidelines.

Source Documents: Ventura County Initial Study Assessment Guidelines of November 20, 2012 and Planning GIS data layers.

Initial Study – (Continued)

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) 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:

The Ventura County Agricultural Commissioner's Office reviewed the proposed project and provided the following comments:

5B-1 and -2. The proposed contractor service yard will be located west of Highway 33 and between the Brooks Institute and the City of Ventura water treatment plant. The project site is not located adjacent to any active agricultural operation. The project would not result in the removal of any land from agricultural production. Thus, impacts on agricultural resources would be less than significant and no land uses incompatible with agriculture would be introduced. The project will be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Rudy Martel of the Ventura County Agricultural Commissioner's Office on November 20, 2012.

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:								

Initial Study – (Continued)

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, b, and c. According to the Ventura County General Plan, Highway 33 is considered an “Eligible Scenic Highway,” and the project is located within one half mile of Highway 33. The City of Ventura Water Treatment Plant and the Ventura County Fire Station Building 577 are located along the northern boundary of the storage yard parcel. The western Storage yard parcel boundary is adjacent to the Ventura River Trail. The eastern boundary of the storage yard parcel is adjacent to North Ventura Avenue. The southern boundary of the Storage yard parcel abuts the northern edge of Brooks Institute future parking lot.

The landscaping included in the project description will partially screen the site from nearby public viewing areas and is adequate to soften the industrial appearance of the proposed facility. The conditions of approval will include requirements for continued maintenance of the landscape screening. Given the location of the proposed facility between two developed sites and the industrial character of the area, impacts on visual resources will be less than significant. The project will be consistent with the applicable General Plan Goals and Policies and the Ventura Avenue Area Plan Policies for Item 6 of the Initial Study Assessment Guidelines.

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011, applicant’s site plan and Planning GIS data layers (aerial imagery).

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								

Initial Study – (Continued)

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) 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, b and c. The proposed development would not be located in an area known for paleontological importance and would occur on a property that has been disturbed by previous development and vehicular traffic. Nevertheless, the development would be conditioned such that if any paleontological remains are uncovered during grading operations, work will halt and a qualified paleontologist would be retained to recommend proper disposition of the find. Therefore, the proposed development would have a less than significant impact on paleontological resources. The project is consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines.

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011.

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:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Demolish or materially alter in an adverse manner those physical characteristics 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, -2, and -3. An archeology study prepared by Greenwood and Associates dated March 2010 conducted on the site concluded that the site does not contain significant cultural resources. The proposed development would be conditioned such that grading and excavation operations would be monitored by a qualified archeologist and Native American monitor. If significant or unique remains were found, all work would be halted in that location, avoidance measures or appropriate mitigation would be identified and then approved by the County Planning Director. Therefore, the proposed project would have less than significant impacts on cultural resources and would be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines.

Source Documents: Archelolgy Report prepared by Greenwood and Associated dated March 2010 and Ventura County Initial Study Assessment Guidelines of June 2011.

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:								

Initial Study – (Continued)

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

Impact Discussion:

8B.1, 2, 3, and 4. The Cultural Heritage Board staff has determined that a finding of no impact is appropriate for the proposed project because there are no historical resources within the project area limits. Therefore, the proposed project would have no impact on historic resources.

Source Documents: Ventura County Initial Study Assessment Guidelines of June 2011, Planning GIS data layers.

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:								

Initial Study – (Continued)

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

Impact Discussion:

9.a, b, and c. The proposed development would be located many miles from the coast and not have the potential to affect coastal resources such as beaches or sand dunes. Thus, no impacts on Coastal Resources are anticipated and the project would be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines.

Source Document: Planning GIS data layers (2011 aerial imagery).

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:								

Initial Study – (Continued)

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

Impact Discussion:

The Public Works Agency, Development and Inspection Services reviewed the proposed project and provided the following comments:

10a, b and c. There are no known active or potentially active faults extending through the proposed lot 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 proposed habitable structures are within 50 feet of a mapped trace of an active fault. Therefore, there would be no impact (N) from potential fault rupture hazard and the proposed project would be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Jim OTousa of the Ventura County Public Works Agency, Development and Inspection Division on November 29, 2012.

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:								

Initial Study – (Continued)

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

Impact Discussion:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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.

11a and b. The property would be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building code adopted from the California Building Code, dated 2010, Chapter 16, Division IV requires the structures be designed to withstand this ground shaking. There are no habitable structures associated with this application. Therefore, there would be no impacts, project specific or cumulative, from potential fault rupture hazard and the proposed project would be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Jim O'Tousa of the Ventura County Public Works Agency, Development and Inspection Division on November 29, 2012.

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

Initial Study – (Continued)

Impact Discussion:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard would occur as a result of other projects.

12a and b. The site is 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 was used as the basis for delineating the potential liquefaction hazards within the county. A site specific study conducted by Earth Systems, dated June 20, 2012, indicates that liquefied layers are present with a thickness of about 6 feet within the upper 50 feet. The report also indicates that up to about 2.1 inches of settlement may result from liquefaction. Therefore, the hazard resulting from liquefaction is considered to be less than significant (LS) and the project would be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Jim Myers of the Ventura County Public Works Agency, Development and Inspection Division on November 29, 2012.

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

Impact Discussion:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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.

13a. Based on aerial photograph review of photos dated December 2011; the site is not located adjacent to a closed or restricted body of water and would not be subject to seiche hazard. Therefore, there would be no impact, project specific or cumulative, to the project site from potential hazards from seiche.

Initial Study – (Continued)

13b and c. The project site is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Therefore, there would be no impact, project specific or cumulative, to the project site from potential hazards from tsunami and the project would be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Jim Myers of the Ventura County Public Works Agency, Development and Inspection Division on November 29, 2012.

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:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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.

14a and b. 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 site is not located within a mapped landslide or hillside, and is not located in a potential seismically induced landslide zone. Therefore, there would be no impacts, project specific or cumulative, to the project site resulting from landslide hazard. In addition, the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Jim OTousa of the Ventura County Public Works Agency, Development and Inspection Division on November 29, 2012.

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

Initial Study – (Continued)

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:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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.

15.a and -b. Future development of the site will be subject to the requirements of the County of Ventura Building code adopted from the California Building Code, dated 2010, Section 1803.5.3 that require mitigation of potential adverse effects of expansive soils. The geotechnical report dated June 20, 2012 prepared by Earth Systems for the proposed development, indicates an expansion index for the near surface soils of medium (Expansion Index 30 and 58). Therefore, the hazard associated with adverse effects of expansive soils is considered to be less than significant and the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Jim Myers of the Ventura County Public Works Agency, Development and Inspection Division on November 29, 2012.

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:								

Initial Study – (Continued)

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:

The Public Works Agency, Development and Inspection Services viewed the proposed project and provided the following comments:

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.

16a. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004) and it does not involve oil, gas or groundwater extraction. Therefore, the proposed project development would have no impact, project specific or cumulative, related to subsidence. In addition, the proposed project development would be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Jim OTousa of the Ventura County Public Works Agency, Development and Inspection Division on November 29, 2012.

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:								

Initial Study – (Continued)

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:

The Watershed Protection District reviewed the proposed project and provided the following comments:

17a-1 and 2. Runoff from the project development will be less than 1% of the flow in the watershed to which it contributes. The project will be built in compliance with Local and State codes and standards that require the increase in runoff to be minimized. Therefore, the proposed project development would have no impact, project specific or cumulative, related to non-FEMA hydraulic hazards. In addition, the proposed project development would be consistent with the applicable General Plan Goals and Policies for Item 17 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Ewelina Mutkowski of the Ventura County Watershed Protection District on November 30, 2012.

Initial Study – (Continued)

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:

The Watershed Protection District Floodplain Management reviewed the proposed project and provided the following comments:

17.b-1, -2, -3, -4 and -5. The project site as described and shown on the Site Plan prepared by John Kular Consulting, dated October 24, 2012, is located in an "X Unshaded Zone" and an "X Shaded Zone". Therefore, it is located out of the 1% annual chance (100-year) floodplain and would have no impact, project specific or cumulative, to FEMA related flood hazards. In addition, the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 17.B of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Brian Trushinski of the Ventura County Watershed Protection District on November 19, 2012.

Initial Study – (Continued)

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:

The Ventura County Fire Protection District reviewed the proposed project and provided the following comments:

18.a and b. The proposed project is not located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas. Therefore, there would be no impact, project specific or cumulative, to the proposed development from Fire Hazards and the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Marnel Vandenbosch of the Ventura County Fire Protection District on November 19, 2012.

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) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Initial Study – (Continued)

19.a and b. The proposed project development is not located within the flight path or runway of any County Airport. Therefore, no impacts from or to the proposed development would occur to the County Airport Comprehensive Land Use Plan and the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

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

Impact Discussion:

The Ventura County Environmental Health Division and the VCFPD reviewed the proposed project and provided the following comments:

20a-1 and -2. The proposed project does not involve the use of any hazardous materials. Therefore, proposed project would not have any project-specific or cumulative impacts relative to hazardous material and it would be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines.

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division and Ventura County Fire District on November 14, 2012.

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:								

Initial Study – (Continued)

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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

20b-1 and -2. The proposed project development is not considered an activity that generates hazardous waste. Therefore, it would not have any project-specific or cumulative impacts relative to hazardous wastes and it would be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on November 14, 2012

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:								

Initial Study – (Continued)

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

Initial Study – (Continued)

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, -b, -c, -d, -e and -f. The proposed contractor service and storage yard will be located on 7.7 acres of a 22-acre parcel, located north of the City of Ventura, and south of Oak View, just west of the intersection of Canada Larga and Highway 33. The development includes six individual tenants each with a 234 sq. ft. office. Each yard will include a pre-fabricated office, parking spaces, and trash containers. Proposed grading is 2,670 cubic yards of cut and 13,430 cubic yards of fill.

The City of Ventura Water Treatment Plant and the Ventura County Fire Station Building 577 are located along the northern boundary of the storage yard parcel. The western Storage yard parcel boundary is adjacent to the Ventura River Trail. The eastern boundary of the storage yard parcel is adjacent to North Ventura Avenue. The southern boundary of the Storage yard parcel abuts the northern edge of Brooks Institute Parcel. Access to the site will be provided from North Ventura Avenue by a new 24-foot wide private paved driveway.

Planning staff utilized the Planning GIS and Google Maps in order to identify noise sensitive receptors (e.g., dwellings, hotels, schools, churches, etc.) within the vicinity of the proposed project and found that a residential subdivision tract is located within approximately 1000 feet of the project site.

The proposed project does not involve transit vehicles that could cause vibratory impacts to structures or to the uses within structures. Commercial/industrial use vibration thresholds involves the generation of new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses. While the proposed project will generate approximately 260 average daily trips, the trucks will utilize the even and relatively smooth surfaces of Highway 33, North Ventura Avenue and new pavement to the project site. Construction vibration impacts of future development were evaluated in light of the Transit Noise and Vibration Impact Assessment criteria (2006). "The construction activities that typically generate the most severe vibrations are blasting and impact pile-driving. According to the applicant, the construction activities of the proposed project will not involve blasting, pile-driving, or vibratory compaction.

In addition, the Vibration Impact Criteria state that the "level of construction vibration analysis will be determined by factors related to the scale of the project and the sensitivity of the surrounding land use" (pg. 12-10). There are no residences located directly adjacent to the proposed project.

The only noise that would be generated by the proposed project would be the operation of trucks and other vehicles. The onsite operations would be at least 1,000 feet away and on the other side of the Highway 33 freeway from the nearest sensitive receptor. Thus, the onsite operations do not have the potential for significant noise impacts. Project-related traffic on State highways (e.g. Highway 33) and roads included in the County regional road network (e.g. North Ventura Avenue) are not subject to County noise policies or review under the adopted Initial Study Assessment Guidelines.

Initial Study – (Continued)

Based on the above discussion, noise and vibration impacts of the proposed project will be less than significant. The proposed development would be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

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:

22.a and b. The project will be conditioned to require the use of non-reflective building materials such as high-performance tinted non-mirrored glass, painted (non-gloss) panels, and pre-cast concrete or fabricated textured wall surfaces. This requirement would reduce the potential impacts of daytime glare on motorists travelling on Highway 33 to a less than significant level. The project would be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

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:								

Initial Study – (Continued)

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

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

23.a and b. No project specific or cumulative impacts to public health were identified during the review of the proposed project. Therefore, the proposed project would have No Impacts, project specific or cumulative, to Public Health and it would be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division and Fire Department on November 14, 2012

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

Impact Discussion:

24a. The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality and the project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state.

Initial Study – (Continued)

Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

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

Impact Discussion:

25.a and b. The project site is designated as "Existing Community-Urban Reserve" in the General Plan and as "Industrial" in the North Ventura Avenue Area Plan. The development consists of six tenants at a proposed contractor's service and storage yards each with a 234 sq. ft. office building in an industrial neighborhood utilizing 7.7 acres of a 22 acre parcel. The outside storage areas and offices would have an industrial look (See Attachments) and could be seen from Highway 33 which is a designated scenic highway.

The City of Ventura Water Treatment Plant and the Ventura County Fire Station Building 577 are located along the northern boundary of the project site. The western boundary of the site is adjacent to the Ventura River Trail. The eastern boundary of the site is adjacent to North Ventura Avenue. The southern boundary of the site abuts the northern edge of Brooks Institute Parcel (APN 063-0-050-360).

The proposed project is in character with the adjacent and nearby development in the surrounding industrially-zoned area. The landscaping included in the project is adequate to soften the industrial appearance of the proposed facility.

Based on the above discussion, impacts on community character will be less than significant. The project would be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines.

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

Initial Study – (Continued)

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

Impact Discussion:

26a. The project development is not located in the Coastal Zone and does not include the elimination of any existing dwellings. Therefore, the proposed project development would have a less than significant, project-specific and cumulative, impact on housing.

26b. As stated in the Initial Study Assessment Guidelines (146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific 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 development would have a less than significant, project-specific and cumulative, impact on housing.

26c. The project will create a demand for new housing, with the proposed addition of six employees. The impact on housing is less than significant as the six employees are below the VCISAG threshold of significance for new housing demand (i.e. an increase of 30 new full time employees). Therefore, the proposed project development would have a less than significant, project-specific and cumulative, impact on housing.

26d. Base on the discussion above, the proposed project development would be consistent with the General Plan Goals and Policies that pertain to item 26.

Initial Study – (Continued)

Source Document: Ventura County initial Study Assessment Guidelines of April 2011.

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) Will the proposed project cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a. The revised Traffic Study prepared by ATE for the project dated January 7, 2013, determined that the additional peak-hour trips will not change the Level of Service (LOS) of the nearest three intersections. The project will be accessed by a driveway connected to North Ventura Avenue. The driveway will become the fourth or westerly leg of the nearest un-signalized intersection. The west-east road and the project driveway will be stop-sign controlled.

Furthermore, the project is south of the Ojai Traffic Impact Area and does not have the potential to generate peak-hour trips in the southbound direction in the morning or the northbound direction in the afternoon/evening on State Route 33 from the end of the freeway to the City of Ojai.

To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County TIMF Ordinance 4246 and General Plan (GP) Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from development. This development is subject to this Ordinance. With imposition of a Transportation Department condition of approval requiring payment of the TIMF, the LOS of the existing roads would remain consistent with the County's GP. Therefore, adverse traffic impacts, both project specific and cumulative, relating to Level of Service (LOS) will be less than Significant.

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

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Does the existing Public Road or intersection comply with current County Road Standards, and would the proposed Public Road or intersection improvement or encroachment associated with the project or required by the CEQA lead agency also comply with County Road Standards?		X				X		

Impact Discussion:

27a(2)-a. The Traffic Study prepared by ATE for the project, dated January 7, 2013, did not recommend changes in the geometry of the nearest county maintained intersection, of which the project driveway will become the fourth or westerly leg of the intersection. With imposition of Transportation Department conditions of approval regarding road improvements, impacts related to safety/design will be Less Than Significant.

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

Impact Discussion:

27a(3)-a and b. The private access will be designed to meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines. Therefore, the proposed development would not have project-specific or cumulative impacts related to transportation and circulation safety and design of private access and it would be consistent with the General Plan Goals and Policies that pertain to item 27A.

Initial Study – (Continued)

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 and b. The proposed project access would be designed in conformance with VCFPD- adopted Private Road Guidelines. Therefore, the proposed development would not have project-specific or cumulative impacts related to transportation and circulation and tactical assess and it would be consistent with the General Plan Goals and Policies that pertain to item 27A.

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 proposed project cause actual or potential barriers to existing or planned pedestrian/bicycle facilities?		X				X		
2) Will the proposed project generate or attract pedestrian/bicycle traffic volumes meeting the requirements for protected highway crossings or pedestrian and bicycle		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Initial Study – (Continued)

Impact Discussion:

27b.1). The revised Traffic Study prepared by ATE dated January 7, 2013, determined that the additional peak-hour trips would not change the Level of Service (LOS) of the nearest three intersections. Access to the site would be from a new driveway that will become the fourth or westerly leg of the nearest un-signalized intersection. The west-east road and the new driveway would be controlled by a stop sign.

Furthermore, the project development would be south of the Ojai Traffic Impact Area and would not have the potential to generate peak-hour trips in the southbound direction in the morning or the northbound direction in the afternoon/evening on State Route 33 from the end of the freeway to the City of Ojai. Therefore, potential adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be “Less than Significant.”

27b.2. The project development would be south of the Ojai Traffic Impact Area and would not have the potential to generate peak-hour trips in the southbound direction in the morning or the northbound direction in the afternoon/evening on State Route 33 from the end of the freeway to the City of Ojai. Therefore, potential adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area would be “Less than Significant.”

27b.3). To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County TIMF Ordinance 4246 and General Plan (GP) Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from development. This development is subject to this Ordinance. Therefore, with payment of the TIMF, the LOS of the existing roads would remain consistent with the County General Plan Goals and Policies for Item 27b(4) of the 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
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27c-1 and 2. The project site is not located near any bus transit facilities. In addition, the contractor's service and storage yard facility would not be a use that will generate new demand for bus transit. Therefore, the proposed development would not have project-specific or cumulative impacts related to bus transit and it would be consistent with the General Plan Goals and Policies that pertain to item 27C.

Initial Study – (Continued)

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

Impact Discussion:

27d-1 and 2. The project site is not located within one half mile of any railroad. Railroad operations would not be affected by the proposed project, as all activity associated with it would be contained within the boundary of the project site. In addition, the proposed contractor's service and storage yard facility would not be a use that would generate new demand for railroads. Therefore, it would not have any project-specific or cumulative impacts to railroads and it would be consistent with the General Plan Goals and Policies that pertain to item 27D.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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			

Initial Study – (Continued)

Impact Discussion:

27e-1, 2 and 3. Since the nearest airport is located more than two miles from the project site, the project development would not be located within the sphere of influence of either County operated airport. Thus, airport operations would not be affected by the proposed development. All activity associated with the project development would be contained within the boundary of the project site. Therefore, it would not have any project-specific or cumulative impacts to airports and it would be consistent with the General Plan Goals and Policies that pertain to item 27e.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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 and 2. The proposed project development would not be located adjacent to any harbor, would not affect the operations of a harbor, and would not increase the demands on harbor facilities. Therefore, it would not have any project-specific or cumulative impacts related to harbors and it would be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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:								

Initial Study – (Continued)

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

Impact Discussion:

27g-1 and 2. Since no existing pipelines are located under or adjacent to the subject property, the proposed development would not substantially interfere with, or compromise the integrity or affect the operation of, any existing pipelines. Therefore, the proposed development would be consistent with the General Plan Goals and Policies that pertain to item 27G of the Initial Study Assessment Guidelines.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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

Impact Discussion:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

28a-1 and 2. The public water system which will serve domestic water to the proposed development is regulated by the State Department of Health Services. The quality of domestic water must be in compliance with applicable State drinking water standards. Design and construction of the proposed project must conform with applicable State and Building Code requirements pertaining to water systems. Therefore, the proposed development would not have any project-specific or cumulative impacts to the quality of water supplied by the public water system and it would be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines.

Initial Study – (Continued)

Source Document: Analysis prepared by Melinda Talent of the Ventura County Environmental Health Division on November 21, 2012.

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

Impact Discussion:

28b-1, -2 and -3. Water service for the project development would be provided by the City of Ventura. The City of Ventura is considered to be able to supply a permanent source of water to the proposed project. In addition, the proposed development 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. Therefore, the proposed development would have a less than significant impact on the available water supply. The project would be consistent with the applicable General Plan Goals and Policies for Item 28b of the 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
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								

Initial Study – (Continued)

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 and -2. The proposed project development would meet the VCFPD's required fire flow. Therefore, it would have no impact on Water Supply- Fire Flow Requirements for VCFPD and it would be consistent with the applicable General Plan Goals and Policies for Item 28c of the 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
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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29a-1 and -2. The proposed development would not utilize an individual sewage disposal system. The Sanitation District has indicated that adequate sewer capacity is available for the proposed development. Therefore, it would not have any project-specific or cumulative impacts relative to on-site sewage disposal and it would be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines.

Initial Study – (Continued)

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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29b-1 and -2. The proposed project development would be connected to a public sewer. The sanitation district has indicated that sewer capacity is available for this project. Therefore, the proposed development would not have any project-specific or cumulative impacts on the sewage collection system and it would be consistent with the applicable General Plan Goals and Policies for Item 29b of the 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
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		

Initial Study – (Continued)

Impact Discussion:

29c-1: As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC. Therefore, the proposed development would have less than significant impacts, project-specific and cumulative, related to 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 60% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment & Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, -4, and -6. Therefore, the proposed development would be consistent with the applicable General Plan Goals and Policies for Item 29c of the 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
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:

The Ventura County Environmental Health Division reviewed the proposed project and provided the following comments:

29d.1 and -2. The proposed development would not utilize an individual sewage disposal system. The Sanitation District has indicated that adequate sewer capacity is available for this project. Therefore, the project development would not have any project-specific or cumulative impacts relative to on-site sewage disposal and it would be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines.

Initial Study – (Continued)

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

Impact Discussion:

30.a, -b and -c. The project site is located in an area in which electrical, gas, and telephone services are available. No facility would need to be re-routed or expanded to serve the proposed development. Therefore, the proposed development would have less than significant project-specific and cumulative impacts related to utilities and it be consistent with the General Plan Goals and Policies that pertain to item 30.

Source Document: Ventura County Initial Study Assessment Guidelines of April 2011.

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:								

Initial Study – (Continued)

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		

Impact Discussion:

31a.1 and 2. The project site is not adjacent to Watershed Protection District (District) jurisdictional red line channels, the nearest one being the Ventura River approximately 400 feet west of the site, Weldon Canyon approximately 640 feet north of the site, and Canada Larga approximately 825 feet east of the site. The Drainage Report prepared by John Kular Consulting dated October 2012 for the proposed project development indicates that the development would not have direct drainage connections to District jurisdictional red line channels. Currently, the site surface drains westerly into the Ventura River. The Applicant is proposing to reroute flows to a bioswale located along the northerly edge of the site and with a connection to a second bioswale proposed to be located along the westerly edge of the site; immediately west of the City of Ventura Bike Trail. From there, stormwater will flow southerly for approximately 900 feet where it will drain to an existing outlet located immediately west of the neighboring Brooks Institute property and into the Ventura River.

Implementation of conditions of approval from Engineering Services Department, Development and Inspection Services Division, which would require increases in impervious area from the proposed development to be reduced to less than significant levels. This condition would require that runoff from the site be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact in downstream velocity or duration. Therefore, the proposed project development would have Less than Significant impacts project specific and cumulative, on flood control facilities and watercourses under the jurisdiction of the Watershed Protection District and it would be consistent with the applicable General Plan Goals and Policies for Item 31a of the 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
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								

Initial Study – (Continued)

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

Impact Discussion:

31b.1, -2, -3, -4 and -5. Runoff from the project development would be less than 1% of the flow in the watershed to which it would contribute. The proposed development would be built in compliance with Local and State codes and standards that require the increase in runoff to be minimized. Therefore, the proposed project would have a less than significant impact, project specific and cumulative, on drainage facilities not operated by the Watershed Protection District and the project would be consistent with the applicable General Plan Goals and Policies for Item 31b of the 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
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								

Initial Study – (Continued)

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

32.a and -b. The proposed contractor's service and storage yard facility would have adequate security measures which would include an 8-foot high chain-link fence with wood slats on a 3-foot high berm on the site perimeter and for each of the six lease areas. The project development would not be considered a project within the categories of projects that would have the potential to increase demand for law enforcement or emergency personnel. The proposed development would not interfere with any law enforcement facility and it would not include any new uses or generate an increase in population that would result in an increased demand for law enforcement facilities. Therefore, the project related impacts on law enforcement/emergency services/personnel/equipment would be less than significant and it would be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines.

(Ventura County Initial Study Assessment Guidelines, 2011)

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:								

Initial Study – (Continued)

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

Impact Discussion:

33a-1, -2 and -3. The proposed project is located adjacent to Fire Station 577. The development includes six individual tenants each with a 234 sq. ft. office. Anticipated hours of operations will be from 6:00 am to 7:00 pm, Monday through Saturday, closed Sundays. Each yard will include a pre-fabricated office, parking spaces, and trash containers. Given the small scale of development, it would not require additional fire stations or personnel and response time would be adequate. Therefore, the proposed development would have no impacts, project specific or cumulative, to Fire Protection Services, Distance and Response and it would be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines.

(Ventura County Initial Study Assessment Guidelines, 2011)

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:								

Initial Study – (Continued)

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

Impact Discussion:

33b-1, -2, and -3. The proposed project is located adjacent to Fire Station 577. The development includes six individual tenants each with a 234 sq. ft. office. Anticipated hours of operations will be from 6:00 am to 7:00 pm, Monday through Saturday, closed Sundays. Each yard will include a pre-fabricated office, parking spaces, and trash containers. Given the small scale of development, it would not require additional fire stations, personnel or equipment. Therefore, it would have no impact, project specific or cumulative to Fire Protection Services, personnel, equipment, or facilities and it would be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines.

(Ventura County Initial Study Assessment Guidelines, 2011)

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 and -2. The proposed development would not involve a residential use and would not generate new employment opportunities that would result in an increase in population and a corresponding increase in demand for schools. Furthermore, the proposed development is not located adjacent to any school facilities; it would not have any impact on school facilities or operations or substantially interfere with the operations of an existing school facility. Therefore, would not have any impact on education or

Initial Study – (Continued)

school facilities or operations and it would be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines.

(Ventura County Initial Study Assessment Guidelines, 2011)

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

Impact Discussion:

34b.1, -2, -3, -4 and -5. The proposed development would not involve a residential use and would not generate new employment opportunities that would result in an increase in population and a corresponding increase in demand for libraries. Furthermore, it would not be located adjacent to any public library facilities and it would not have any impact on public library facilities or operations. Therefore, it would be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines.

(Ventura County Initial Study Assessment Guidelines, 2011)

Initial Study – (Continued)

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:

35.a -b, -c and -d. The proposed project development would not be located within existing designated local park land, or within the vicinity of any local or regional facilities. However, it would be located adjacent to the Ventura River Trail. No disturbance to the existing River Trail is proposed. The proposed development would not involve a residential use and it would not generate new employment opportunities that would result in an increase in population and a corresponding increase in demand for new parks and recreational facilities. Therefore, it would not have an impact, project specific or cumulative, on local or regional parks and recreational facilities and it would be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines.

(Ventura County Initial Study Assessment Guidelines, 2011)

Initial Study – (Continued)

***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

Initial Study – (Continued)

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:				
	N	LS	PS-M	PS
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	X			
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)	X			
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X			

Findings Discussion:

1. As stated above in Section B, Item 4, the proposed project may cause significant impacts on biological resources. However, mitigation measure have been identified that would avoid or reduce those impacts to less than significant levels. Therefore, the proposed project will not pose any threat to fish and wildlife, nor will it degrade the quality of the environment.
2. As stated above in Section A, the proposed project development of a contractor service and storage yard which includes six tenants each with a 234 sq. ft. office. The proposed project described above will not create any significant impacts that would affect long term environmental goals.
3. As stated in Sections A and B, the proposed project will not create any impacts that are individually limited but cumulatively considerable.
4. As stated in Section B, the proposed project does not involve the use of hazardous materials in a manner that pose any unusual risks. The proposed project does not involve noise that will interfere with surrounding uses, traffic hazards, adverse impacts to water bodies located on or around the project site, and will not generate any hazardous wastes. Therefore, the proposed project will not create any environmental effects that will cause substantial adverse effects, either directly or indirectly on human beings.

Initial Study – (Continued)

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.

 Becky Linder, Case Planner

 Date

Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 - Site Plan
- Attachment 3 - Grading Plan
- Attachment 4 - Conceptual Landscape Plan
- Attachment 5 - List and Map of Pending and Recently Approved Projects Used in the Cumulative
- Attachment 6 - ISBA



APN 063-0-040-160
 General Plan
 Area Plan
 Zoning Boundary



North arrow pointing up with 'N' above it.

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

PL12-0152
Attachment 1 - General Plan
and Zoning Map

COUNTY OF VENTURA PUBLIC WORKS AGENCY

5379 N. VENTURA AVE CONTRACTORS YARDS

CASE NO. AD11-0117

OWNER/APPLICANT

RDK Land, LLC
Attn: John Dewey (Primary Contact)
2870 Los Feliz Place
Los Angeles, CA 90039
(805) 259-9499
john@deweygroup.com

PARCEL

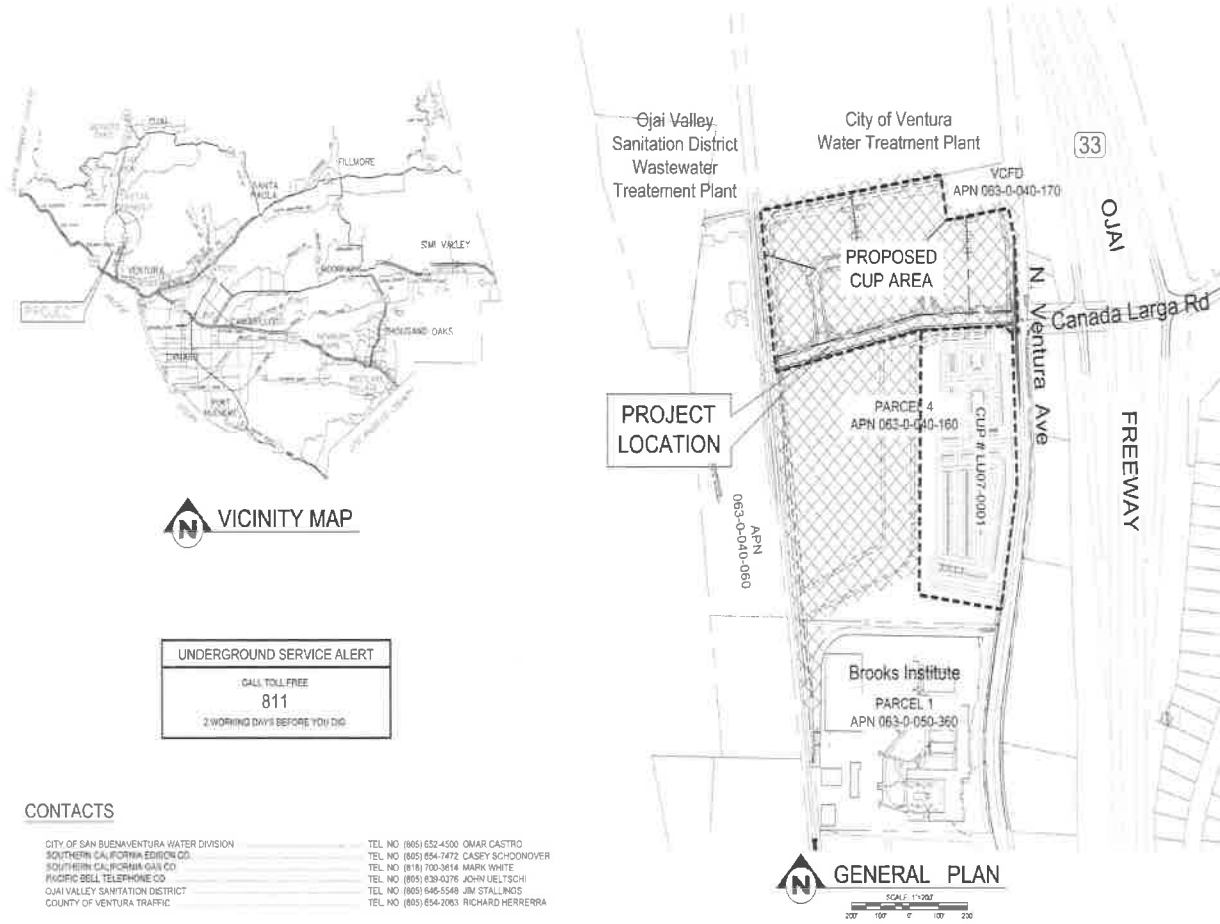
Description: Parcel 4, APN 063-0-040-160
Zoning: M-2
Proposed Land Use: Contractors Storage Yards and Buildings

SHEET INDEX

Sheet	Drawing	Title
1	C1.0	COVER SHEET
2	C2.0	HORIZONTAL CONTROL PLAN
3	C3.0	N. VENTURA AVE WIDENING / PROJECT ENTRANCE PLAN
4	C4.0	GRADING PLAN
5	C5.0	EROSION CONTROL PLAN
6	C5.1	EROSION CONTROL DETAILS
7	C6.0	UTILITIES PLAN
8	C7.0	LIGHTING PLAN
9	C8.0	LANDSCAPING AND FENCING PLAN
10	C9.0	DETAILS
11	C10.0	VISUAL IMPACT ANALYSIS

GENERAL NOTES

- GRADING SHALL BE IN ACCORDANCE WITH THE VENTURA COUNTY BUILDING CODE APPENDIX 2 AND THE VENTURA COUNTY STANDARD LAND DEVELOPMENT SPECIFICATIONS AND THE LAND DEVELOPMENT MANUAL.
- A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION OR GRADING.
- ALL RECOMMENDATIONS MADE BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST WHERE EMPLOYED) CONTAINED IN THE REPORT, "GEOTECHNICAL ENGINEERING REPORT FOR PROPOSED CONTRACTOR'S STORAGE YARDS AT 5379 N. VENTURA AVE, PARCEL 4, APN 063-0-040-160," REFERENCED HEREON AS APPROVED OR CONDITIONED BY THE COUNTY SHALL BE A PART OF THE GRADING PLAN.
- ALL GRADED SURFACES SUBJECT TO EROSION SHALL BE PROTECTED IN ACCORDANCE WITH THE S.W.P.C.P. OR S.W.P.P.P. PROTECTION SHALL BE PROVIDED AND FULLY FUNCTIONAL AT ALL TIMES.
- ALL DELETERIOUS MATERIAL, I.E. LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
- UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER AND ENGINEERING GEOLOGIST FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
- ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST WHERE EMPLOYED) AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES, AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR ANY FILL.
- ALL SOIL OR ROCK MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. ANY MATERIAL SUCH AS CONCRETE, CONSTRUCTION INERT DEBRIS, OR IMPORTED MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER AND COUNTY PRIOR TO USE IN COMPACTED FILL. WHERE EXCAVATED MATERIAL IS BLOCKY IT WILL BE BROKEN INTO SUITABLE PARTICLE SIZES, NONE LARGER THAN TWELVE INCHES IN LARGEST DIMENSION, BEFORE BEING USED AS FILL.
- THE SOILS ENGINEER SHALL DIRECT THE REMOVAL OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS SEPTIC TANKS, IRRIGATION LINES, ETC.
- ANY WATER WELL LOCATED WITHIN THE SITE SHALL BE REPORTED TO THE WATER RESOURCES DIVISION WATERSHED PROTECTION DISTRICT PRIOR TO ITS MODIFICATION, ABANDONMENT, OR DESTRUCTION.
- ALL EXCAVATED BACK SLOPES AND KEYS FOR BUTTRESS FILLS MUST BE EXAMINED BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER TO INSURE THAT ALL POTENTIAL PLANES OF FAILURE HAVE BEEN EXPOSED IN THE EXCAVATION AND WILL BE ADEQUATELY SUPPORTED BY THE PROPOSED BUTTRESS. FIELD CERTIFICATION TO BE SUBMITTED BY THE CONSULTANTS.
- THE SOILS ENGINEER AND ENGINEERING GEOLOGIST (WHERE EMPLOYED) SHALL SUBMIT RECOMMENDATIONS FOR CORRECTIVE WORK TO INSURE SLOPE STABILITY WHERE UNSTABLE MATERIAL IS EXPOSED AT THE TOP OF CUTS.
- UNLESS OTHERWISE SPECIFIED, CORRUGATED STEEL PIPE SHALL BE BITUMINOUS COATED IN ACCORDANCE WITH STANDARD LAND DEVELOPMENT SPECIFICATIONS (SLS).
- INTERIM SOILS AND GEOLOGIC REPORTS SHALL BE SUBMITTED TO THE COUNTY AS REQUIRED BY THE BUILDING OFFICIAL.
- FINAL ROUGH GRADE SOILS ENGINEERING AND (IF APPLICABLE) ENGINEERING GEOLOGY REPORTS SUMMARIZING ALL EARTHWORK PERFORMED AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL OF THE ROUGH GRADING BY THE BUILDING OFFICIAL.
- FINAL SOILS ENGINEERING AND (IF APPLICABLE) ENGINEERING GEOLOGY REPORTS SUMMARIZING ALL EARTHWORK PERFORMED AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO FINAL INSPECTION BY THE BUILDING OFFICIAL.
- THE TOTAL ESTIMATED DISTURBED AREA OF GRADING AND CONSTRUCTION IS 8.4 ACRES. PROJECTS THAT ARE 1.0 ACRE OR GREATER IN DISTURBED AREA WILL REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) AS APPROVED BY THE STATE REGIONAL WATER QUALITY CONTROL BOARD. PROJECTS UNDER 1.0 ACRE WILL REQUIRE A STORM WATER POLLUTION CONTROL PLAN (SWPPP) AND APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS APPROVED BY THE COUNTY.



UNDERGROUND SERVICE ALERT
CALL TOLL FREE
811
2 WORKING DAYS BEFORE YOU DIG

CONTACTS

CITY OF SAN BUENAVENTURA WATER DIVISION	TEL NO (805) 652-4500 OMAR CASTRO
SOUTHERN CALIFORNIA Edison CO.	TEL NO (805) 654-7472 CASEY SCHOONOVER
SOUTHERN CALIFORNIA GAS CO.	TEL NO (818) 700-3614 MARK WHITE
PACIFIC BELL TELEPHONE CO.	TEL NO (805) 638-0276 JOHN UELTSCHI
OJAI VALLEY SANITATION DISTRICT	TEL NO (805) 646-5548 JIM STALLINGS
COUNTY OF VENTURA TRAFFIC	TEL NO (805) 654-2063 RICHARD HERRERA

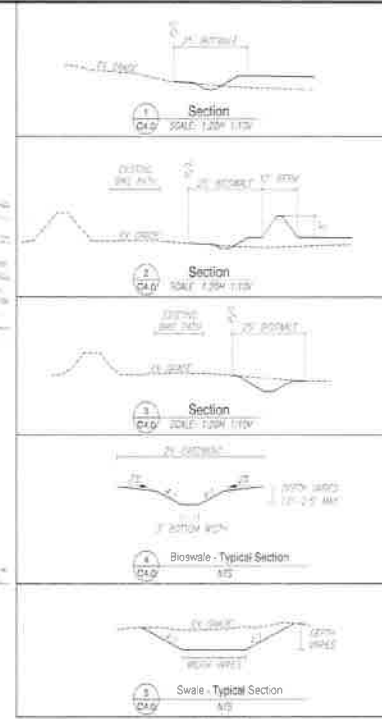
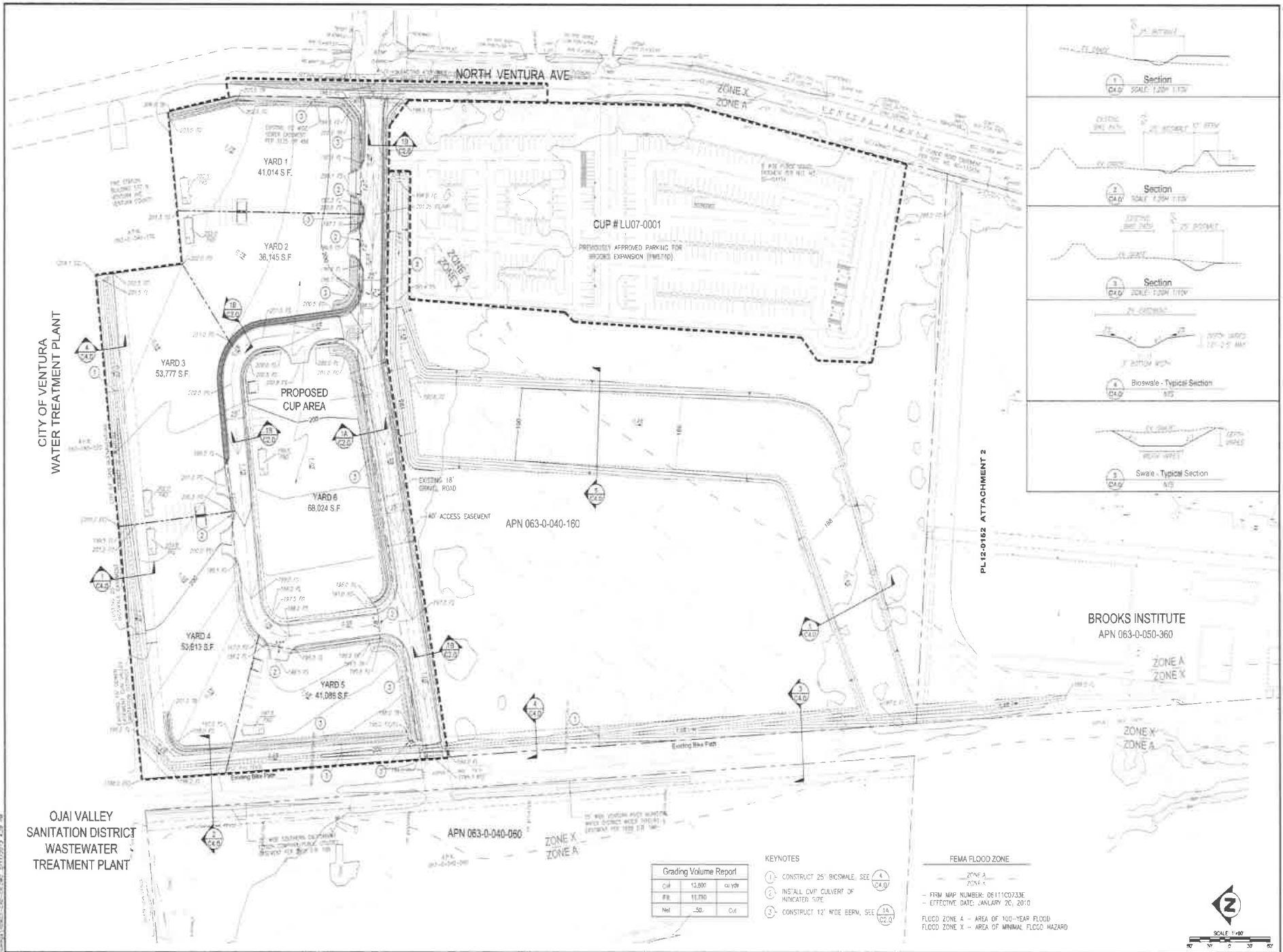
John Kular Consulting
10901 Rockridge Way, Bakersfield, CA 93311
661-663-7732 kularconsult.com

**COUNTY OF VENTURA
PUBLIC WORKS AGENCY**

**NORTH VENTURA AVENUE
CONTRACTORS YARDS
COVER SHEET**

C1.0

PL12-0152 ATTACHMENT 2



Grading Volume Report

Item	Quantity	Unit
Cut	13,800	cu yds
Fill	11,770	cu yds
Net	-50	cu yds

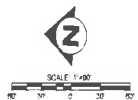
- KEYNOTES**
- 1. CONSTRUCT 25' BIOSWALE, SEE (C4.0)
 - 2. INSTALL CUP CALVERT OF INDICATED SIZE
 - 3. CONSTRUCT 12' WIDE BERM, SEE (1A) (C2.0)

FEMA FLOOD ZONE

ZONE A
ZONE X

- FRM MAP NUMBER: 0611100733E
- EFFECTIVE DATE: JANUARY 20, 2010

FLOOD ZONE A - AREA OF 100-YEAR FLOOD
FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD



PRELIMINARY RE-SUBMITTAL 10/21/2013
 PRELIMINARY SUBMITTAL 10/24/2012

John Kular Consulting
 10901 Rockridge Way, Bakersfield, CA 93311
 861-463-7732 | jkular@consult.com

DESIGNED: JK
 DRAWN: TM
 CHECKED: JK

**COUNTY OF VENTURA
 PUBLIC WORKS AGENCY**

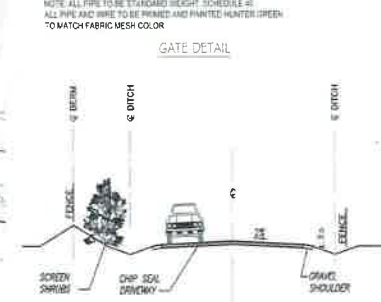
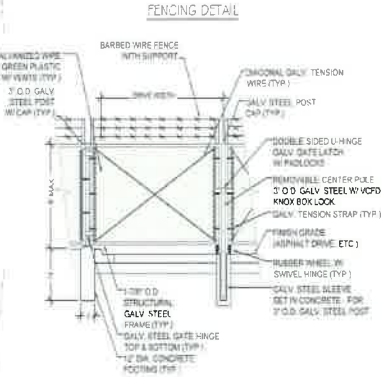
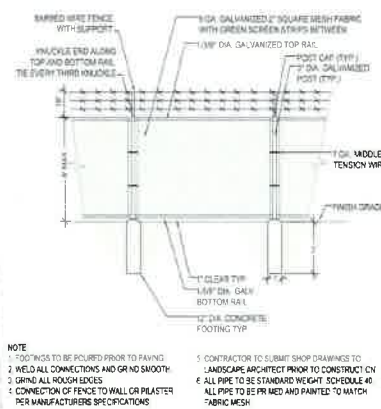
**NORTH VENTURA AVENUE
 CONTRACTORS YARDS
 GRADING PLAN**

4
 11
 C4.0

PL12-0162 ATTACHMENT 3

VENTURA COUNTY
SANITATION PLANT

CITY OF VENTURA
WATER TREATMENT PLANT



PARKING LOT TREES: (24" BOX)
PLATANUS RACEMOSA

SCREEN SHRUBS: (5 GALLON)
CEANOTHUS 'SIERRA BLUE'

OPTIONAL SCREEN SHRUBS: (1 GALLON)
HETEROMELES ARBUTIFOLIA
RHAMNUS CALIFORNICA
RHUS INTEGRIFOLIA
SAMBUCA MEXICANA

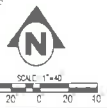


SCREEN SHRUB
CEANOTHUS 'SIERRA BLUE'

Species	Plant Layer Seed Unit/acre
Agave sisalana	6,000
Lycium intricatum	6,000
Valpa intricata	6,000
Dioscorea dioscoreoides	2,000
Hesperis matronalis	6,000

BIOSWALE SEED MIX

TOTAL SITE AREA - 365,700 S.F.
STORAGE YARD - 293,659 S.F.
TOTAL LANDSCAPE AREA - 8,613 S.F. = 2.3%
TOTAL PARKING AREA - 3,420 S.F.
TOTAL PARKING LANDSCAPE - 32 S.F. = 1%



NO.	REVISION	DESCRIPTION	DATE
1		Conceptual plans for plan check only	12/21/12

PLANS PREPARED BY:
LANDSCAPE DEVELOPMENT, INC.
28447 WITHERSPOON PARKWAY
VALENCIA, CA 91355
661 295-1970

DESIGNED:	RD
DRAWN:	RD
CHECKED:	RD
APPROVED:	

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

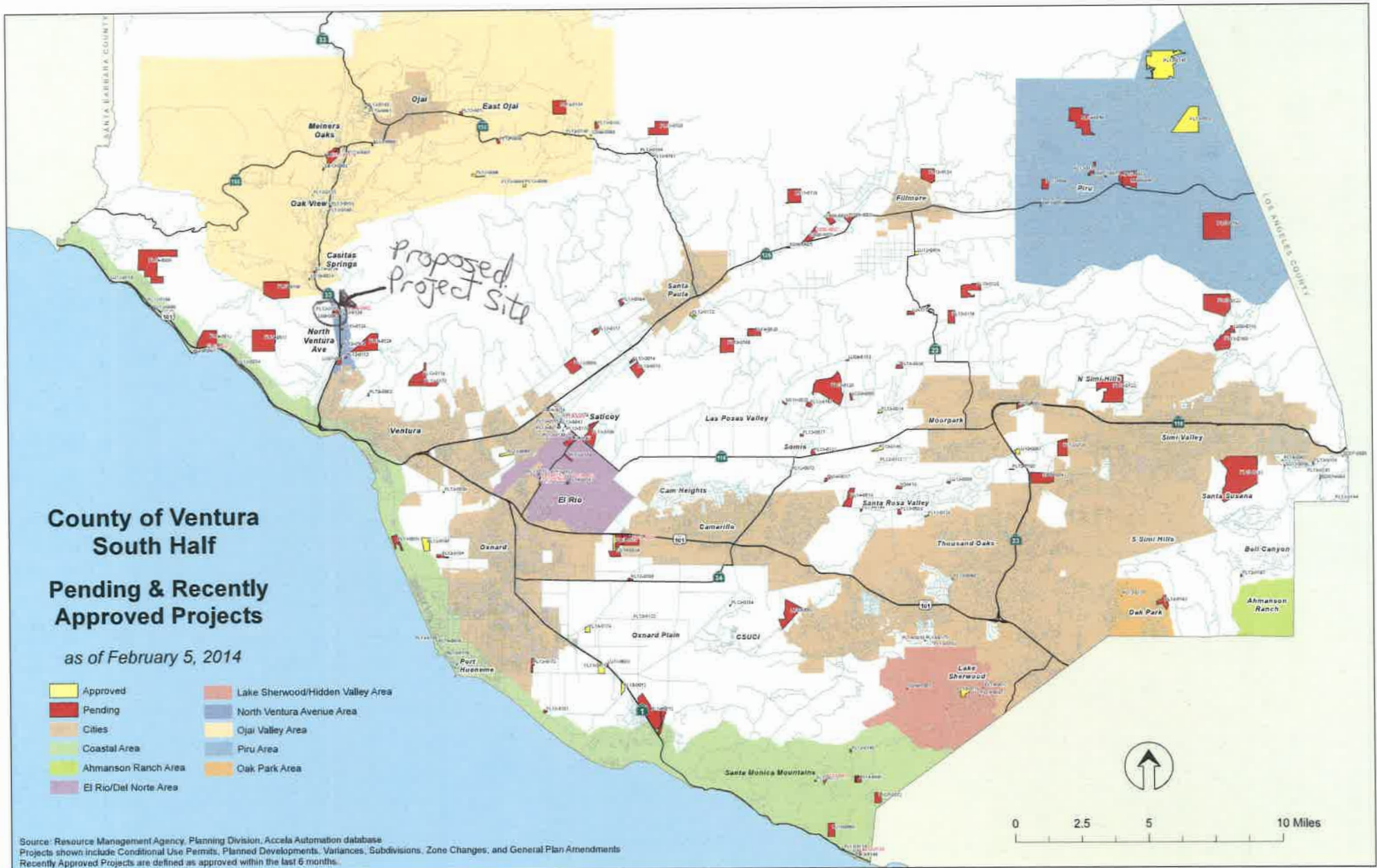
SPEC. NO.	?
PROJ. NO.	?

NORTH VENTURA AVENUE
CONTRACTORS YARDS
APN 063-0-040 06
5379 NORTH VENTURA AVE, VENTURA, CA

SHEET	9
OF	11
DRAWING NO.	C8.0

PL12-0162 ATTACHMENT 4

Attachment 5





Pending Projects as of February 05, 2014

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

Pending Projects include the following entitlement types with an "open" status: Conditional Use Permit, Land Conservation Act Contract, Conditional Certificates of Compliance, Continuation of Non-Conformity, Planned Development Permit, Permit Modification, Variance, Subdivision, General Plan Amendment and Zone Change. Source: Ventura County Planning Division Accela Database, as of 02/05/2014.

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
AD12-0033	0550210100		03/29/2012	Continuation Permit	Completeness Review	Continuation Permit for the ongoing operation of a Motocross/Off-Highway Vehicle Park in the Open Space Land Use Designation. The existing Motocross Park was originally approved via Conditional Use Permit 4911. The project is located at 4375 Center Street in the Community of Piru within the Open Space Zone and Open Space Land Use Designation. The motocross park is open to the public Monday, Wednesday, Saturday, and Sunday. Hours of operation on Monday and Wednesday are from 9:00 AM to 6:00 PM and on weekends from 9:00 AM to 4:00 PM. The facility has 1 full time employee who owns and operates the park and lives in the caretaker dwelling and 6 part time employees. The motocross park has an existing track, a caretaking dwelling, informal parking areas for 69 parking spaces, an informal parking area for large vehicles/trailers, and four 2,500 water tanks. The request is limited to continuing the operation for an additional 20 years; no additional tracks, buildings, or impervious areas are proposed. Water for domestic use, dust control, fire suppression, and landscaping is provided by the Warring Water. The track is plumbed with piping for dust control to be done by hand water, water trucks, and gravel. Waste water from the caretaker residence is handle by a private septic system. Customers are provided with 4 portable toilets.	Jay Dobrowalski; (805) 654-2498	KEVIN KEEHL
AD12-0071	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	07/31/2012	Planned Development	In Review	Development Review Committee for the review of a 24-unit multi-family development in the RPD-12 du/acre zone district located at 4072 Center Street (APN 056-0-113-050) within the Piru Area Plan land use designation. The development will consist of of three residential buildings of 5,253 sq. ft. each housing eight rental units. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street with a 24 ft wide secondary access driveway via Market Street to the south. 45 parking spaces would be provided on-site. No native vegetation would be removed though five heritage sized pepper trees would be removed. Water would be provided by the Warring Water Service Inc. and waste water disposal would be provided by the Ventura County Sanitary District No. 16. Pursuant to the submitted preliminary hydrology and hydrolic calculations the majority of the surface water run off is proposed to be retained on-site. The submitted landscape plan associated with the project also proposes a vegetative screening between the project and the adjacent agricultural operation. The 1.38 acre project includes a density bonus, in order to provide affordable housings, is part of entitlement request to develop the site over the zone designated dwelling unit allowance of 12 du/acre to be 15 du/acre.	Winston Wright; (805)654-2468	CABRILLO ECONOMIC DEV CORP

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
AD12-0071	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	07/31/2012	Zone Change	In Review	Development Review Committee for the review of a 24-unit multi-family development in the RPD-12 du/acre zone district located at 4072 Center Street (APN 056-0-113-050) within the Piru Area Plan land use designation. The development will consist of three residential buildings of 5,253 sq. ft. each housing eight rental units. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street with a 24 ft wide secondary access driveway via Market Street to the south. 45 parking spaces would be provided on-site. No native vegetation would be removed though five heritage sized pepper trees would be removed. Water would be provided by the Waring Water Service Inc. and waste water disposal would be provided by the Ventura County Sanitary District No. 16. Pursuant to the submitted preliminary hydrology and hydraulic calculations the majority of the surface water runoff is proposed to be retained on-site. The submitted landscape plan associated with the project also proposes a vegetative screening between the project and the adjacent agricultural operation. The 1.38 acre project includes a density bonus, in order to provide affordable housings, is part of entitlement request to develop the site over the zone designated dwelling unit allowance of 12 du/acre to be 15 du/acre.	Winston Wright; (805)654-2468	CABRILLO ECONOMIC DEV CORP
GP09-0003	0000000000		07/13/2009	General Plan Amendment	Submittal In Progress	General Plan text amendments, including the Biological Resources section of the Resources Appendix, and the Biological Resources section of the Goals, Policies, and Programs. The text amendments update the descriptions of biological resources in these sections, and provide for the preservation of wildlife migration corridors.	Mark Ogonowski;	COUNTY OF VENTURA, PLANNING
LC09-0005	1100071050		05/26/2009	Land Conservation Act	Completeness Review	County initiated Non-Renewal	Andrea Ozdy; (805) 654-2453	

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
LU07-0047	0630220110	2951 N VENTURA AV, VENTURA COUNTY UNINCORP	04/12/2007	Minor Modification	Completeness Rev In Progress	<p>The existing original Development Plan Permit 99 provided for an oil field pipe yard, crane and warehouse operation that included parking of trucks and oilfield equipment storage. In 1983, OST was approved to operate a truck washing facility for applicant-owned vehicles only on APN 068-0-040-020. In 1985 (Mod 6), applicant was approved for a 1,050 square foot addition to the main office; one 3,600 sf warehouse (phase I) and one 18,000 sf warehouse (phase I). At the time, existing facilities included the main office, two warehouses, a dispatch office, truck scales, and pipe storage yard.</p> <p>As of November, 2010, the applicant proposes to 1) legalize the operation of oilfield related contractor service and storage yards for two contractors (MJ Tank lines, KAG Tank lines); 2) legalize an existing 1,200 sf structure (Phase II warehouse) constructed without building permit on APN 068-0-040-13 which was originally shown on DP99-6 as located on another APN and proposed for 3,000 sf.; 3) modify and update the site plan to revise the permit boundaries down to 32.45 acres and lot coverage to be 25,581 square feet of total roof area of buildings; 4) modify and update the site plan to indicate relocation and size reduction of proposed phase 1 warehouse (4,800 sf), relocation of the existing dispatcher office to APN 068-0-040-13, relocation of the existing diesel fuel tank facility to 068-0-010-01; 5) relinquish PD 1992; 6) modify and update the site plan to remove the auto impound yard property (APN 068-0-040-120 and 050), bike path (APN 068-0-020-01), Towing yard (APN 068-0-040-08); and the truck wash area property (APN 068-0-040-02 portion) from the DP 99-7 boundary; 7) Removal of the previously approved under DP 99-6 Main office addition and Warehouse Phase I both not yet built; and 8) add fire hydrants, waterline for fire and detention basin. The existing uses which are to continue on the site are heavy drayage and transport and warehousing services through its fleet of trucks, cranes, forklifts and yard space with the base of operation through the main office and location of employee park without restrooms. The applicant has deleted the proposed addition to main office, and Phase I Warehouse proposed adjacent to the heavy repair shop. Merli Concrete Pumping, Morton Construction and Advanced Recycling operators are no longer proposed. Applicant showing on site plan the modified conex boxes used by contractors.</p> <p>The existing uses which are to continue on the site are heavy drayage and transport and warehousing services through its fleet of trucks, cranes, forklifts and yard space with the base of operation through the main office and location of employee park without restrooms.</p>	Nicole Doner; (805) 654-5042	ZERMANO RONALD-JULIE TR ETAL
LU07-0072	7000170300	9899 YERBA BUENA, VENTURA COUNTY UNINCORP	06/05/2007	Planned Development	Completeness Review	<p>Coastal Planned Development (PD) permit application for a single-family dwelling, second dwelling unit, garages, and accessory structures (tennis court, barn, corrals, animal arena, etc.). PD permit application is also submitted to address Planning Division /Code Compliance Violation Case No. ZV06-0048 involving nonpermitted grading activities (in excess of 50 cubic yards) and vegetation clearance (in excess of 0.5 acres) within the Santa Monica Mountains. Applicant proposes to develop within nonpermitted graded area. Water service will be provided by an existing, onsite water well and waste water will be discharged to a proposed onsite septic system. Access to the site is provided by Yellow Hill Road. The subject property currently does not include any structures. Approximately 22,000 cubic yards of earth will be graded and moved. Assessor's Parcel Number is 700-0-170-300</p>	Debbie Morrisset; (805) 654-3635	DICKINSON BRUCE-CHRISTINE TR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
LU08-0047	0550210025	5164 E TELEGRAPH RD, VENTURA COUNTY UNINCORP	05/08/2008	Conditional Use Permit	Application Returned	<p>New Conditional Use Permit to include two phases of construction. Phase 1 includes the demolition of the existing unpermitted fruit stand and the construction of a 4,800 square foot large agricultural sales facility. Pumpkin patch and "pick your own crops" activities are also proposed to be used in conjunction with the large agricultural sales facility. Phase 2 includes the construction of a 14,500 square foot accessory building; which will house the relocated Camulos Ranch office and also be used for storage.</p> <p>Zoning of Parcel is AE-40AC and AE-40AC/MRP. The site is also noted as a registered landmark.</p>	Kristina Boero; (805) 654-2467	CAMULOS RANCH
LU08-0116	6150080205	5141 TAPO CANYON RD, VENTURA COUNTY UNINCORP	09/24/2008	Minor Modification	Prep for Hearing	<p>The applicant has requested a time extension to December 16, 2038 for the continued operation of the existing sand and gravel surface mine originally approved under CUP 4609.</p> <p>REVISED 1/22/09 An application for a Minor Modification Case No. LU08-0116, Related CUP 4609 for a time extension to December 16, 2023 with the ability to file a Planning Director approved modification for one additional time extension to December 16, 2038 for the operation of an existing sand and gravel surface mining, its structures, and equipment originally approved under CUP 4609. The existing sand and gravel surface mining operation should have approximately 453,000 cubic yards of native material to be mined and provides for 11,200 cubic yards of recycling of material on an annual basis. No increase in average daily truck trips are proposed from the original 77 truck round trips per day. No increase in the average daily total of 462 ADT.</p>	Ebony McGee; (805) 654-5037	BROOKS WILLIAM C-JUANITA TR
LU08-0116	6150080205	5141 TAPO CANYON RD, VENTURA COUNTY UNINCORP	09/24/2008	?PERMIT	Prep for Hearing	<p>The applicant has requested a time extension to December 16, 2038 for the continued operation of the existing sand and gravel surface mine originally approved under CUP 4609.</p> <p>REVISED 1/22/09 An application for a Minor Modification Case No. LU08-0116, Related CUP 4609 for a time extension to December 16, 2023 with the ability to file a Planning Director approved modification for one additional time extension to December 16, 2038 for the operation of an existing sand and gravel surface mining, its structures, and equipment originally approved under CUP 4609. The existing sand and gravel surface mining operation should have approximately 453,000 cubic yards of native material to be mined and provides for 11,200 cubic yards of recycling of material on an annual basis. No increase in average daily truck trips are proposed from the original 77 truck round trips per day. No increase in the average daily total of 462 ADT.</p>	Ebony McGee; (805) 654-5037	BROOKS WILLIAM C-JUANITA TR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
LU09-0082	0630040080		06/26/2009	Planned Development	Awaiting Resubmittal	<p>REVISED to add the following: The addition of 12,000 cubic yards of grading/river clean up and restoration is discretionary and is now a part of the CUP project as PWA identified during the review of the RV Storage facility CUP application. The project description will now include the grading permit. The grading within the recorded CCCPM Restrictive Covenant can be included in the environmental review for the CUP.</p> <p>Planned Development Permit LU09-0082 is to legalize outdoor storage of recreational vehicles. The subject property is 6.63 acres of which 2.74 acres is proposed for the development. The remaining 3.89 acres will be subject to a restrictive covenant for environmentally sensitive habitat preservation related to Conditional Certificate of Compliance SD06-0046. The proposal includes an asphalt parking lot that can accommodate 112 RVs. Recycled asphalt is the proposed surface for the parking lot which according to the soils and technical report is a permeable surface. The as-built grading plan indicates that the proposed parking lot area is at least one foot above the 100-year flood plain base elevations according to the local FEMA FIRM panel map. The project includes a 533 square foot caretaker dwelling to be provided in a premanufactured home. Access is provided to the site by a 20-foot wide private driveway of crushed misc. base (CMB) via the intersection of N. Ventura Avenue and Cananda Larga Road. Water would be provided by the City of Ventura and waste water disposal would be provided by the Cjai Valley Sanitary District. A natural bio-swale is proposed along the western edge of the proposed parking lot culminating in a sand/oil separator and energy dissipator. The facility would be screened from Ventura Avenue/any public viewing area with an existing 6' meshed, chain link fence atop a 3-foot earthen berm with landscaping to be planted in front once water is available.</p>	Becky Linder; (805) 654-2469	JOHN DEWEY
LU10-0003	2340060220	2052 HOWARD RD, VENTURA COUNTY UNINCORP	01/19/2010	Major Modification	Awaiting Resubmittal	<p>Major Modification to CUP 3817-3 in order to extend a hard rock mining operation and processing facility an additional 30 years. The request includes 1) expanding the mining limits within the CUP boundary, 2) adding a concrete and asphalt recycling facility within the CUP boundary 3) adding a 25,000 square foot office and shop relating to the operation of the mine, 4) adding a house pad for future development, 5) and replacing an existing caretaker mobile home. Applicant is proposing to submit all of the technical studies associated with the 25,000 sq. ft. shop, the house, and the caretaker mobile home at a future date as part of "Phase II." The total number of truck trips is proposed to remain at 60 loads (120 trips) with compensation made by reducing mining related trips with concrete/asphalt recycling trips. Access and haul routes to and from the site will remain the same (see application for details). Water used at the site is taken from an existing agricultural irrigation pond which is fed by the Camarillo Sanitary District's waste water treatment plant via an existing pipeline. Two 12,000 gallon tanks and one 5,000 gallon tank draw water from the agricultural pond to fill water trucks for dust suppression on a continuous basis. Potable water is brought on site. Two portable toilets are made available for employees of the site. The expansion of the mine would necessitate the removal of 35 acres of native vegetation. A detailed project description is provided by the applicant. *Reclamation Plan processed concurrently</p>	Ebony McGee; (805) 654-5037	PACIFIC ROCK INC

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
LU10-0069	7000060140	11495 PACIFIC COAST HWY, VENTURA COUNTY UNINCORP	06/02/2010	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit to replace expired permit CUP 1321 for the Camp Hess Kramer. No new development or grading is proposed with this permit this is a request to permit an ongoing use.</p> <p>The property has a split zoning of Coastal Open Space -Santa Monica Mountains Overlay zone (COS-M) and Coastal Rural Exclusive (CRE).</p> <p>Camp Hess Kramer operates outdoor camping within the COS zoned area on their property and has the camp building facilities within the CRE zoned area. Consistent with the original approval of CUP 1321, no more than 500 guests would be present on the property at anyone time.</p> <p>In addition to the guests, the facility operates with 32 full-time employees and six part-time employees (11 of the full time employees live on-site). In keeping with the allowed uses in a camp, pursuant to Section 8175-5.4 of the coastal zoning ordinance, special events are proposed.</p> <p>The applicant is proposing 60 special events each year with no more than 500 guests at each event.</p> <p>Access to the site is provided by private driveways via Yerba Buena Road with at least two access ways provided to all developed areas of the camp.</p> <p>Water is provided by the Yerba Buena Water Company.</p> <p>Waste water disposal is provided by 17 existing on-site septic systems. Pumping reports have been provided.</p>	Andrea Ozdy; (805) 654-2453	CAMP HESS KRAMER INC
LU11-0088	2180091120	3803 DUFAU RD, VENTURA COUNTY UNINCORP	07/22/2011	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit for the operation of an agricultural preliminary packing and storage facility (over 20,000 square feet and under 100,000 square feet). The project includes: (1) continue to allow development on and use of the property as was previously permitted pursuant to Conditional Use Permit (CUP) Case No. 4642-2 and Variance 5249; and, (2) allow a new parking lot, office trailer, storage shed, cooling equipment, and storage containers that were never previously permitted on the property. Waste water is handled by an on-site private septic system.</p>	Josias Gonzalez; (805) 654-2462	MISSION PRODUCE INC
LU11-0103	0630220110		05/24/2011	Planned Development	Submittal In Progress	<p>DP 99-8</p> <p>The applicant requests that the DP 99-8 permit be modified to include the 2.74-acre property (i.e. the southerly portion of APN 063-0-220-110) upon which the current Aera Energy operations are conducted in a separate permit. Other than this modification of the permit boundary, no changes in the authorized uses or structures are proposed in this 2.74-acre area. The existing permit requirements and conditions of approval will remain applicable in this permit area.</p> <p>Note: OST may conduct certain uses under lease on the Aera Energy property (similar to other lease holders) in conformance with the DP99-6 (now known as DP99-8) permit. Such uses are currently authorized and are not part of the current permit modification application</p>	Nicole Doner; (805) 654-5042	OST TRUCKS & CRANES
LU11-0118	0410140090	3500 TOLAND RD, VENTURA COUNTY UNINCORP	09/21/2011	Permit Adjustment	Submittal In Progress	<p>Permit Adjustment to modify Condition 3i regarding direct haul and to modify Condition 71 regarding notification to commercial accounts and newspaper advertisement to the public.</p>	Michelle D'Anna; (805) 654-2685	VENTURA REGIONAL SAN
LU11-0125	0630131035	4692 N VENTURA AV, VENTURA COUNTY UNINCORP	09/30/2011	Variance	Prep for Hearing	<p>Proposed variance to exceed the allowed General Plan building coverage standards. If approved, the variance would authorize the legalization of unpermitted structures associated with an existing dog kennel facility (CUP 5163 and LU11-0048)</p>	Holly Harris; (805) 654-3136	BENEZRA DAVID-MINDY C TR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
LU11-0135	7000070385	13001 PACIFIC COAST HWY, VENTURA COUNTY UNINCORP	11/14/2011	Major Modification	Completeness Review	Major Modification, LU11-0135, to Planned Development Permit No. 1837 (PD 1837) for the construction of a 687 sq. ft. second dwelling unit on a property with a Local Coastal Plan land use designation of Open Space and a Zone Designation of Coastal Open Space 10-ac Minimum Lot Size in the Santa Monica Mountain Overlay. PD 1837 approved the existing development on the property of a 700 sq. ft. single family dwelling and a detached 400 sq. ft. 2-car carport. In order to prepare the site for the second dwelling unit, the applicant proposes 2288 cu. yds. of grading to be balanced onsite (1144 cu yds. cut/ 1144 cu. yds. fill) with the associated removal of native vegetation. To mitigate the loss of native vegetation associated with the development, the applicant proposes to re-establish and protect in place other areas of the subject property with native vegetation. Rooftop solar panels are proposed to provide electricity to the second dwelling with an emergency backup generator with a 3.4 gallon gasoline fuel tank. A 124 gallon accessory propane tank would provide heating and cooking fuel to the second dwelling. Access to the proposed development site is provided by an existing 15-foot wide all weather driveway via the Pacific Coast Highway. Water to site is provided by a private well system and waste water disposal for the second dwelling would be provided by a new individual septic system.	Andrea Ozdy; (805) 654-2453	MAYFAIR PROPERTIES L
LU12-0005	5160120095	3165 SUBIDA CR, VENTURA COUNTY UNINCORP	01/17/2012	Minor Modification	Prep for Hearing	Minor Modification, LU12-0005, for a 20-year time extension related to Conditional Use Permit no. 5193 (CUP) for agricultural accessory structures exceeding 2,000 sq. ft. on a 4.84 acre property with a Rural General Plan land use designation and a Rural Agriculture Zone Designation. CUP 5193 was originally approved for a 7,368 sq. ft. horse barn, 6,112 sq. ft. hay barn, and a 2,740 sq. ft. hot walker to exercise the horses. A maximum of 20 horses are on the property at any one time and one full time employee works at the property to clean the horse stables and feed the horses. Manure that is produced on site is disposed of in containers and hauled to an agricultural property to be spread on an avocado field. No additional development or grading is proposed. Water to the property is provided by the Camrosa Water District and waste water disposal for the project is handled by an on-site septic system. Access to the site is provided an existing decomposed granite road base driveway via Subida Circle.	Michelle D'Anna; (805) 654-2685	STEWART RUSSELL-KANDI K
LU12-0018	0600082425	6766 BREAKERS WY, VENTURA COUNTY UNINCORP	02/16/2012	Minor Modification	Prep for Hearing	Minor Modification to PD 1016 to add CMU wall along northern property line within easement area to accommodate a raised walkway for the adjacent property owner. The subject property is developed with a two story single family dwelling addressed as 6766 Breakers Way and has a Local Coastal Plan land use designation of Residential High Density of 6.1-36 Dwelling Units Per Acre and a Residential Beach (RB) zone designation.	Michelle D'Anna; (805) 654-2685	LARRY GRAVES

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LU12-0034	0600350385	3020 SOLIMAR BEACH RD, VENTURA COUNTY UNINCORPORATED, CA 93001	03/12/2012	Planned Development	Coastal Comm Review	The applicant is requesting approval of a Planned Development Permit (Case No. LU12-0034) for the following proposed remodel of an existing two-story single-family dwelling: proposed first floor dining room addition, proposed roof over the existing first floor family room, proposed second floor master bedroom addition, and proposed internal remodeling of the existing dwelling. After construction, the dwelling will include approximately 2,543 feet of gross floor area, a 447 square foot garage, and will be approximately 19 feet, 5 inches in height. An existing six-foot, nonconforming courtyard wall will be reduced to a maximum height of three feet in the 10 foot setback area adjacent to Solimar Beach Drive in order to comply with Section 8175-3.11 (Fences, Walls, and Hedges) of the Ventura County CZO. An existing private driveway directly off Solimar Beach Drive will continue to provide access to the site. Casitas Municipal Water District will continue to provide water and Ventura County Service Area No. 29 will continue to provide waste water disposal for the residential use of the property. Approximately 5 cubic yards of earth will be moved (by a small truck load hauled away from the project site) in order to construct new wall footing. No site grading or site topography changes will occur. No native vegetation or trees will be removed as part of the proposed project	Chuck Anthony; (805) 654-3683	CARONE PAUL
LU12-0046	0550210100		03/29/2012	Minor Modification	Environmental Doc Prep	Permit modification and Zoning Ordinance Text Amendment for the ongoing operation of a Motocross/Off-Highway Vehicle Park in the Open Space Land Use Designation. The existing Motocross Park was originally approved via Conditional Use Permit 4911. The project is located at 4375 Center Street in the Community of Piru within the Open Space Zone and Open Space Land Use Designation. The motocross park is open to the public Monday, Wednesday, Saturday, and Sunday. Hours of operation on Monday and Wednesday are from 9:00 AM to 6:00 PM and on weekends from 9:00 AM to 4:00 PM. The facility has 1 full time employee who owns and operates the park and lives in the caretaker dwelling and 6 part time employees. The motocross park has an existing track, a caretaking dwelling, informal parking areas for 69 parking spaces, an informal parking area for large vehicles/trailers, and four 2,500 water tanks. The request is limited to continuing the operation for an additional 20 years; no additional tracks, buildings, or impervious areas are proposed. Water for domestic use, dust control, fire suppression, and landscaping is provided by the Warring Water. The property owner and proprietor is EMT trained and the motocross track is utilized by the Community of Piru's Citizen's Emergency Response Team as an emergency response area. The track is plumbed with piping for dust control to be done by hand water, water trucks, and gravel. Waste water from the caretaker residence is handle by a private septic system. Customers are provided with 4 portable toilets. The applicant is requesting to amend the language of Section 8107-29.4 of the Non-Coastal Zoning Ordinance to allow the continued operation of an existing motocross facility in an area that was subsequently added to a County adopted Greenbelt area and to remove the prohibition against having a motocross facility within any area designated by the Fire Protection District as a High Fire Hazard Area.	Jay Dobrowalski; (805) 654-2498	KEVIN KEEHL

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
LU12-0046	0550210100		03/29/2012	Zoning Ordinance Amendment	Environmental Doc Prep	Permit modification and Zoning Ordinance Text Amendment for the ongoing operation of a Motocross/Off-Highway Vehicle Park in the Open Space Land Use Designation. The existing Motocross Park was originally approved via Conditional Use Permit 4911. The project is located at 4375 Center Street in the Community of Piru within the Open Space Zone and Open Space Land Use Designation. The motocross park is open to the public Monday, Wednesday, Saturday, and Sunday. Hours of operation on Monday and Wednesday are from 9:00 AM to 6:00 PM and on weekends from 9:00 AM to 4:00 PM. The facility has 1 full time employee who owns and operates the park and lives in the caretaker dwelling and 6 part time employees. The motocross park has an existing track, a caretaking dwelling, informal parking areas for 69 parking spaces, an informal parking area for large vehicles/trailers, and four 2,500 water tanks. The request is limited to continuing the operation for an additional 20 years; no additional tracks, buildings, or impervious areas are proposed. Water for domestic use, dust control, fire suppression, and landscaping is provided by the Warring Water. The property owner and proprietor is EMT trained and the motocross track is utilized by the Community of Piru's Citizen's Emergency Response Team as an emergency response area. The track is plumbed with piping for dust control to be done by hand water, water trucks, and gravel. Waste water from the caretaker residence is handle by a private septic system. Customers are provided with 4 portable toilets. The applicant is requesting to amend the language of Section 8107-29.4 of the Non-Coastal Zoning Ordinance to allow the continued operation of an existing motocross facility in an area that was subsequently added to a County adopted Greenbelt area and to remove the prohibition against having a motocross facility within any area designated by the Fire Protection District as a High Fire Hazard Area.	Jay Dobrowalski; (805) 654-2498	KEVIN KEEHL
LU12-0055	0000000000		05/02/2012	Conditional Use Permit	Awaiting Resubmittal	New Conditional Use Permit to replace expired CUP 5018 for an existing wireless communication facility. Site is located at 6672 W. Old Pacific Coast Highway in Caltrans Highway 101 right-of way at the intersection of Ocean Avenue and Old Pacific Coast Highway, near the house on APN 060-0-082-59.	Jay Dobrowalski; (805) 654-2498	SYNERGY DEVELOPMENT SERVICES
LU4171	5000090195		08/10/1998	Conditional Use Permit	Submittal In Progress	Sand and gravel quarry on APNs 500-0-050-41, and 500-0-090-19, -20, -21, and -22. The applications is for a time extension from 2000 to 2025, an increase in truck traffic from 460 ADT to 656 ADT, and the combination of CUP 4171 with CUP 3451 (an adjacent, small decorative rock quarry) into one permit. An EIR is in process.	Ebony McGee; (805) 654-5037	MORT MONTAZERI
PL12-0072	1610102130	5375 BELL ST, SOMIS, CA 93066	06/01/2012	Conditional Use Permit	Awaiting Resubmittal	Conditional Use Permit to entitle an existing vetermaian hospital in the C1 Zone District and the Existing Community General Plan Land Use Designation located in the Somis area at 5375 Bell Street (APN161-0-102-130). The subject property is 9,750 square feet and is comprised of two legal lots (Lots 1 and 2 of 3 MR 33). As part of this application the owner will be merging these two lots. The veterinarian hospital was original approved by Conditional Use Permit 4146 which subsequently expired. The single story hospital is 1,844 square feet and includes a waiting room office spaces, exam rooms, a surgical room, a fireproof storage room, ballrooms, a washroom for the animals, and kennel space. The required parking for the hospital is provided by 9 onsite parking spaces. Access to the site is provided via an alley from Bell Street through a private driveway on the western property line. Water supply is provided by the County of Ventura Water and Sanitation Department and waste water is provided by an on-site septic system. The owner is proposing to repair and upgrade the existing septic system to meet current Environmental Health Division requirements through this application process.	Kristina Boero; (805) 654-2467	DANA-MATT STANMAN

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PL12-0072	1610102130	5375 BELL ST. SOMIS, CA 93066	06/01/2012	Merger	Awaiting Resubmittal	Conditional Use Permit to entitle an existing veterinarian hospital in the C1 Zone District and the Existing Community General Plan Land Use Designation located in the Somis area at 5375 Bell Street (APN161-0-102-130). The subject property is 9,750 square feet and is comprised of two legal lots (Lots 1 and 2 of 3 MR 33). As part of this application the owner will be merging these two lots. The veterinarian hospital was original approved by Conditional Use Permit 4146 which subsequently expired. The single story hospital is 1,844 square feet and includes a waiting room office spaces, exam rooms, a surgical room, a fireproof storage room, bathrooms, a washroom for the animals, and kennel space. The required parking for the hospital is provided by 9 onsite parking spaces. Access to the site is provided via an alley from Bell Street through a private driveway on the western property line. Water supply is provided by the County of Ventura Water and Sanitation Department and waste water is provided by an on-site septic system. The owner is proposing to repair and upgrade the existing septic system to meet current Environmental Health Division requirements through this application process.	Kristina Boero, (805) 654-2467	DANA-MATT STANMAN
PL12-0120	1100050010		08/27/2012	Zone Change	Awaiting Resubmittal	Zone Change for a 451 acre portion of a 1,082.5 acre property (APNs 110-0-050-010, 110-0-050-030, & 110-0-050-040) from OS-160 ac to AE -40 ac. The subject property is located in the Somis area at the Donlon Road and Quail Canyon Road intersection at the Wouthwestern corner of the property and Balcom Canyon Road along the eastern property boundary. A voluntary merger will be processed concurrently with the request to merge APN110-0-050-040 into APN 110-0-050-010 & 110-0-050-030. APN 110-0-050-040 was inadvertently retained by the subsequent property owner at the time the property was transferred to the new owner. Merging this 3332 square foot parcel into 110-0-050-010 & 110-0-050-030 returns the property to its original legal lot configuration.	Shelley Sussman; (805) 654-2493	SUNSHINE AGRICULTURE INC
PL12-0120	1100050010		08/27/2012	Merger	Awaiting Resubmittal	Zone Change for a 451 acre portion of a 1,082.5 acre property (APNs 110-0-050-010, 110-0-050-030, & 110-0-050-040) from OS-160 ac to AE -40 ac. The subject property is located in the Somis area at the Donlon Road and Quail Canyon Road intersection at the Wouthwestern corner of the property and Balcom Canyon Road along the eastern property boundary. A voluntary merger will be processed concurrently with the request to merge APN110-0-050-040 into APN 110-0-050-010 & 110-0-050-030. APN 110-0-050-040 was inadvertently retained by the subsequent property owner at the time the property was transferred to the new owner. Merging this 3332 square foot parcel into 110-0-050-010 & 110-0-050-030 returns the property to its original legal lot configuration.	Shelley Sussman; (805) 654-2493	SUNSHINE AGRICULTURE INC
PL12-0125	0310113225	160 GRAPEVINE RD, OAK VIEW, CA 93022	09/04/2012	Lot Line Adjustment	Prep Decision Letter	Parcel MAP Waiver Lot Line Adjustment, 2 legal non-conforming parcels, with existing single family development on each lot. LLA is to remedy setback violation on dwelling at 162 Grapevine Road, structure is over the property line. The LLD will move the boundary line between the 2 parcels line and the structures will meet required setbacks. Both parcels utilize onsite septic disposal systems. VRSD supplies water and both take access to Grapevine Road onto Burnham Road a County maintained public road.	Debbie Morrisset; (805) 654-3635	ESTRADA PETER ET AL

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PL12-0129	5000370285		09/07/2012	Parcel Map	Awaiting Resubmittal	A tentative parcel map request for the residential subdivision of an approximately 138.63 acre property into three residential lots of approximately 49.70 acres, 44.65 acres, and 44.27 acres. The subject property has an Open Space general plan land use designation and an Open Space 40-acre minimum parcel size zone designation and is located on the south side of Tierra Rejada Road immediately adjacent to the western boundary of the City of Simi Valley. The owner has proposed 4 building sites (one lot has two pads illustrated) on the tentative map. In order to develop the site as demonstrated, approximately 47,400 cubic yards of cut and 36,300 cubic yards of fill would be required, if the tentative parcel map is approved, for land clearing and grading. In addition, onsite access roads, drainage improvements, building pads, individual septic systems, and trenching for utilities would be developed/constructed after map approval. Water for the site would be provided by City of Simi Valley District 8 and waste water disposal would be provided by individual septic systems for each resulting parcel.	Chuck Anthony; (805) 654-3683	GLENN BAKER
PL12-0145	7010010145	8393 MIPOLMOL RD, MALIBU, CA 90265	10/11/2012	Planned Development	Awaiting Resubmittal	Planned Development Permit for a 2,540 sq. ft. single family dwelling with an attached 767 sq. ft. attached garage in the Coastal Open Space zone and the Open Space Coastal Land Use Plan Designation. Water would be provided by a proposed private water well and waste water would be provided by an on-site septic system. An accessory propane tank would provide gas for the site and two 5,000 gallon water tanks would be provided for fire protection and domestic use. Grading to the prepare the site would include 1,633 cubic yards of cut, 48 cubic yards of fill, and 1,585 cubic yards of export and a series of retaining walls ranging from 2 to 6 ft tall are required to construct the private driveway and the fire department turn around. The fire department turnaround is partially located on the adjacent property to the east of the subject property. Access to the site is provided by a private dirt driveway via Mipolomol Road. Native vegetation would have to be removed within the required fire clearance area around the proposed single family dwelling.	Josias Gonzalez; (805) 654-2462	CARY GEBNER
PL12-0151	1440010310		10/25/2012	Conditional Use Permit	Completeness Rev In Progress	New Conditional Use Permit for construction of a new packing and processing facility. Existing 13,600 sq.ft. box shed will remain. All other existing structures on site to be removed, including accessory ag buildings and produce stand. New structures include 1,325 sq.ft. shipping office, 1,760 sq.ft. receiving office, 2,900 sq.ft. engine room, 1,455 sq.ft. electrical room, 2,400 sq.ft. workshop, 1,800 sq.ft shipping office, 87,540 sq.ft. processing building and 58,000 sq.ft. attached open canopy. 160 auto, 34 truck spaces and 12 loading docks will be provided. Proposed grading includes 2,730 cubic yards cut and 30,100 cubic yards of fill. LCA contract 50-4.2 exists on the site but will not be renewed. Site is located on 16.30 acres of a 166.06 acre parcel at 4324 E. Vineyard Avenue. Assessor Parcels 144-0-010-050/295 and 310 combined are one legally created parcel.	Kristina Boero; (805) 654-2467	JENSEN DESIGN LISA WOODBURN

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PL12-0152	0630040160	5721 N VENTURA AV, VENTURA, CA 93001	10/25/2012	Planned Development	Environmental Doc Prep	Planned Development permit for development of a contractor service yard on 7.7 acres of a 22 acre parcel located on Assessor Parcel Number 063-0-040-160, located west of the intersection of Canada Larga and Highway 33 between Brooks Institute and the City of Ventura water treatment plant. The site has a zoning designation of M-2 (Limited Industrial), a General Plan designation of Existing Community Urban Reserve and is located in the North Avenue Area Plan with a land use designation of Industrial. The storage facility is planned to be available to be leased to six individual tenants in separate yard. The sizes of the six lease areas are 1) 41,014 sq.ft, 2) 36,145, 3) 53,777, 4) 53,613, 5) 41,086 and 6) 68,024 sq.ft. 20 parking spaces will be provided. Five offices of 384 sq.ft. each will be provided for lease areas one through five. Proposed grading is 2,670 cubic yards of cut and 13,430 cubic yards of fill. An eight foot chainlink fence with wood slats is proposed on the site perimeter and each of the six lease areas. 8,613 sq.ft. of the site is proposed to be landscaped. Water would be provided by the City of Ventura and waste water disposal would be provided by the Ojai Valley Sanitation District. Access to the site will be provided from North Ventura Avenue by a new 24' wide private paved driveway.	Becky Linder; (805) 654-2469	RDK LAND LLC
PL12-0154	2340050350	1750 - 1760 S LEWIS RD, CAMARILLO, CA 93033	10/31/2012	Minor Modification	Completeness Rev In Progress	Minor Modification to Conditional Use Permit (CUP) No. 4737 for a time extension and adjustment to the project boundaries for Casa Esperanza, located at 1750, 1756, 1758 and 1760 South Lewis Road. Casa Esperanza was approved in 1992 for the operation of a 75 room facility in seven buildings providing 24 hour support and rehabilitation to persons with mental illnesses. The facility is owner and operated by the County of Ventura. The size of all buildings is app. 36,623 sq.ft on a 55.7 acre parcel consisting of Assessor Parcels 234-0-050-340 & 350. This permit request will change the boundaries of CUP 4737 from including Assessor Parcels 234-0-0540-340 and 350 include parcel 350 only. No additional improvements are proposed as part of the application.	Michelle D'Anna; (805) 654-2685	VENTURA COUNTY OF
PL12-0158	0000000000		11/05/2012	Zoning Ordinance Amendment	Submittal In Progress	Revisions to CZO (Articles 1 through 14): Research, draft, review ordinance amendments related to landscaping, sensitive habitats, sea level rise, and tree protection. Address errors and inconsistencies within the Coastal Zoning Ordinance and bring standards in the ordinance up to date. Work with Coastal Commission staff to obtain input on proposed amendments. Develop and implement public outreach program (identify stakeholders, create outreach materials, prepare and hold public meetings). Review potential environmental impacts from the proposed amendments, evaluate potential impacts, prepare appropriate reports and documents, prepare and revise environmental documents as necessary.	Jennifer Welch; (805) 654-2465	VENTURA COUNTY

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PL12-0163	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	11/28/2012	Planned Development	Awaiting Resubmittal	Planned Development Permit for the construction of an affordable 24-unit multi-family development on a 1.38 acre property in the RPD-12 du/acre zone located at 4072 Center Street (APN 056-0-113-050) within the Residential 10-15 du/ac Piru Area Plan land use designation and the Urban General Plan land use designation. The proposed development consists of three residential buildings of 5,253 sq. ft. each housing eight rental units apiece. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street on the north side of property with a 24-ft wide access driveway via Market Street to the south. Both driveways lead to disconnected parking areas which are separated by the proposed community center and associated common area. 46 parking spaces are provided on-site in the two parking lot areas. No native vegetation would be removed though 6 heritage sized pepper trees would be felled. Water is provided by Warring Water Service Inc. and waste water disposal is provided by Ventura County Sanitary District No. 16. The landscape plan for the project illustrates a vegetative screening between the residential project and the adjacent agricultural operation as a modified buffer. By being 100% affordable the 1.38-acre project qualifies for a density bonus pursuant California Government Code §65915-65918. The density bonus is part of the formal request in order to bring the project density over the 15 du/acre land designation to 17 du/acre. The request includes a Voluntary Lot Merger (Parcel Map Waiver) to merger the three legal lots that are part of the project.	Josias Gonzalez: (805) 654-2462	CABRILLO ECONOMIC DEV CORP
PL12-0163	0560113050	4072 E CENTER ST, FILLMORE, CA 93015	11/28/2012	Merger	Awaiting Resubmittal	Planned Development Permit for the construction of an affordable 24-unit multi-family development on a 1.38 acre property in the RPD-12 du/acre zone located at 4072 Center Street (APN 056-0-113-050) within the Residential 10-15 du/ac Piru Area Plan land use designation and the Urban General Plan land use designation. The proposed development consists of three residential buildings of 5,253 sq. ft. each housing eight rental units apiece. In addition to the residential buildings a 1,390 sq. ft. community building is proposed. Access to the site would be provided by a 24-ft wide private driveway via Center Street on the north side of property with a 24-ft wide access driveway via Market Street to the south. Both driveways lead to disconnected parking areas which are separated by the proposed community center and associated common area. 46 parking spaces are provided on-site in the two parking lot areas. No native vegetation would be removed though 6 heritage sized pepper trees would be felled. Water is provided by Warring Water Service Inc. and waste water disposal is provided by Ventura County Sanitary District No. 16. The landscape plan for the project illustrates a vegetative screening between the residential project and the adjacent agricultural operation as a modified buffer. By being 100% affordable the 1.38-acre project qualifies for a density bonus pursuant California Government Code §65915-65918. The density bonus is part of the formal request in order to bring the project density over the 15 du/acre land designation to 17 du/acre. The request includes a Voluntary Lot Merger (Parcel Map Waiver) to merger the three legal lots that are part of the project.	Josias Gonzalez: (805) 654-2462	CABRILLO ECONOMIC DEV CORP

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PL12-0168	2160054070	4524 E PLEASANT VALLEY RD, CAMARILLO, CA 93010	12/10/2012	Permit Adjustment	Application Returned	<p>Permit Adjustment to Conditional Use Permit (LU11-0111) for an Agricultural Contractor's Storage Yard to revise the amount and location of outdoor storage, to add a trash enclosure, add a heat treat chamber, add 2 storage containers that hold pallets that come out of the heat treat chamber and to add a 1,600 square foot shade structure over an existing concrete pad at the front of the property. The project description for LU11-0111 is as follows:</p> <p>Agricultural Contractor's Storage Yard for a pallet storage and delivery service to the agricultural community. Minor repairs of damaged pallets will occur on the site but not the manufacture of new pallets. Oxnard Pallet Company uses pre-cut, pre-sized lumber to refurbish pallets. The use is to be established in the existing structures collectively identified as the former Pleasant Valley Warehouse for the California Bean Grower's Association located at the N/E corner of Pleasant Valley Road and Fifth Street, Oxnard in an unincorporated area of Ventura County. The business was relocated from 531 Buena Vista Ave, in Oxnard and has 24 existing employees. The company utilizes 5 semi-trailers, three bobtail trucks, and one flatbed truck in their business. The permit also covers the existing produce processing operation.</p>	Jay Dobrowalski; (805) 654-2498	PLEASANT VALLEY LANDHOLDING, LLC
PL12-0174	0630180465	101 ORCHARD DR, VENTURA, CA 93001	12/27/2012	Minor Modification	Awaiting Resubmittal	<p>Minor Modification request for a 20- year time extension for Conditional Use Permit 4878 for the ongoing use of a manufactured home as a caretaker dwelling unit accessory to a commercial storage facility located at 101 Orchard Drive in the North Ventura Avenue Area (APN 063-0-180-465). The storage facility was entitled under a separate Planned Development Permit (PD 987). Water to the site is provided by the City of Ventura and waste water disposal is handled by the Ojai Sanitary District. No new development, no new grading, and no new impervious area is proposed. Two sea cargo containers are proposed to located on the site as illustrated on the plans to be used as additional storage rental space.</p>	Franca Rosengren; (805) 654-2045	JOHN O'SHAUGHNESSY
PL13-0001	0330081010	11480 N VENTURA AV, OJAI, CA 93023	01/04/2013	Planned Development	Environmental Doc Prep	<p>Permit Adjustment to Conditional Use Permit No. 26 for construction of a 1,200 sq.ft. solid/lattice roof gazebo with outdoor vending machines adjacent to the existing Starbuck's Coffee.</p>	Kristina Boero; (805) 654-2467	BM PROPERTIES G P

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0011	7010050295	11077 PACIFIC VIEW RD, MALIBU, CA 90265	01/29/2013	Conditional Use Permit	Prep for Hearing	<p>Conditional Use Permit for the keeping of wild animals in the Coastal Zone, pursuant to Section 8174-4 of the County of Ventura Coastal Zoning Ordinance. The facility will accommodate up to five tigers, which are used for filming purposes in the entertainment industry. The parcel contains an existing residence, garage, and guest house, as well as a barn. There are two septic systems that serve these structures, as indicated on the site plan. An existing, approved private well and water tank system (one 5,000 gallon tank and one 6,200 gallon tank) provides the domestic water supply and fire protection water supply for the parcel.</p> <p>The applicant is proposing to build a, 8-foot perimeter fence of 2,338 feet in length, encompassing approximately 7.16 acres. The residence, garage, and equine barn will be located within the perimeter fence area. This area was previously used for horses, and is devoid of native vegetation. There will also be three animal enclosures and an arena within the perimeter fence area. This request includes the ability to increase fence height without a Conditional Use Permit modification in accordance with any requirements the USDA or CDFW may adopt in the future.</p> <p>The enclosures will be 8-foot high chain-link fence with chain-link roofs. The arena chain-link fence will be 16 feet in height. The arena fence will be 556 feet in length and will encompass approximately 0.31 acres. There will also be a small, shallow pool for the animals within the arena fence. The three enclosures will be 2,400 sf, 1,344 sf, and 2,400 sf, respectively. The pool will be 432 sf and approximately 4 feet deep. All of the trees in the arena area are peppers, and no protected trees will be affected by the project.</p> <p>There will be no additional employees other than the property owners and their immediate family, including Michael Hauser and Raphael and Samuel Kryszek. Members of the public will not be permitted onsite. Regular vet visits will occur onsite approximately once per year. Food and supplies will be stored in the barn, as indicated on the plans.</p> <p>The animals will enter and exit the property by vehicle through a series of gates. All fence height requirements are dictated by existing, approved permits from the USDA and CDFG, which are included with this application. A manure management plan has been prepared for the project to describe waste removal, which will be done manually on a daily basis, with all solid waste removed from the property via existing disposal services.</p>	Jay Dobrowski; (805) 654-2498	IRENA HAUSER
PL13-0013	0990110085	1368 MISSION ROCK RD, SANTA PAULA, CA 93060	02/06/2013	Merger	Awaiting Resubmittal	<p>PMW-Merger (PL13-0013) 4 illegal lots, owned by the the Nature Conservancy, these lots will be merged to legalize them as one and to process a subsequent PMW-LLA (PL13-0014) of a 30 foot strip along the boundary with the adjacent property owned by Don Walker.</p> <p>The merged lot will not be developed it is a conservation parcel.</p> <p>The Walker property is concurrently processing a CUP/PD (LU10-0026) for their commercial business on Mission Rock Road on the lot resulting from the LLA.</p>	Debbie Morrisset; (805) 654-3635	DON WALKER
PL13-0014	0990110015	910 MISSION ROCK RD, SANTA PAULA, CA 93060	02/06/2013	Lot Line Adjustment	Completeness Review	<p>PMW-LLA 2 legal lots, one is the merged lot created by PL13-0013 owned by the Nature Conservancy (TNC), the second lot is owned by Don Walker. The LLA is to adjust the TNC parcel by 30 feet giving the Walker property additional land for their CUP/PD. The site is at 910 Mission Rock Road and Mr Walker is processing a CUP/PD9 LU10-0026)permit along with these PMWs.</p>	Debbie Morrisset; (805) 654-3635	WALKER ROBERT E TR EST ET AL

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0016	1380060075	1815 HARBOR BL, VENTURA COUNTY UNINCORP	02/08/2013	Minor Modification	Completeness Rev In Progress	<p>Permit Adjustment to CUP 12, which was recently modified via LU10-0009, is a proposal by Venoco, Inc. (Venoco) to re-enter 2 existing wellbores (DOGGR Well Numbers 1212 and 1214A) to access oil reservoirs in State 3314 Lease from Ventura County's CUP 12 Permit Area and drill 3 new wells in exchange for the plugging and abandoning three idle wells (DOGGR Well Numbers 1112, 1114, 1215A). The drilling locations are located on the west side of McGrath Lake, in an area of several active wells arranged in a roughly north-south linear array. This area is bounded by oil field facilities (including the Lease 735 Tank Setting) and Harbor Blvd. to the east; open space and McGrath State Park to the north; open space, dunes, beach and the Pacific Ocean to the west; and oil field wells and facilities to the south. Access is via a partially paved private road from Harbor Blvd. Potable water will be brought onsite for workers during the drilling operations as well as portable toilets. Temporary trailers for the the drilling supervisor and workers are proposed to be onsite while the temporary drilling is taking place. If the drilling is permitted operations would occur 24 hours a day for approximately 60 days per well.</p> <p>The following is from the Executive Summary of the project description as provided by Venoco, Inc.:</p> <p>Venoco, Inc. (Venoco) is the Operator of the West Montalvo Field, including State Tidelands Lease PRC 3314, with surface facilities in the beach lease area of CUP 12, located west of Harbor Blvd. Venoco proposes to continue the previously approved development plan for State PRC 3314 by re-entering two existing wellbore bottomhole locations (1212 and 1214A), and drilling three new wells (12XX, 12XY, and 12XZ – actual names TBD by DOGGR) in exchange for the plugging and abandoning of three idle wells (1112, 1114, 1215A). The new wells would be drilled in the already existing beach lease development area.</p>	Jay Dobrowski, (805) 654-2498	BRUCE CARTER

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0017	0280120130	2464 E OJAI AV, VENTURA COUNTY UNINCORP	02/14/2013	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Modification no. 7 to Conditional Use Permit No. 368. This modification would allow the construction of a new one-story 28,178 sq. ft. 56-bed skilled nursing facility and the remodel/renovation of the existing 14,050 sq. ft. assisted living facility which would contain 25 beds and miscellaneous accessory uses such as offices and dining hall. The site also contains 9 other buildings as follows: 1. a 1,028 sq. ft. meeting hall 2. a 1,477 sq. ft. multi-purpose, 3. a 1,600 sq. ft. chapel, 4. a 4,750 sq. ft. 4-unit carelaker apartment building with a dining hall, 5. a 540 sq. ft. pool room/recreation building, 6. a 2,830 sq. ft. pool house with independent living units, 7. a 970 sq. ft. garage/shop, 8. a second 970 sq. ft. garage/shop, 9. 476 sq. ft. visitor's center, and a 10, a 17,744 sq. ft. 28-bed skill nursing facility. The applicant is requesting to phase the project to renovate the 14,050 sq. ft. assisted living facility first and then later construct the new 28,178 sq. ft. 56-bed skilled nursing facility. The total number of beds request for the current project is 113 beds. Additional parking and landscaping would be required when the new building is constructed. Access to the site is provided by a 24-ft wide private driveway via State Highway 150 with a secondary 24-ft wide service driveway. Water to the project would be provided by Casitas Municipal Water District and waste water disposal is provided by the Ojai Valley Sanitary District.</p> <p>The project site is entitled by a previously approved Conditional Use Permit Major Modification (368 Mod. No. 7) to demolish the existing 14,050 sq. ft. 25-bed assisted living facility and reconstruct a 50,999 sq. ft. 40-bed assisted living facility in its place. The previously approved modification also entitled the demolition of the 17,744 sq. ft. 26-bed skilled nursing building and the re-construction of a new 30,885 sq. ft. 60-bed skilled nursing facility in its place. This demolition and reconstruction portion of the project is no longer proposed. In addition, the previously approved modification approved the construction of a new 30-bed independent living facility which is no planned to be constructed. All other buildings on the site would have remained unaltered. The current entitlement would have allowed 177 beds on the site, therefore the current proposal represents a reduction in the approved bed count by 64 beds. The redesign currently proposed also significantly reduces the amount of parking, driveways, and impervious areas which has resulted in a redesign of the on-site drainage improvements to meet current NPDES requirements.</p>	Kristina Boero, (805) 654-2467	ST JOSEPHS HEALTH & RETIREMENT CENTER
PL13-0036	1380060125	5100 OLIVAS PARK DR, VENTURA, CA 93003	03/20/2013	Conditional Use Permit	Awaiting Resubmittal	<p>Conditional Use Permit for temporary outdoor events within a 2 acre area on a 20 acre property in the Agricultural 40 acre minimum parcel size zone (AE-40) and the Agricultural General Plan land use designation addressed as 5100 Olivas Park Drive (APN 138-0-060-125). The request includes up to a maximum of 20 events each year, on Saturday and Sunday with wedding rehearsals and setup on Friday when needed. The events would be held between the months of April and September. There would be a maximum of 175 people at any any given event. There are 2 owner operators that manage the site, 2 employees are utilized to setup and break down when needed, and 1 on site caretaker is available for security and site management. Water is provided by the City of Ventura for fire suppression purposes and waste water disposal for the events would be provided by portable toilets. No guests are allowed in the on site buildings. The operator has prepared an on site circulation plan where guests could unload near the event area without having a cue backup onto Olivas Park and has prepared a parking plan for 110 onSite parking spaces. No new development or impervious area is being added to the site to facilitate the proposed project. Lighting would be provided by existing lighting fixtures including string lighting for the event area and pole lighting in the driveway. Guests are responsible for organizing catering, setup, and cleanup. The operator has a roll off trash container on site year round that is made available for guests as needed.</p>	Michelle D'Anna; (805) 654-2685	MARY MCGRATH

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0039	5030010030	10700 BROADWAY RD, MOORPARK, CA 93021	03/22/2013	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit request to allow Agricultural Promotional Uses and Temporary Outdoor/Festivals, Weddings, and Similar Events at a property known as Apricot Lane Farms. The subject property is located in the AE-40 ac zone and has an Open Space and Agricultural General Plan land use designation and is addressed as 10700 Broadway Road in the Moorpark Area. The applicant is proposing farm tours and educational seminars/classes for the agricultural promotional use. These activities would occur on land currently in agricultural production owned by the Apricot Lane Farms. Each tour would be led by current Apricot Lane Farms employees. No new buildings or infrastructure improvements are proposed. Farm tour and classes would focus on organic farming at Apricot Lane Farms. Guests for the farm tour would gather at the main barn complex. Depending on demand, tours may be offered up to three times per week, particularly during warmer months. Each tour may consist of two to 100 guests and will be led by an Apricot Lane Farms guide. Depending on the number of guests, golf carts may be used for the tour. On occasion, a tour or school bus (operated by others) may be used. The tour will take place within the boundaries of Apricot Lane Farms on internal farm roads. No new buildings or improvements are required. Portable restrooms would be brought in for use by farm tour visitors. Classes and seminars will be taught to between 5 – 50 visitors and will be given at various locations on the farm depending upon the theme of the class. Herb informational classes and organic gardening classes will be held by the vegetable garden, native plant classes by the pond and livestock classes in the barn. No cooking classes will be offered. These classes and seminars will be offered at various times throughout the year. The classes may be held in conjunction with a farm tour, but classes and seminars will also be held independently. No new buildings or improvements will be required and students of the seminars and classes will use portable restrooms brought in specifically for the farm tours and classes. Parking for educational seminars and classes will be in the areas shown on the site plan.</p> <p>The request also includes hosting temporary outdoor events such as weddings, festivals, corporate functions, charity events, "movies under the stars" and fund raiser. The events could occur year round. Food, beverages, entertainment, and equipment would be provided by outside vendors. The applicant proposes one to two weddings per month, usually between April and October. Weddings will typically have an average of 100- 150 people, including vendors. However, some events may be slightly larger or smaller. Apricot Lane Farms is also planning "movies under the stars" events. For these events, 100 – 150 patrons will bring their own snacks and blankets and will watch movies in an outdoor setting. Fund raiser events and farm-themed festivals are also requested in this CUP. The fund-raisers and charity events may have up to 300 attendees and may occur once a month. The farm-themed festivals may have the same number of attendees and may span over two days (Saturday and Sunday). Temporary outdoor events would not occur on the same days as Agricultural Promotional activities and temporary event would not overlap (i.e. multiple weddings or fund raisers on the same day). No new buildings are proposed. No buildings would be used for the temporary events, except an existing pool house with a restroom is proposed to be used as the Bride's changing room. All other guests of the events would use port-a-potties that would be brought on site for the events. The number of port-a-potties will be determined by the size of the event and will be placed in practical locations depending upon the set up of the event. 72 on-site parking spaces are proposed for both the agricultural promotional uses and the outdoor event</p>	Becky Linder; (805) 654-2469	JOHN & MOLLY CHESTER

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0043	1280022085		03/26/2013	Minor Modification	Completeness Rev In Progress	Minor Modification to Planned Development Permit 1854 to change the use from a truss manufacturing and storage yard to a contractor service and storage yard related to the repair and storage of shipping storage containers. The subject property is located at 10998 Nardo Street, has an Industrial land use designation from the Salicoy Area Plan, and a M3-10,000 sq. ft. zone designation. All storage and repair would be outside within a fenced yard as there are no buildings on the property. Repair includes using welding equipment that is stored onsite and painting with water based paints where less than 50 gallons of paint is stored on site at any given time. Water is provided by the City of Ventura and portable toilets are provided for the employees' for sanitation. Access to the site is provided by a two gates via Nardo Street. In addition to the change of use, the applicant is requesting to change the maximum height of storage from 10 feet tall to 17 feet tall to accommodate double stacking of the shipping containers and the removal of a permit expiration date.	Nicole Doner, (805) 654-5042	GEOFF FARGO
PL13-0046	0580060010		04/03/2013	Conditional Use Permit	Environmental Doc Prep	<p>Major Modification to CUP LU08-0100 for exploratory oil drilling operation. The project is a request for a Major Modification to Conditional Use Permit LU08-0100, which involves the drilling of three test oil wells at two existing sites to determine the commercial viability of reactivating the Modelo Area of the Piru Oil Field. The project involves two existing well pads; 1) an upper one (1) acre pad that was the location of former Well Crocker 1-D where one new well will be drilled and, 2) a lower one and a half (1.5) acre pad that was the location of former Well Crocker Fee 16 where two new wells will be drilled and temporary production facilities will be set. A production fluids pipeline will run from the upper pad to the lower pad. This Modification request is for expansion of the lower pad only, by approximately 3,000 square feet for pad area (total of 8,361 sf) and approximately double the grading limit area (total of 20,246 sf). No other changes to the previously reviewed and approved permit and plans will occur. Additionally, no exploratory drilling or operational changes are proposed as part of this Modification.</p> <p>Ventura County granted a Conditional Use Permit LU08-0100 for this project on March 1, 2012. On December 10, 2012, DCOR submitted a revised lower pad grading plan to Ventura County, and a revised Biological Assessment Report was submitted on December 14, 2012 (updated on February 13, 2013) to evaluate the impacts of the proposed change. The original lower pad Grading Plan proposed a level pad that consists of cut and fill operations and construction of a 1:1 gradient cut slope to a maximum height of approximately 33 feet. The grading plan was revised to minimize the height of the 1:1 gradient cut slope to approximately seven feet. The dimensions of the pad site have been changed from 70.7' X 171.0' (original expanded proposal) to 51.8' X 161.5' (revised proposal). The revised grading plan will require some native vegetation to be removed in previously disturbed areas.</p> <p>Access Roads – The existing maintained dirt access road from Piru Canyon to Modelo Canyon is 12 feet wide. This access is required to be graded and improved to a minimum of 20 feet wide. This impact has already been analyzed as part of the original project approval.</p>	Jay Dobrowski; (805) 654-2498	ANDREW PRESTRIDGE

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PL13-0051	000000000	CA	04/17/2013	Conditional Use Permit	Prep for Hearing	Conditional Use Permit for AT&T for the upgrade of an existing unmanned Communication Facility on a telephone/electrical power pole within the Highway 1 (Pacific Coast Highway) right-of-way located adjacent to Assessor Parcel Number 700-0-050-215, approximately, 1,150 feet east of Deer Creek Road. The antennas for the facility would be located on the southern side of Highway 1 with the enclosure holding the associated telecommunication equipment on the northern side of Highway 1. The upgrade includes replacing one 14" diameter microwave dish mounted at 25 feet on a power pole with 4'5" X 12" panel antennas mounted at 20 feet on the power pole. No water is necessary to run this facility and no battery backup packs are proposed. Direct access to the site is provided from the northern side of Highway 1. Site number SBOV96 (12543) and Site Name R.O.W Deer Creek Microcell.	Jay Dobrowski; (805) 654-2498	ROB SEARCY
PL13-0058	0900051085	12375 W TELEGRAPH RD, SANTA PAULA, CA	04/30/2013	Conditional Use Permit	Awaiting Resubmittal	A Conditional Use Permit (PL13-0058) is granted to authorize the installation and operation of a new wireless communication facility (WCF). The WCF is designed as a 70-foot faux monopine located within a 950-square foot lease area. The faux monopine will be 70 feet tall. It will support three sectors with four panel antennas per sector for a total of twelve panel antennas. The twelve 8-foot tall panel antennas and ancillary equipment will be mounted on the faux pine tree. An 8-foot tall chain link fence with an access gate will be installed around the perimeter of the lease area. The lease area will contain a 230-square foot prefabricated equipment shelter and a backup generator. Two equipment cabinets will be located in the equipment shelter. The lease area will be screened from public viewing locations by the surrounding avocado trees. The WCF will be unmanned and operate 24 hours a day for 365 days per year.	Hai Nguyen; (805) 654-2406	JIM DASTEE
PL13-0068	0330060145	547 VILLANOVA RD, OJAI, CA 93023 547 VILLANOVA RD, VENTURA COUNTY UNINCORP 549 E VILLANOVA RD, VENTURA COUNTY UNINCORP	05/14/2013	Lot Line Adjustment	Awaiting Resubmittal	REPLACEMENT 2 LOT PMW-LLA FOR EXPIRED SD10-0005 NEW OWNERS SD10-0005 WAS A 2 lot, lot line adjustment to facilitate remedy of building violation, ZV09-0176 and VO6-000585 PERMIT WAS APPROVED 2-8-11 WITH A CONDITION TO RECORD WITHIN 1 YEAR, THIS PERMIT EXPIRED ON 2-8-12	Debbie Morrisset; (805) 654-3635	DAVID JOHNSON
PL13-0072	2060147070		05/17/2013	Planned Development	Completeness Rev In Progress	Planned Development Permit for the construction of a 3,605 square foot single family dwelling with an attached 1,300 square foot garage on a property in the Residential Beach Harbor zone designation and the Residential High Coastal Area Plan land use designation located in the Silverstrand Beach area APN 206-0-147-07. Access to the site is provided by a 18 foot private driveway via Ocean Drive and required parking is provided the proposed 2 car garage. Water and sewer service is provided by the Channel Islands Beach Community Services District. No grading or removal of native vegetation is required to develop the subject property.	Michelle D'Anna; (805) 654-2685	ROY MILBRANDT

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0077	1100180305	4799 DONLON RD, SOMIS, CA 93066	05/30/2013	Minor Modification	Prep for Hearing	Minor Modification for Conditional Use Permit 4552 to allow for a 20 year time extension for for a primary agricultural facility with over 100,000 sq. ft. located in the Agricultural General Plan land use designation and the AE-40 min. ac. zone designation for a 10.53 acre property addressed as 4800 Donlon Road in the unincorporated Somis Area. The site is developed with 201,396 sq. ft. of greenhouses, a 1,497 sq. ft. principal dwelling, a 1,080 sq. ft. second dwelling unit, and a 400 sq. ft. carport. Under CUP 4552-1, the site was previously entitled to construct an additional 57,504 sq. ft. green house though the applicant is not requesting to retain the entitlement to construct this additional square footage through this permit modification. No new development or operational changes are proposed through this permit modification. Water to the site is provided by the County of Ventura Water and Sanitation Department and waste water is handled by a private septic system for the dwellings and portable toilets for the greenhouses. Access to the site is provided by a private driveway via Donlon Road.	Becky Linder; (805) 654-2469	JEJUDO INC
PL13-0081	0170370035	157 E EL ROBLAR DR, OJAI, CA 93023	06/05/2013	Permit Adjustment	Prep for Hearing	Permit Adjustment to change the use of a 700 sq. ft. tenant space in a 3 tenant commercial office building originally entitled under Planned Development Permit 938 located at 157 East Roblar Drive, in the Ojai Valley area. The building was originally approved as an office building though previous change of use permits have been processed to allow retail and personal services. The subject property is 7,507 sq. ft., has a Commercial Planned Development zone designation, and a Commercial Ojai Valley land use designation. Direct access to the site is provided by a 25 foot wide concrete driveway via East El Roblar Drive and 8 onsite parking spaces are provided for the commercial building. Water to the project is provided by the Casitas Municipal Water District and waste water is handle by the Ojai Valley Sanitation District. Project involves a change of use from general retail or office use to gymnasium use for the 700 square foot unit located on 157 E. El Roblar Drive.	Hai Nguyen; (805) 654-2406	BRENDA ACOSTA
PL13-0082	0040010400	18787 LOCKWOOD VALLEY RD, FRAZIER PARK, CA 93225	06/06/2013	Lot Line Adjustment	Completeness Rev In Progress	PMW-LLA 4 lots, all legal, zoning	Debbie Morrisset; (805) 654-3635	BEDFORD BERKLEY
PL13-0086	0350030325	8434 OJAI-SANTA PAULA RD, OJAI, CA 93023	06/10/2013	Lot Line Adjustment	Completeness Rev In Progress	A 2 lot LLA same owner, both parcels developed with residential uses, Casitas Water and onsite septic disposal, parcels front on HWY 150 (Ojai-Santa Paula Road) upper Ojai area.	Debbie Morrisset; (805) 654-3635	PAT NOLAN

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0088	5200180195	10350 SANTA ROSA RD, VENTURA COUNTY UNINCORP	06/11/2013	Minor Modification	Prep for Hearing	<p>Minor Modification to allow a 10-year time extension for Conditional Use Permit LU09-0069 for "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding events, birthday and anniversary celebrations, non-profit and charity events, family reunions, corporate events, and similar temporary events. Temporary events would be limited to 4.3 acres of the subject property as indicated on the site plan, with up to 400 guests for a maximum of 60 days within the calendar year. The hours of operation for temporary outdoor events will be Saturday and Sunday from 8:00 am to 11:00 pm. Vendors are permitted to arrive at 8:00 am to set up for events. All guests and vendors will have departed the property by 11:00 pm. One event rehearsal is permitted the day before each event, and shall not last more than two hours. The event rehearsal was originally approved to allow Friday evenings rehearsals to start after 7:00pm. As part of the Minor Modification request the applicant is requesting to add events on Friday starting before 3:15 PM to conclude by 10:00 PM with Thursday rehearsal. Attendance at the event rehearsal shall be limited to the wedding party. No food, drink, music, or other entertainment is allowed during the event rehearsal.</p> <p>The catering staging area is located at the northwest corner of the subject property, adjacent to the parking area. All food and beverage service on site will be provided by self-sufficient, licensed catering services. Dishes, flatware and glasses will be provided by the caterer or a delivery rental company. Catered food will be prepared off site and transported to the event site for each event. Food service provided will have a permit to operate from the Ventura County Environmental Health Division.</p> <p>Guest parking is located along the northern portion of the property, near Santa Rosa Road, and will be comprised of about 1.7 acres of the event site. There will be a total of 208 parking spaces. The main parking area consists of 142 spaces with an overflow area that will accommodate another 51 spaces for guests and catering/delivery vehicles. An additional 15 spaces can be accommodated along the main access road on the interior of the project site, if necessary. Access for catering is provided from a secondary driveway located on the northwest corner of the property, approximately 300- feet west of the main entrance. This exit can also be used in the event of an emergency.</p> <p>There is gated access to the property and an access road from Santa Rosa Road to the parking area. Parking attendants will be present during temporary events to provide traffic control, and valet parking can also be accommodated at the request of the event host. No parking is proposed on Santa Rosa Road or shoulder right-of-way.</p> <p>Portable restrooms will be provided by a local vendor and will be required as part of the contract for any event to be held at the site. An adequate quantity of portable toilets for temporary events will be provided and maintained in compliance with Environmental Health Division regulations. The bathrooms serving the main residence are prohibited from being used for temporary events.</p>	Michelle D'Anna; (805) 654-2685	MIMAKI BRYAN-DONNA TRUST
PL13-0093	0550110175		06/17/2013	Lot Line Adjustment	Completeness Rev In Progress	<p>Parcel Map Waiver- Lot Line Adjustment, 2 lots Normans Nursery Fillmore LCA contract R and R of 3 and 1 NNR. 055-0-160-36 is the primary parcel where all of the structures are located as shown on the exhibits</p>	Debbie Morrisset; (805) 654-3635	NORMAN CHARLES R-CAROLINE TR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0095	0600440155	5486 RINCON BEACH PARK DR, VENTURA, CA 93001	06/18/2013	Planned Development	Environmental Doc Prep	Planned Development Permit for the demolition of a small portion of an existing single-story single family dwelling, the demolition of a detached garage, and the construction of first and second two-story additions (including attached garage) to the remaining existing dwelling. The approximately 6,315 sq. ft. lot located in the Residential Beach zone (RB) and the Residential High Coastal land use designation. New decks are also proposed. The project includes the installation of a new private 1,500 gallon concrete sewer step tank to handle waste water from the project which is then pumped into the Ventura County Service Area No. 29. Water is provided by Casitas Municipal Water District. Access to the site is provided by a private driveway directly off Rincon Beach Park Drive and the required parking is provided by the proposed attached two car garage. Earthwork movement necessary for the foundations of the structures will involve less than 50 cubic yards of export (no import of fill will be necessary). No grading is proposed.	Chuck Anthony, (805) 654-3683	SHERYL BRADY
PL13-0097	6950140410		06/25/2013	Lot Line Adjustment	Completeness Rev In Progress	2 lot, lot line adjustment, vacant parcels, same owner, Lake Sherwood, Thistleberry Hill Tract, merged lots off Giles Road	Debbie Morrisset, (805) 654-3635	VALESTRINO NICK J TR
PL13-0101	2310040315	6859 ARNOLD RD, OXNARD, CA 93033	06/28/2013	Major Modification	Environmental Doc Prep	Major Modification to CUP-5001-1 for a time extension related to a Composting and Soil Amendment Facility which includes adding an anaerobic digestion compost operation to the existing facility and to extend time to match the lease agreement date to May 2017. Water is supplied to the site by the Port Hueneme Water Agency.	Michelle D'Anna, (805) 654-2685	BILL CAMARILLO

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0103	5000410275	3530 SUNSET VALLEY RD, VENTURA COUNTY UNINCORP 3566 SUNSET VALLEY RD, VENTURA COUNTY UNINCORP	07/10/2013	Minor Modification	Environmental Doc Prep	<p>Minor Modification request to Conditional Use Permit (CUP) #LU06-0101 to continue "Festivals, Animals Shows and Similar Events, Temporary Outdoor" at the Rancho de Las Palmas facility, located in the Open Space land use designation at 3566 Sunset Valley Road in Moorpark for an additional 10 years. The facility is currently allowed to have events 60 calendar days a year with the days and hours for those events limited as described below.</p> <p>In addition to the 10 year time extension the Applicant is also requesting the following changes,</p> <ol style="list-style-type: none"> 1. Condition #11 (Days and Hours of Operation) currently limits events to Saturdays and Sundays from 10:00 AM to 10:00 PM for a maximum of 60 calendar days per year. Set-up and break-down is allowed between 8:00 AM to 12:00 AM the same day or the next available day. The Applicant is requesting the ability to extend weekend event hours to 11:00 PM. Set-up and break-down times will remain the same. The Applicant is also requesting the addition of weekday events from 3:00 PM to 11:00 PM with set-up and break-down times of 1:00 PM and 12:00 AM, only for the small events with a maximum of 232 guests ("Area A"). 2. The Applicant is requesting an increase in the number of guests allowed at events. Weddings, family reunions, and other similar private events will continue to have a maximum of 232 guests. However, the ability to host up to four "large" weekend events per year is requested. These "large" events to occur only on weekends may have up to 917 guests, which is based on available on-site parking. A traffic evaluation prepared by Interest Consulting Group addressing trip generation and site access, circulation, and parking is enclosed. There are currently 125 existing paved and 3 existing paved handicap spaces. Using the horse arena and field for overflow parking, an additional 316 unpaved spaces are available. At an average vehicle occupancy of 2.2 persons per vehicle (per Traffic Analysis), reserving 24 spaces for vendors (caterer, disc jockey, etc.), and excluding the handicap spaces, the required number of parking spaces to support 917 guests is 441. "Large" events will utilize the southerly entrance (Cassar Lane) for vehicles entering the property in order to prevent vehicle spillback onto Sunset Valley Road. Exiting vehicles will use the main entrance to Rancho de Las Palmas. Event staff will also be used to direct parking. Removable fencing in the horse arena will be adjusted to accommodate onsite traffic flow. Slow speeds will be enforced and dirt surfaces will be watered as necessary for dust suppression using a water truck. Offsite parking will continue to be prohibited. 3. The Applicant is requesting the addition of a field on the west side of the property into the CUP boundary ("Area B") for large events. This area is currently used under the principal land use of animal keeping. The field will continue to be used for animal keeping but will also be used for temporary overflow parking during these "large" events. 4. Portable restrooms will continue to be provided for wedding guests and attendees of other events. 	Nicole Doner; (805) 654-5042	MARK CASSAR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0104	1830080485	3813 W DORIS AV, OXNARD, CA 93030	07/12/2013	Minor Modification	Prep for Hearing	Minor Modification to Conditional Use Permit 5023 requesting 20 additional years to operate an agricultural greenhouse facility with 642,393 sq. ft. of greenhouses, a 13,773 sq. ft. accessory storage building at the front of the property, a 12,000 sq. ft. accessory storage building at the center of the property, and a 1,410 sq. ft. employee break room located in the AE-40 ac. min. zone district and Agricultural General Plan land use designation at 3813 West Doris Avenue in the Oxnard Area within a 22.71 acre permit boundary. Currently the site is developed with 154,075 sq. ft. of greenhouses, the 1,410 sq. ft. breakroom, and the 13,773 sq. ft. accessory storage building at the front of the property. The applicant is requesting that 468,135 sq. ft. of greenhouses and the 12,000 sq. ft. accessory building at the center of the property be developed in future phases over the life of the CUP. Required parking for employees would be provided by 38 onsite parking spaces. Bathrooms for employees are provided in the break room. Water to the site is provided by a private well and waste water discharge from the break room is handled by an on-site private septic system. An onsite detention basin would capture runoff from the proposed greenhouses and would be developed as required. Access to the site is provided by a gated private driveway via Doris Avenue.	Kristina Boero; (805) 654-2467	VAN WINGERDEN FAMILY TRUST.
PL13-0105	1330200070	3885 VINEYARD AV, VENTURA COUNTY UNINCORP	07/19/2013	Minor Modification	Environmental Doc Prep	Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.	Becky Linder; (805) 654-2469	JOHN CAGIGAS

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0105	1330200070	3885 VINEYARD AV, VENTURA COUNTY UNINCORP	07/19/2013	Planned Development	Environmental Doc Prep	Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.	Becky Linder, (805) 654-2469	JOHN CAGIGAS
PL13-0105	1330200070	3885 VINEYARD AV, VENTURA COUNTY UNINCORP	07/19/2013	Parcel Map	Environmental Doc Prep	Minor Modification to Condition Use Permit 3300 (CUP) to adjust the permit boundary to a legal non-conforming service station, a Planned Development Permit for a Contractor Service and Storage Yard, and a tentative parcel map to create 3 industrial parcels. The subject 123,651 sq. ft. property has a M2 zone designation, an Industrial El Rio/Nyeland Acres Area Plan land use designation, and an Existing Community/Urban Reserve General Plan land use designation. Parcel 1 would encompass the existing service station permitted under the CUP and would be 53,261 sq.ft., Parcel 2 would encompass the proposed contractor service and would be 42,163 sq. ft., and Parcel 3 would remain vacant and would be 28,228 sq. ft.. Direct access to Parcel 1 is provided by a 47' 5" wide private driveway via Vineyard Avenue, a 57' 11" wide driveway via Carnegie Street, and a 117" wide private driveway via Carnegie Street. Access to the proposed Contractor Service and Storage Yard on Parcel 2 is 60" wide driveway and a access to the vacant Parcel 3 is provided by an existing 18" wide driveway via Carnegie Street. A Water Availability Letter has been provided for the project from the Vineyard Mutual Water Company. Sewer service from the County of Ventura Service District 34 is available to the project. No new buildings or impervious area is proposed for the project. No vegetation removal or grading is required to improve the site to facilitate the proposed development. Landscape screening is proposed along Carnegie Street for the Contractor Service and Storage Yard.	Becky Linder, (805) 654-2469	JOHN CAGIGAS

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0106	1090010035		07/22/2013	Conditional Use Permit	Prep for Hearing	Conditional Use Permit for a Public Service/Utility Offices and Service Yard for United Water Conservation District located on an 80 acre property within the Open Space Zone District and Open Space General Plan land use designation addressed as 2641-2 Los Angeles Avenue in the Saticoy Area, APN 109-0-010-035. The project is within an approximately 2.5 acre fenced yard and includes a 1,700 sq. ft. maintenance building and a 4,000 sq. ft. truck canopy which is part of the larger parcel. The current proposal is to demolish the existing 1,700 sq. ft. maintenance building and replace it with a 4,440 sq. ft. maintenance building with an attached 460 sq. ft. canopy. Pursuant to Section 6113-5.3 of the Non-Coastal Zoning Ordinance, the expansion of this non-conforming use must be permitted with a conditional use permit. Water to the project is provided by a private water system and waste water is handled by an on-site private septic system. Access to the project site is provided by an approximately 30 foot wide private and gated asphalt driveway. No native vegetation or protected trees would be impacted by the proposed development. No grading is necessary to prepare the site for the proposed development.	Becky Linder, (805) 654-2469	CRAIG MORGAN
PL13-0109	0000000000		07/25/2013	General Plan Amendment	Submittal In Progress	Text amendments to Non-Coastal Zoning Ordinance, General Plan, and Area Plans (Thousand Oaks and Ojai) regarding wireless communication facilities.	Rosemary Rowan; (805) 654-2461	ANNIE SHIM
PL13-0109	0000000000		07/25/2013	Zoning Ordinance Amendment	Submittal In Progress	Text amendments to Non-Coastal Zoning Ordinance, General Plan, and Area Plans (Thousand Oaks and Ojai) regarding wireless communication facilities.	Rosemary Rowan; (805) 654-2461	ANNIE SHIM

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0110	0560020300		07/26/2013	Minor Modification	Environmental Doc Prep	<p>Minor Modification to Conditional Use Permit No. 4803 for a twenty year lime extension for Warring Water Services. No additional development is proposed.</p> <p>Warring Water Services, Inc., water distribution system is located approximately 30 miles east of Ventura, California, in the community of Piru. The water system is located adjacent to the Piru Creek and slightly sloped to the southeast. To the south of Piru lies the Santa Clara River. Water to the Warring Water Services distribution system is supplied by three water wells (Wells 1, 2 & 4). All three wells are located south of the intersection of Camulos Street and Church Street. Well 1 has a 75-hp motor and a 500-gpm well pump, Well 2 includes a 60-hp motor and a 200-gpm well pump (Currently out of service for repairs). Both of these wells were constructed in the 1920s. Well 4 was constructed in 2003 and has a 150-hp motor and a 1500-gpm pump.</p> <p>Piru is comprised primarily of residential water users and agricultural water users. Only a small portion is utilized for commercial and industrial usage. The current population of the water consumption area is 2,100 people, representing 485 active domestic connections and 12 commercial and irrigation connections. All three wells are chlorinated using sodium hypochlorite. The groundwater supply source is designated as the Piru Basin, and is recharged by the runoff from Piru Creek and Santa Clara River in addition to the Piru Recharge Spreading Basin. This basin is part of the AB3030 Groundwater Management Plan which is overseen by the Groundwater Management Council.</p> <p>The distribution system is comprised of 5,170 linear feet (LF) of 12-inch PVC pipe, 13,900 LF of 10 PVC pipe, 16,325 LF of 8-inch asbestos-cement pipe (ACP), 9,100 LF of 6-inch ACP, 11,600 LF of 4-inch ACP, 6,200 LF of 3-inch PVC & ACP pipe and 2,700 LF of pipelines under 2-inch in size. The existing distribution system was constructed in phases between 1958 and 1965 with additional main line installations in 1990, 1995, 1999, 2003 & 2009. Water from the wells is discharged into a 1.1 million-gallon steel storage tank (total volume) located on north of Center street along Warring Wash Road below the Ventura County Watershed Protection District's Debris Basin. The tank is protected by a chain link fence with a locked gate. The elevation of the reservoir is adequate to provide all customers with a minimum static pressure of 20 psi.</p> <p>The water storage reservoir can adequately supply water for the fire protection based on a 1,7500 gpm, two-hour duration fire flow (180,000 gallons) along with meeting the maximum day demand for all of our domestic customers. An emergency generator was added to the system in 2011 to allow for continued operation during power outages. Water records for 2012 show that residential demand accounted for approximately 36%, commercial accounted for 8%, and irrigation accounted for 56% of the water consumed. The goal of Warring Water Service is to keep the percentage of water lost below 10%.</p>	Nicole Doner, (805) 654-5042	HOLLEE KING

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PL13-0112	0630220145	100 E SHELL RD, VENTURA, CA 93001	07/31/2013	Conditional Use Permit	Prep for Hearing	Conditional Use Permit for a wireless communication facility located in the M3 Zone District and the Oil Field Industrial North Avenue Area Plan land use designation at 100 E, Shell Road, APN 063-0-220-145. The tower for the facility is proposed to be 50 feet tall and designed as a faux palm tree, mono-palm. Twelve panel antennas would be screened within the faux fronds within three arrays with one additional dish antenna also screened within the fronds below the panel antennas. The associated telecommunication equipment is located with a fenced 20' X 43'6" lease area at the base of the mono-palm. An emergency backup generator with a diesel fuel tank is also proposed within fenced lease area. Access to the site is through an existing driveway at this existing developed industrial site. No water is necessary to operate the unmanned facility and maintenance operators would attend the facility once every 4 to 6 weeks. No grading or vegetation is required to prepare the site for the proposed facility.	Hai Nguyen; (805) 654-2406	CORE DEVELOPMENT SERVICES
PL13-0116	5000100055		08/08/2013	Major Modification	Completeness Rev In Progress	This proposed modification to the existing CUP4571-5 would authorize several changes that will allow the land owner/mine operator to continue to develop the property's natural resources into commercial products. The requested changes in the permit include: <ol style="list-style-type: none"> Changes to the permit boundary including the expansion of sand and gravel mining areas. The permit boundary would be expanded from 80 to 200 acres and the excavation area would be expanded from approximately 48 acres to 134 acres. Extension of the life of the CUP to 2043 (30 years). The existing permit was scheduled to expire in 2012. It remains in effect while the operator diligently processes a CUP modification application. Continued operations at existing facilities including the processing of materials by such means as crushing, grinding, washing, dry screening, wet screening, flotation, mechanical separation and batch plant. Allow an increase in sand and gravel mining and plant throughput production rate from 270,000 tons/year to 700,000 tons/year. Allow 24-hour onsite operations. Establish Truck Traffic Limits as follows: Average daily trips (ADT) of 240 and max. peak of 300 one way trips on any one day. Of the 240 average daily trips, 186 trips per day (avg.) will be for delivery of sand and gravel products and 54 trips per day (avg.) will be for the import and export of recyclable materials and the products derived from them. Allow import and storage of recyclable asphalt, inert C&D materials, concrete and clean fill dirt for processing and reuse or resale in bulk or in bags. Allow for overnight parking of 20 trucks to reduce the traffic burden of off-site truck staging. Aggregate extraction, in limited areas, below the final reclamation surface as shown on sheet 12, and detail 'N' sheet 14. Bulk sampling. Production and sale of ready mix concrete, concrete products, asphalt plant mix, sand soil mix, crushed and Natural base mix including the importation of such supplemental materials as aggregate, asphalt, ground rubber, and related admixtures. Accessory structures which are necessary and appurtenant to the above described uses. 	Ebony McGee; (805) 654-5037	JONES BRETT-LAURIE ET AL

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0117	0900010065	928 CUMMINGS RD, SANTA PAULA, CA 93060	08/09/2013	Conditional Use Permit	Environmental Doc Prep	<p>Limoneira Company requests a Conditional Use Permit (CUP) to expand its existing packing, processing, and storage operations on the Limoneira main campus at 1141 Cummings Road. The applicant proposes to construct an approx. 60,000 sq. ft. structural addition to an existing approx. 68,000 sq. ft. refrigerated storage building (permitted by a ministerial permit). The structural addition will be used for packing, processing, and temporary refrigerated or "cold" storage. The structural addition will also include a produce wash area, floor drains (that will be connected to Limoneira's wastewater treatment facility), maintenance room, stairs, elevator, restrooms, a break room, small office space, janitor's storage, and loading docks. Grading of 8,700 cubic yards of cut and 10,000 cubic yards of fill (which results in net 1,300 cubic yards of fill) and paving (approx. 31,300 sq. ft. of area) will be required to the south of building addition.</p> <p>The applicant includes the following in the proposed CUP boundary: an existing approx. 122,000 sq. ft. lemon packing house; approx. 43,000 square feet of storage/warehouse structures; an approx. 8,500 sq. ft. maintenance shop; approx. 600 feet of office space; and an approx. 450 sq. ft. tire shed.</p> <p>There are currently three conveyor belts between the lemon packing house and the existing 68,000 sq. ft. cold storage building. The applicant proposes to construct three additional conveyor belts. The existing and proposed conveyor belt system is/will be supported by trestles.</p> <p>Although the size of the facility is increasing by approx. 60,000 sq. ft., the number of employees will remain the same because of increased technological and operational efficiency. No more than approximately 170 employees work at the site at any one time. The packing, processing, and storage operation is active 365 days a year.</p> <p>Wastewater from the structural addition will flow to the existing Limoneira wastewater treatment plant (WWTP) located directly south of the Limoneira Main Campus. The Main Campus WWTP does not have a land use permit because records supplied by Jensen Design and Survey show that the WWTP existed prior to 1947 when Ventura County Building and Planning codes were first established. No new sewer lines are proposed from the addition to the Main Campus WWTP. The addition will not increase the amount of wastewater to the WWTP as citrus processing operations currently located in the lemon packing house will be transferred to the proposed addition. The maximum capacity of the existing WWTP is 120,000 gallons/day. The Limoneira Company works with the Los Angeles Regional Water Quality Control Board (RWQCB) to achieve compliance with effluent and groundwater quality requirements.</p> <p>The City of Santa Paula supplies water to the site, and it has provided a Water Will Serve Letter for the proposed addition. Access to the site is by a private access road connected to Cummings Road. Additional access to Cummings Road is identified on the site plans as a proposed future, 24-foot secondary access road.</p>	Chuck Anthony; (805) 654-3683	ALEX TEAGUE
PL13-0118	0640090051	0 SEXTON CANYON	08/19/2013	Lot Line Adjustment	Completeness Rev In Progress	<p>A 2 lot PMW-LLA to separate the ag from the cattle operation, each proposed lot will be 507 acres and the zoning is OS160ac, the address is 2977 Sexton Canyon Road, Ventura. There are existing structures built by Texaco for an existing oil CUP and there are structures used by the cattle operation that will require permits as listed below in the violations, a storage container, mobile home, ag office and shade structures.</p> <p>This LLA will facilitate the abatement of these violations: ***See CV13-0169, 0185, 0186 for all enforcement entries*** Firewood and wood grinding business Contractors service and storage yard</p>	Debbie Morrisett; (805) 654-3635	DABNEY-LLOYD LLC

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0119	2080179200	2113 OCEAN DR, OXNARD, CA 93035	08/20/2013	Planned Development	Prep for Hearing	<p>The project description is as follows: This PD Permit is for a remodel, new second floor balcony, and addition of a 461 square feet (sq. ft.) third story to an existing 2,101 sq. ft. two-story beachfront single-family dwelling (SFD) on a 2,550 sq. ft. lot. The project involves the removal of less than 50% of the existing roof area so as to retain non-conforming setbacks at the rear and front property and to maintain a single vehicle, non-conforming covered parking space. The resultant height of the SFD will be 28 ft. at the average mid-point. An existing 36 ft. long rolled curb off Ocean Drive will continue to provide access to the site. The Channel Islands Community Service District will continue to provide water and waste water disposal to the SFD. No site grading or site topography changes will occur. An existing four ft. high sand retaining wall that extends five ft. into the public beach (a County-owned right-of-way) will be relocated to the rear property line within the parcel boundaries. No native vegetation or trees will be removed as part of the proposed project.</p> <p>The development, ground disturbance, construction, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, shall conform to the project description above and all approved County land use hearing exhibits (Exhibit 3) in support of the project and conditions of approval below. (PL-1)</p>	Holly Harris; (805) 654-3136	ROBERT SLAVIN
PL13-0121	1100390045	6497 LA CUMBRE RD, SOMIS, CA 93066	08/22/2013	Parcel Map	Awaiting Resubmittal	TPM 5910 to subdivide a 17.88 acre parcel into 4 -1 acre parcels and a developed 13.49 acre remainder parcel. Will serve letter for domestic water from WWD 19 and Callegas, on site septic soils reports submitted and grading topo shown on the TPM.	Andrea Ozdy; (805) 654-2453	PIERCE JAMES E-JANICE TRUST
PL13-0122	6150060195		08/22/2013	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit for Oil and Gas Exploration to entitle the drilling of 12 oil and gas exploratory wells on a 4 existing well pads on a site that is approximately 4.8 miles north of the Highway 118 and Tapo Canyon Road intersection above Tapo Canyon Park at the terminus of the improved portion of Tapo Canyon Road. The project is located on a 447.25 acre parcel within the AE-40 Zone District and the Open Space General Plan land use designation (APN 615-0-060-195) which is part of a larger land holding commonly known as Big Sky Ranch. Access to the pads is provided by an existing dirt roads off of Tapo Canyon Road with secondary access provided by the Sall Creek Fire Road. Three of the four well pads will be improved to accommodate the drilling rigs: Pad "2X alt." is proposed to be 33,600 square feet and requires 3,000 cubic yard cuts and 2,525 cubic yards of fill; Pad "5x" is proposed to be 36,259 sq. ft. and will require 6,480 cubic yards of cut and 5,600 cubic yards of fill; and Pad "16" is proposed to be 20,570 sq. ft. and will require 7,000 cubic yards of cut and 7,000 cubic yards of fill. Pad "15" will not require additional grading and will be utilized in its current size and configuration. Three new oil wells and an emergency flare are proposed to be located on Pad "2X-alt". Three new oil wells and an emergency flare are proposed for Pad "15." Four new oil wells, 3 oil stock tanks, a flow treater, 1,000 bbl produced water tank, a L.A.C.T. unit, a transfer pump, a containment berm around the tanks, and an emergency flare are proposed to be located on Pad "5X." All of the wells would be connected by a flow line leading from the wells to the tanks located on Pad "5X." Any water necessary for proposed use would be trucked in.</p>	Becky Linder; (805) 654-2469	BOB BOOHER

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0123	2180042380		08/27/2013	Modification	Awaiting Resubmittal	Minor Modification to extend Conditional Use Permit 4262 (CUP 4262) for an additional 10 years. CUP 4262 is a wireless communication facility located on a AE-40 Zone DistriCUP 4262 is a wireless communication facility which includes a 150 ft tall monopole tower with: 1) 5 panel antennas mounted on the tower with a 152 ft RAD center elevation (tip 154'/150' toe); 2) a whip antenna mounted at a 144 ft RAD center elevation (tip 150'/toe 140'); 3) a 10' diameter microwave dish mounted at a 145 ft RAD center elevation (tip 150'/toe 140'); 4) a 10' diameter microwave dish mounted at a 45 ft RAD center elevation (tip 50'/40' toe); and 5) a 10' diameter microwave dish mounted at a 20 ft RAD center (tip 25'/15' toe).	Kristina Boero; (805) 654-2467	
PL13-0124	0410190105	1241 TEITSORT DR, VENTURA COUNTY UNINCORP	09/27/2013	Conditional Use Permit	Prep for Hearing	Conditional Use Permit to replace CUP 5143 (which has expired) for a wireless communication facility located in the Open Space Zone District and the Open Space General Plan land use designation at 11250 Teitsort Drive in the Fillmore area. The facility includes 12 panel antennas mounted on poles in three arrays with the tallest antenna being 11 ft tall at its tip. All of the existing telecommunication equipment is located within a 10'X20' equipment shelter that is located adjacent to the antennas within a 29'X29' fenced lease area. No emergency back up generator is located at this facility. No water is required to operate this unmanned facility. Through this request the applicant is replacing 3 panels antennas with antennas of similar size.	Hai Nguyen; (805) 654-2406	SPRINT NEXTEL C SPRINT NEXTEL CORPORATION
PL13-0125	5000060155		08/28/2013	Minor Modification	Environmental Doc Prep	Minor Modification to Conditional Use Permit No. 4798 for a time extension. CUP 4798 was approved in 1993 on the application of Pac Tel Cellular for a 60' tower with 8 microwave antennas, 8 whip antennas, 21 directional cellular antennas, 1 back-up generator, 1 10' x 30' equipment building in a 1,200 sq.ft. lease area surrounded by a chain link fence. A Permit Adjustment was approved in 2003 for a ten year time extension. The site location is 9910 Buena Vista, northwest of Happy Camp park, north of Moorpark and 3.5 miles south of Fillmore in APN 500-0-060-155. The current antennas inventory on the tower is 7 microwave dishes and 15 panel antennas.	Becky Linder; (805) 654-2469	SONAL THAKUR
PL13-0126	0640010015		09/29/2013	Conditional Use Permit	Prep for Hearing	Sprint-Nextel proposes to modify, operate and maintain an existing wireless communications facility located at an existing water tank. The modification will include the removal of three (3) panel and installation of (3) new antennas, one in each of three arrays along with two (2) RRH's next to each antenna. Sprint will also retrofit an existing equipment cabinet, install a new fiber junction box, and replace all the old coax with fiber optic cables. The existing antenna location will not change, and the new antennas will be painted to match the existing. The antennas will not significantly alter the architectural appearance or result in any material change to the nature of the use of the property or. The equipment will remain within the existing foot print.	Hai Nguyen; (805) 654-2406	KARRI KEEBLE

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0130	1280060215	1895 LIRIO AV, VENTURA, CA 93004	09/10/2013	Permit Adjustment	Awaiting Resubmittal	The installation of a CNG fueling facility for owner, Harrison Industries use. Existing CUP's on the parcel, LU144B and LU 253A, LU1880, LU144C, LU144D, Harrison Industries is a Solid Waste transport facility. This permit is for the installation of a private CNG time-fill system that will consist of compressor equipment that will receive natural gas by means of a pipeline from the public utility line located on Lirio Avenue which is in the proximity of the subject property. The natural gas will be metered, compressed, and distributed through fueling posts mounted on k-rail for dispensing purposes to Harrison Industries only. Major compressor system equipment will include a vendor fabricated compressor with enclosure, natural gas dryer, ASME CNG storage vessels (above ground tanks), interconnecting piping, electrical conduit, and factory installed safety control systems in accordance to applicable regulations within National Fire Protection Association (NFPA) 52. Finally, the major compressor equipment will be installed in an area protected by an 6-foot chain-link fence.	Debbie Morrisett; (805) 654-3635	MONICA ULTRERAS
PL13-0131	6470063220	6647 CLEAR SPRINGS RD, SIMI VALLEY, CA 93063	09/11/2013	Variance	Prep for Hearing	Variance request to allow construction of an approx. 214 square foot, 9 feet-high detached, covered carport in the front setback area. The request includes allowing the residence to have only one dedicated parking space on the lot. The variance request concerns an existing, 1,362 square foot, two-story dwelling. Pursuant to Section 8108-4.7 (Table of Parking Space Requirements by Land Use) of the Non-Coastal Zoning Ordinance, two covered parking spaces are required. The variance is being requested, as detailed in the applicant's application, based on the size of the lot, the topography of the site, and the placement of the dwelling towards the front of the lot constructed in circa 1930 that prevents the construction of a two covered spaces outside of setbacks. The entitlement request includes approval of an existing unpermitted lower floor structural addition located under the main upper floor, and approval of existing unpermitted structural additions located on the main upper floor. The proposed height of the dwelling is 13 feet, 7 inches. A request to permit an existing unpermitted balcony of approx. 122 square feet and to remodel the interior are also included. The applicant proposes to demolish an upper floor enclosed deck (including section of roof, windows, etc.), external stairs, equipment enclosure, chimney, and a portion of unenclosed balcony. Fences will be reduced to meet Non-Coastal Zoning Ordinance height requirements. No altering or trimming of existing oak trees on the subject property shall occur. No change to the existing grading will occur. Digging is limited to areas of new pad footings in accordance with building plans. Water to the site is provided by Simi Valley Water and waste water is accommodated by an on-site septic system. Access to the site is provided by a private driveway from Clear Springs Road. The 4,350 square foot property is in the RE-10,000 sq. ft. Zone District, has an Existing Community General Plan land use designation, and is addressed as 6647 Clear Springs Road. The applicant purchased the subject property with an existing violation and must process this violation and obtain all required County permits to abate the violation.	Chuck Anthony; (805) 654-3683	CHRIS GEREAU

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0132	6150160135		09/12/2013	Conditional Use Permit	Completeness Rev In Progress	Conditional Use Permit for a shooting range operated by and for the City of Simi Valley Police Department. The site will be oriented in a north/south direction. At the northern end there will be a rubber backstop that spans the entire width of the range (150 feet), and will stand approximately 10 to 15 feet tall. The rubber backstop consists of ground up chunk of the sidewalls of tires, which is placed on a 45-degree grade and is approximately 24 inches thick. As bullets enter the trap, they are stopped by the rubber particles and remain whole. There are no ricochets and a shooter can stand very close to the backstop and safely shoot a firearm. Each shooting lane of the trap can absorb approximately 80,000 rounds before the rounds need to be mined and removed, which is done by a company certified to handle such material. The rubber and rounds are both removed from the 45-degree grade and placed at the base of the grade. The rubber is then blown back onto the grade leaving the rounds behind for cleanup. There are 16 parking spaces proposed at the southern end of the range, along with portable restrooms and a 12' x 60' storage building. Shooting will take place no earlier than 7am and no later than 10pm. The site will occasionally be used for evening shooting activities, for which portable lighting will be provided. The number of shooters per day will vary, but will likely not exceed 20 persons per day. The range will be used only for Simi Valley Police Officer to qualify with their firearms. Access to the range is via Brea Canyon Road, which takes access from View Line Road off on Madera Road. Water is provided to the site by the City of Simi Valley.	Michelle D'Anna, (805) 654-2685	LAUREN FUNAI(OLE
PL13-0133	6850051040		09/12/2013	Minor Modification	Awaiting Resubmittal	Minor Modification for a 30 year time extension request for Conditional Use Permit 1776 for the Brandeis Bardin Campus located on a 2,558 acre property located at 1101 Peppertree Lane adjacent to the City of Simi Valley and the Santa Susanna Knowles Area. The campus is located within the Rural Agricultural Zone District and the Rural General Plan land use designation. The Brandeis Bardin Campus includes the following assembly and camp uses: educational centers, meeting halls, two dining halls, two outdoor dance pavilions, cabins and cottages for guests, barns and stables for guest use, staff housing, sports fields, tennis courts, basketball courts, an adventure course, a private cemetery, and associated infrastructure. Access to the site is provided by the two lane asphalt private road known as Peppertree Lane which commences at the Guardian Road and Tapo Canyon Road intersection. Water to the site is provided by the Calleguas Municipal Water District and waste water disposal is provided by the City of Simi Valley. The water provided by Calleguas is fed into two onsite reservoirs which are utilized for domestic and fire suppression via the Brandeis Mutual Water Company. No physical changes are proposed to the campus grounds.	Kristina Boero; (805) 654-2467	SAM LEVITT
PL13-0134	7000270015	42505 PACIFIC COAST HIGHWAY, MALIBU, CA 90265	09/13/2013	Permit Adjustment	Completeness Rev In Progress	Site Plan Adjustment to Planned Development Permits PD 745 and LU08-0127 for modifications to the existing roof. Proposed changes include raising the roof by two feet and replacement with identical materials. Site is located at Neptune's Net restaurant, 42505 Pacific Coast Highway, Malibu. Assessor Parcel Number is 700-0-270-015.	Debbie Morrisset; (805) 654-3635	LEE FAMILY TRUST
PL13-0138	5200090225		09/19/2013	Lot Line Adjustment	Completeness Rev In Progress	Four lot, lot line adjustment, 3 vacant lots and 1 developed lot.	Debbie Morrisset; (805) 654-3635	NICHOLSON JOHN-CAROLYNN FAM TR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0139	0300030540		09/26/2013	Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit for a wireless communication facility Conditional Use Permit for Sprint Nextel to modify an existing unmanned wireless telecommunications facility located on the Hillside at 11811 Ojai Santa Paula Road. The modification will include the removal of (4) panel and installation of (2) new antennas, removal of (1) power cabinet, removal of (1) battery cabinet, removal of (1) modcell cabinet, installation of (1) MMBTS cabinet, installation of (1) BBU cabinet, installation of (1) fiber junction box, removal of old coax, installation of new fiber optic cables and coax, installation of conduits from the MMBTS to the junction box, installation of (4) RRH's, and the replacement of (1) GPS antenna. The subject site is located at 11811 Ojai Santa Paula Road, Ojai, CA. Site was previously permitted under CUP 5102. Now expired (Expiration date was 6-5-2010)	Becky Linder; (805) 654-2469	KARRI KEEBLE
PL13-0142	1280040310	6029 VINEYARD AV, OXNARD, CA 93036	09/30/2013	Conditional Use Permit	Completeness Rev In Progress	Conditional Use Permit for the continued operation of a Stand Alone Batch Plant. Continue operations authorized by CUP 2006-2 with the following changes: extend the permit for forty years with subsequent ten-year permit renewals subject to approval by the Planning Director, increase average and peak day truck trips by 50-trips per day, revise 21-day vehicle trip moving average calculation to a 365-day moving average, and remove annual status reporting requirement. Please see the detailed Project Description dated September 25, 2013 submitted by the applicant for additional information.	Ebony McGee; (805) 654-5037	BRIAN FERRIS
PL13-0143	0170083200	225 N LOMITA AV, OJAI, CA 93023	10/02/2013	Minor Modification	Environmental Doc Prep	Minor Modification request to extend Conditional Use Permit 5320 for a Residential Care Facility over 36 individuals for an additional 20 years located at 225 North Lomita Avenue in the Meiners Oaks Area. No physical or operational changes to the facility are proposed. Access to the site is via Lomita Avenue through two direct private driveways. Water to the site is provided by the Meiners Oaks Water District and wastewater disposal is handled by the Ojai Sanitation District.	Josias Gonzalez; (805) 654-2462	ARTHUR MEDEL
PL13-0144	6490163080		10/02/2013	Merger	Completeness Rev In Progress	a voluntary merger of 2 legal lots, NOM 84266, UNIT "AAA" and UNIT "U", both lots are vacant.	Debbie Morrisset; (805) 654-3635	SEARLS LEONARD
PL13-0147	0000000000		10/04/2013	Conditional Use Permit	Completeness Rev In Progress	Created for testing workflow tasks related to ISAG - Planning Biologist.	Chuck Chanin; (805) 654-3096	CHUC CHANIN

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0148	0370012555	12727 HWY 150, OJAI, CA	10/08/2013	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit to construct a new single story, approximately 7,400 sq. ft. fire station with an 1,100 sq. ft. garage and 60 foot tall radio tower. The facility will provide an office/reception area, a fitness and daytime use area, a kitchen and dining facility, dorms to accommodate 4 employees in 3 shifts/day. A 50 foot-long hose drying rack is also proposed. An apparatus bay will house 2 fire trucks and a proposed garage will accommodate a variety of vehicles/equipment including wildland fire equipment.</p> <p>The subject property is located in the Open Space Zone District, Open Space Ojai Valley Area Plan land use designation, and Open Space General Plan land use designation. Fire stations are a permitted use with a Planning Director-approved Conditional Use Permit. The 2.39 acre site, APN 037-0-012-555 is currently undeveloped and zoned Open Space – 20 acres. The property does not have a street address, but is located approximately 200 feet west of Chumash Road along Ojai/Santa Paula Road/Highway 150.</p> <p>The proposed station will replace an existing fire station located at 150 Summit Trail intersection approximately one half of a mile east of the site. The existing site and structure will be sold as is. The Fire Department will no longer use that facility.</p> <p>The proposed project is Circulation on site will be one way entering the site from the east side of the site, and one way out back to the highway on the west side of the site. A right-turn pocket or deceleration lane is proposed for vehicles approaching the station from the west.</p> <p>The frontage to Ojai/Santa Paula Road will be planted with fire-resistant demonstration garden, and a monument sign will be installed. A sand storage area for easy access for sand bag use is proposed adjacent to the trash enclosure. Vehicle parking available to the public or visitors is proposed to include one regular parking space and one van-accessible handicap space.</p> <p>Public access portions of the site will be separated from the private use areas by rolling gates. Employee parking within the private area consists of eight employee spaces to the west of the dorms, and in front of the proposed garage area.</p> <p>The site is currently traversed by an unnamed drainage from the northeast corner diagonally across to the southwest corner. It appears to accept drainage from north of the highway through a culvert.</p> <p>Grading of the site to accommodate development will total approximately 70 cy of cut and 5,875 cy of fill. A drainage report has been prepared for the project and is included with this submittal.</p> <p>Water to the project site is provided by the Castitas Municipal Water District and waste water disposal by an individual onsite septic system.</p>	Becky Linder, (805) 654-2469	TODD JESPERSON

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0149	7000220015		10/09/2013	Modification	Completeness Rev In Progress	<p>Proposed easement vacation of 6-foot wide access easement along the western boundary of the Malibu Bay Club (from PCH to the beach), to eliminate the need for the Minor Modification described below (LU12-0020):</p> <p>The applicant proposes Minor Modification No. LU12-0020 of CUP No. LU04-0007 to relocate equipment related to an existing onsite wastewater treatment system (OWTS) that services the Malibu Bay Club residential condominium complex. The relocation would remove the facility from a six-foot wide public access "Recreational Easement" over Parcel A that was granted to the Ventura County Board of Supervisors via Tract 2163. The OWTS is located within a ten-foot wide sewer easement controlled by the Ventura County Sanitary District (VCSR) that overlaps the entire "Recreational Easement." The relocated equipment will be relocated to be entirely within the four-foot wide portion of the sewer easement that does not overlap the recreational easement. The capacity and features of the OWTS are not proposed to be altered. The proposed changes involve only the layout of the OWTS, including the relocation of all electrical and pump related equipment from the public access easement, removal of the wall enclosure that currently blocks the accessway, construction of a fenced equipment enclosure, and construction of a stairway within the public access area. A gate that fences the public access easement from Pacific Coast Highway is also proposed.</p>	Andrea Ozdy; (805) 654-2453	MICHAEL CASE
PL13-0150	0400010260		10/10/2013	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit 3344 (CUP) entails renewal of the CUP with the current boundary and current operations, including the existing wells operations, for another 30 years for a site located north of Thomas Aquinas College. The majority of the project area is within the Open Space 160 acre minimum Zone District and the Open Space General Plan land use designation though a smaller portion of the project area is within the Agricultural 40 acre minimum Zone District and Agricultural General Plan land use designation. The modification also includes the renewal of the term for drilling, testing, production and maintenance of 18 previously approved wells as illustrated on the project plans. Drilling period for the remaining approved 18 wells which expired on October 29, 2011 is requested to be extended for the same time period as the CUP, to Feb 7, 2045.</p> <p>All of the undrilled wells will be drilled on the existing four Drill Sites, as approved. No new grading or removal of vegetation outside of the existing Drill Sites is required to effectuate the proposed modifications.</p> <p>Vintage will not use hydraulic fracturing for the undrilled wells unless and until regulations addressing potential hydraulic fracturing impacts are adopted and in place.</p> <p>Gross production from the existing wells is transported out of the CUP boundary via existing pipelines and separated and stored off site. It is anticipated that these existing pipelines will be sufficient to accommodate production from the remaining approved 18 wells for transportation of produced fluids off the CUP boundary. Thus no new pipelines leading off the CUP are proposed. The installation of pumping units, gathering lines, electrical connections and ancillary equipment will be necessary to operate the remaining wells.</p> <p>Access to the project site is provided by a private gated all weather surface driveway that forks off of the common drive that leads to Thomas Aquinas College at 10,000 Ojai Santa Paula Road (HWY 150).</p> <p>Additional project details have been provided by the Permittee in the application package.</p>	Jay Dobrowski; (805) 654-2498	JIM ROBINSON

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PL13-0152	1330063045	319 LAMBERT ST, OXNARD, CA 93036	10/21/2013	Permit Adjustment	Completeness Rev In Progress	Lot Elimination Subdivision, 3 lots into 2 lots with existing commercial buildings with active CUP, LU12-0169.	Debbie Morrisset; (805) 654-3635	SEACOAST ASSOCIATES LLC
PL13-0153	1330031100	226 MONTGOMERY AV, VENTURA COUNTY UNINCORP	10/21/2013	Permit Adjustment	Prep Decision Letter	Permit Adjustment to PD-1968, involving a request to change the use from auto body to an ag product related transportation, sorting and distribution facility with overnight truck storage also to remove expiration date from the original conditions. Existing permitted facility and structures at 226 Montgomery Ave, Oxnard Also change of ownership.	Becky Linder; (805) 654-2469	ROLANDO NAVE

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PL13-0154	6480250020	1248 ROCKY RD, SIMI VALLEY, CA 93063	11/01/2013	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit for Temporary Outdoor Events located in the Open Space General Plan Land Use Designation and the Open Space 160 Acre minimum parcel size Zone District (OS 160) on a 4.64 acre property addressed as 1241 & 1248 Rocky Road in the Santa Susanna area. Water is provided by the City of Simi Valley.</p> <p>Each wedding/event will be limited to a maximum of 250 people, which will include bridal parties, guests and organizers. Only one wedding/event shall take place at one time and each will take place between the hours of 10 a.m. until 10 p.m. No more than 60 events will take place in one year, including setup days as event days. Events will take place on the outside grounds only, and no existing buildings on the property will be used. Portable restroom facilities will be available on the grounds for guests and organizers. Currently there is on-site parking for 125 cars, with a surplus for 25 additional cars.</p> <p>Event Area: Events will be located on approximately 3.75 acres of the project site, with additional on-site parking on an approximately 4 acre lot at 1241 Rocky Road. Arna Vodenos, the owner of 1248 Rocky Road, is the prime leaseholder of 1241 Rocky Road, which will be left vacant and for her own personal use. There is a one-family residence and Guest Cottage on the project site and these will not be used for events.</p> <p>Proposed hours of operation for temporary outdoor events will be Monday through Sunday from 10 a.m. to 11:30 p.m. for a maximum of 60 days within the calendar year. Vendors are allowed to arrive at 10 a.m. to set up for events. No lights can be seen off-site and all guests and vendors will be off-site by 11:30 p.m.</p> <p>Catering: Food and beverage service on site will be provided by self-sufficient, licensed catering services. The caterer or a delivery rental company will provide dishes, flatware and glasses. Catered food will be prepared off site and transported to the event site for each event.</p> <p>Parking: Guest parking will be located to the north, northwest and northeast of the Main Residence, and will be comprised of 150 parking spaces. If the number of guests exceeds 40, then valet parking will be provided. Staff/vendor parking for 20 will be designated within one of the parking areas. No parking will occur on Santa Susana Pass or Rocky Road.</p> <p>Sound: Applicant hired licensed and registered acoustic engineers who submitted an attached study and recommendations to eliminate any noise impact to adjacent property owners. A professional sound system was installed and tested to insure that no amplified sound from events can be heard more than fifty feet from any subject property border.</p> <p>DJ's and bands are contractually restricted from bringing any amplifiers</p>	Andrea Ozdy, (805) 654-2453	ARNA VODENOS

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						<p>or speakers onto the property. The existing installed amplifier and speakers have been installed so that – at peak volume -- no impactful amplified sound will reach nearby properties.</p> <p>Restrooms: Portable restrooms will be purchased and installed as a condition for the granting of the Conditional Use Permit and will be required for all events. Restrooms will be located against the south wall of the reception and ceremonial lawn area. There will be a full bath in the Main Residence, which will be restricted to use only by the bridal party. An adequate quantity of portable toilets for temporary events will be provided and maintained in compliance with the Resource Management Agency, Environmental Health Division's regulations. The bathrooms serving the Main Residence and Guest Cottage will be prohibited from being used for temporary events.</p> <p>Exterior Lighting: No permanent lighting will be installed for the temporary events. Exterior lighting will be provided within the proposed project site around walkways, temporary restrooms and dining tables, as well as in designated parking for safety and security. Temporary dance lights will be limited.</p>		
PL13-0158	0400220165		11/06/2013	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit 3543 to extend the CUP for an additional 25 years, and to expand the CUP to include the drilling of three additional wells and one re-drill, to be completed over the course of the next ten years.</p> <p>No other change is needed in the CUP, except for addressing access. The current CUP allows access over the "alternate" route that used to extend from about one mile up Koenigstein Road to Highway 150. That alternate route washed out many years ago, and all traffic will have to utilize Koenigstein Road to access Highway 150. Koenigstein is a public road, leading to Highway 150, also a public road. The road to the well pad is private, but is contained entirely within land owned by the Applicant, and is lightly gravelled.</p> <p>A noise study was completed to address the drilling of the new wells which includes proposed noise mitigations. Those mitigations should be considered part of the project description.</p> <p>Mirada is not planning any hydraulic fracturing to the new wells or the re-drill at this time. Much will depend on the development of the wells and analysis of the geology, something that cannot be predicted with reasonable certainty at this time. Therefore, we will come back to the County for additional permitting, should the need for hf arise in the future.</p>	Kristina Boero; (805) 654-2467	SCOTT PRICE

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0159	0340102040	780 VENTURA AV, OAK VIEW, CA 93022	11/07/2013	Conditional Use Permit	Environmental Doc Prep	<p>Conditional Use Permit to replace CUP 4131-1 for a roof mounted wireless communication facility located on top of a Motel addressed as 780 North Ventura Avenue in the Commercial Planned Development Zone District and the Ojai Valley Area Plan land use designation.</p> <p>Sprint-Nextel requests to modify an existing unmanned wireless telecommunications facility located on the rooftop of the Oakview Motel, which is operated under CUP-4131-1. The modification will include the removal of (6) panel and installation of (6) new antennas, removal of (1) MOCCELL cabinet, removal of (1) BBU cabinet, installation of (1) MMBTS cabinet, installation of (1) BBU cabinet, installation of (1) new fiber junction box, removal of all old coax, installation of new hybridflex fiber cables, installation of new conduit from junction box to MMBTS, installation of (6) new RRH's, replacement of (1) GPS antenna, and installation of fiber backhaul. The subject site is located 780 N Ventura Ave, Oakview, CA. The proposed modifications are consistent with the general requirements of the Wireless Telecommunications Facility standards.</p> <p>Description of Use Sprint-Nextel proposes to modify, operate and maintain an existing wireless communications facility located on the rooftop of the Oakview Motel. The modification will include the removal of (6) panel and installation of (6) new antennas, removal of (1) MOCCELL cabinet, removal of (1) BBU cabinet, installation of (1) MMBTS cabinet, installation of (1) BBU cabinet, installation of (1) new fiber junction box, removal of all old coax, installation of new hybridflex fiber cables, installation of new conduit from junction box to MMBTS, installation of (6) new RRH's, replacement of (1) GPS antenna, and installation of fiber backhaul. The subject site is located 780 N Ventura Ave, Oakview, CA. The antennas will not significantly alter the architectural appearance or result in any material change to the nature of the use of the property or affect the character of the community; in fact the new design will likely not be noticed by the casual observer. The equipment will remain within the existing foot print. The facility utilizes only minimal electric service. No water, sewer, refuse or other additional services shall be required. The facility is unmanned and requires only infrequent maintenance visits (approximately one time each month). There is no impact to the existing traffic patterns nor will there are any traffic hazards or nuisances generated as technicians park a standard truck in the existing parking area.</p>	Kristina Boero; (805) 654-2467	KARRI KEEBLE
PL13-0160	6150060185		11/08/2013	Minor Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit 5324 to allow a time extension for the Conejo Valley Archers Club that maintains archery fields without night lighting and holds periodic outdoor sporting events in the form of tournaments within the Tapo Canyon Park. The existing facility includes archery lanes and connecting trails, a practice range, and an informal 125 parking space lot. The applicant is proposing a 3-acre Federation of International Target Archery certified archery range and an associated 165 space gravel parking area at the southwest corner of Tapo Canyon Park and to and accessed by Bennet Road. The new range will require 24,000 cubic yards of grading to be balanced onsite. There would 10 tournaments a year held at the athletic fields with a maximum of 400 attendees including participants and their guests. The tournaments can last two to three days. Ongoing club training at the site would occur year round. Membership for the club is open to the public and the facility is open to the general public on Saturdays under club member observation after safety training. Water to the property is provided by the City of Simi Valley and portable toilets would be provided during tournaments.</p>	Jay Dobrowalski; (805) 654-2498	ROBERT BOMBARDIER

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PL13-0163	8010040135		11/14/2013	Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit for the Deerhill Park operated by the Rancho Simi Valley Parks District located at 6700 Doubletree Road in the Oak Park Area. The park was entitled under Conditional Use Permit 4607 (CUP 4607) in 1982 as a public park with buildings, picnic areas, playground, and athletic fields. Water to the park is provided by Oak Park Water Service and waste water from the public restrooms is handled by the Triunfo Sanitation District. Vehicular access to a 57 space parking lot within the park is provided by 25 foot wide driveway from Doubletree Drive on the south and a second access way to a 21 space parking lot within the park is provided by a 25 foot wide driveway from Deerbrock Road. The Deerhill Park is open 6 AM to 10 PM 7 days a week. Three picnic areas may be rented by the public for private parties. The site includes 2 basketball courts, 2 tennis courts, 1 baseball diamond, and 1 soccer field. These athletic facilities may be reserved for practice and games, though they are regularly available at a first come first serve basis for the public.	Kristina Boero, (805) 654-2467	DOUGLAS DURA
PL13-0164	0380130385	14773 FOOTHILL RD, SANTA PAULA, CA 93060	11/14/2013	Merger	Completeness Rev In Progress	PMW-Merger 097-0-060-190 and 038-0-130-38 southerly portion	Debbie Morrisset; (805) 654-3635	PENFIELD EVELYN TR
PL13-0165	0380130385		11/14/2013	Lot Line Adjustment	Completeness Rev In Progress	Lot line adjustment with northerly portion of 038-0-130-38 and the merged lot PL13-0164 PMW-Merger 097-0-060-190 and 038-0-130-38 southerly portion	Debbie Morrisset; (805) 654-3635	PENFIELD EVELYN TR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0166	1630140160	8620 SANTA ROSA RD, CAMARILLO, CA 93012	11/22/2013	Minor Modification	Environmental Doc Prep	<p>Minor Modification to Conditional Use Permit LU08-00660 (CUP) for a 10 year time extension without any project changes except for minor condition language clarification. The CUP was approved with the following description:</p> <p>Conditional Use Permit to allow "Festivals, Animal Shows and Similar Events, Temporary Outdoor," specifically temporary, outdoor wedding events, birthday and anniversary celebrations, non-profit and charity events, family reunions, corporate events, and similar temporary events. Temporary events shall be limited to 300 guests for a maximum of 60 days within the calendar year.</p> <p>Parcel A (APN 163-0-140-160) is a 4.45 acre parcel and will be where wedding ceremonies and receptions (or similar temporary events) would take place. The temporary events will be located on approximately one (1) acre (garden and terrace areas immediately adjacent to and south of the existing residence), known as Maravilla Gardens. The caterer's preparation area is located southwest of the existing residence, adjacent to the reception area. (See Exhibit "3", Site Plan). No new permanent structures (i.e. outdoor lighting and accessory structures) are to be constructed for temporary events; the use of a temporary tent may be used for inclement weather. The single-family residence is restricted to the owner's use and will not be leased out. The on-site agricultural sales building and related structures shall not be leased out for any events.</p> <p>Parcel B (APN 163-0-140-170) is 1.12 acres and is vacant. This area would be designated as an overflow parking area when the primary guest parking area on APN 063-0-140-160 is full. Access to this lower parking area is directly from the main guest parking lot. Guest parking on Parcel A (APN 063-0-140-160) is located in the northeast corner of the property (See Exhibit "3"). There are currently 50 parking spaces. Guest parking on Parcel B (APN 163-0-140-170) provides a total of 100 parking spaces. If the number of guests exceeds 100 people, valet service shall be required as part of the contract between Maravilla Gardens and the lessee to ensure the additional parking and circulation thereof is managed and efficient. A total of fourteen (14) parking spaces are designated for staff parking and are located on the western portion of Parcel A (APN 063-0-140-160). Access for staff employees is from a service driveway located on the northwest corner of the property. No parking is proposed on Santa Rosa Road or shoulder right-of-way.</p> <p>Portable restrooms shall be provided by a local vendor (i.e. Mission Valley Sanitation or similar company) and shall be required as part of the contract for the event to be held at Maravilla Gardens. The portable restrooms shall be located east of the designated reception/cocktail area. The public restroom serving the Agricultural Sales Building and the bathrooms serving the main residence are prohibited from being used for temporary events.</p> <p>Maravilla Gardens shall not install any permanent lighting for the purpose of temporary special events. Temporary exterior lighting shall be provided in the parking areas for safety and security purposes. Temporary dance lights would be limited to the area reserved for the dance floor. Other temporary lighting shall be for ceremony ambience and dinner tables. All temporary lighting shall be removed from the site after the event has ended. Any lighting in excess of 150 watts shall not result in direct illumination on adjacent properties. Any exterior lighting in excess of 150 watts shall be hooded and/or directed downward onto the subject parcel to prevent spill-over onto adjacent parcels. All lights will be dimmed by 10:00 pm and completely turned off by 11:00 pm. The proposed hours of operation for temporary outdoor events will be Monday through Sunday from 1:00 pm to 11:00 pm for a maximum of 60 days within the calendar year. (See applicant's description for further details)</p>	Michelle D'Anna; (805) 654-2685	JO MARAVILLA

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0167	1100420095	6500 DONLON RD, SOMIS, CA 93066	11/25/2013	Conditional Use Permit	Environmental Doc Prep	<p>Application for a new CUP to replace expired CUP 4161; for the continued use of an ornamental plant propagation and growing nursery including the following; admin offices, parking and landscaping, greenhouse operations, outdoor growing, maintenance facilities on a 20.88 acre parcel at 6500 Donlon Road, Somis, CA 93066</p> <p>CV13-0163 1. Expired CUP-4161, operating a plant growing facility with greenhouses, storage containers and offices, in violation of Section(s) 8101-3 (General Prohibitions): 8105-1.3 & 8105-4 (Permitted Uses) of the Ventura County Non-Coastal Zoning Ordinance. Subject to Civil Administrative Penalties. Daily Range: \$50.00 to \$500.00.</p> <p>ABATEMENT: a) Contact Winston Wright in Planning, 805-654-2468 or winston.wright@ventura.org, to set an appointment and discuss what is needed to continue. Please prepare an accurate site plan of the property, showing all buildings/greenhouses/offices and their sizes. Label which buildings have electric and plumbing and what their uses are.</p> <p>b) Obtain a building permit to legalize any structures, electric, plumbing or mechanical that have been added since the last permit.</p> <p>NOTE: This is a new owner since the rose propagation facility was permitted. You may need to notify Building & Safety of this change.</p>	Kristina Boero; (805) 654-2467	JOSE AND MARIS GUTIERREZ
PL13-0168	1070090035	17802 S SOUTH MOUNTAIN RD, SOMIS, CA 93066	11/26/2013	Permit Adjustment	Completeness Rev In Progress	<p>Verizon Wireless requests a permit to remove and replace 3 antennas and 3 RE's plus cables and junction boxes, replacement antennas do not exceed 10% of the existing permitted antennas, No change in the lease area or antenna height.</p> <p>Previous approved permits PL13-01281 o adjust the number of microwave dishes on the existing communication facility approved under CUP LU09-0104.</p>	Debbie Morrisset; (805) 654-3635	C
PL13-0169	0600280050	2180 CASITAS VISTA RD, VENTURA COUNTY UNINCORP	11/26/2013	Permit Adjustment	Completeness Rev In Progress	<p>Existing Verizon equipment on this 100' tower, paj to remove and replace 2 panel antennas and 2 RU antennas with applicable wiring and junction boxes, no increase in height or lease area required, changes less than 10% of the existing approved antennas.</p> <p>Existing Conditional Use Permit LU07-0036 (replaced expired CUP 4931) for an existing wireless communication facility with a 100 foot tall lattice tower located on "Red Mountain" at 2182 Casitas Vista Road, southwest of Oakview. American Tower site no. 301005.</p>	Debbie Morrisset; (805) 654-3635	CHRISTINE SONG
PL13-0170	2230030145	5498 EDISON DR, VENTURA COUNTY UNINCORP	11/26/2013	Permit Adjustment	Completeness Rev In Progress	<p>Verizon application for a PAJ remove and replace 3 antennas and 2 fiber demarcation boxes, no additional equipment change does not exceed 10% of the approved permit.</p> <p>Previous permit: Minor Modification to CUP 5286 for a time extension.</p>	Debbie Morrisset; (805) 654-3635	CHRISTINE SONG

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0172	0640170331	2977 SEXTON CANYON, VENTURA, CA	11/29/2013	Conditional Use Permit	Environmental Doc Prep	Conditional Use Permit for a wireless Communication Facility located on an 123 acre property with an Open Space General Plan land use designation and an Open Space 120 acre minimum parcel size Zone District designation commonly known as Willis Peak and addressed as 2977 Sexton Canyon Road. The facility was originally approved via Conditional Use Permit 4555 which has subsequently expired. The facility includes a 100 foot lattice tower which currently holds 5 active antennas: 3 omni whip antennas and 2 dish antennas. All inactive antennas will be removed. The active antennas are used by the City of Ventura Police Department for the City's radio communication system. The associated equipment cabinets and batteries are located within a prefabricated 8' X 8' enclosure located adjacent to the tower. The unmanned facility has no emergency backup generator and does not require water to operate. Access to the site is via the gated Sexton Canyon Road which is paved for a portion of its extent and dirt leading up to the facility. No additional vegetation clearing or development is proposed for the ongoing operation of this facility.	Hai Nguyen; (805) 654-2406	JIM KELLY
PL13-0176	1280030085	1607 LOS ANGELES AV, VENTURA, CA 93004	12/12/2013	Minor Modification	Environmental Doc Prep	Minor Modification to Conditional Use Permit 4826 for a ten year time extension related to a Medical Waste Collection Facility in a 1,304 sq. ft. tenant space within a multiftenant industrial building located at 1607 Los Angeles Avenue, Suite H in the M3 Zone District and the Industrial Salicoy Area Plan Land Use Designation. No operational or physical changes are proposed with the time extension request. The facility operates Monday-Friday 8:00 AM to 5 PM with only one truck delivery per/day. The facility is essential a transfer station where medical waste is gathered from independent waste generators and is stored at the facility where every Friday a permitted disposal company picks up waste and disposes the material at their permitted disposal site. The facility includes an employee bathroom and storage area. Access to the facility is provided by a 25-ft wide private driveway via the Los Angeles Avenue Frontage Road to the north with a second 25 ft wide access driveway via an alley to the west. Three parking spaces are provided to Unit H through their lease with enough space available to park the company within unit H which has a industrial roll up door. Water to the facility is provided by the City of Ventura and waste water disposal is provided by the Salicoy Sanitation District.	Hai Nguyen; (805) 654-2406	ROBERTA MUNTZEL
PL13-0177	0310190140	780 VENTURA AV, OAK VIEW, CA 93022	12/13/2013	Planned Development	Environmental Doc Prep	Planned Development Permit for an existing 34 unit, 12,854 sq. ft., 2-story motel located on a 38,027 sq. ft. property in the Commercial Planned Development Zone District and the Commercial Ojai Valley Area Plan land use designation addressed at 780 North Ventura Avenue in the Oak View Area. The motel was originally permitted through Conditional Use Permit 4131 in 1982. Conditional Use Permit 4131 subsequently expired. This Planned Development is to allow the ongoing operation of the motel without an physical or operational changes. Access to the project site is provided by a 36-ft wide private driveway via Ventura Avenue and required parking for the project is provided by 45 on-site parking stalls. An on-site manager occupies one of the units to provide 24 hours surveillance for the site. Water to the site is provided by the Casitas Municipal Water District and waste water disposal is handled by the Ojai Valley Sanitation District. A swimming pool/spa is provided for guests at the rear of the property. A sign program has been submitted with the project including a 5 ft high monument sign and an attached wall sign.	Kristina Boero; (805) 654-2467	VIJAY PATEL

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0178	0320070070	534 BALDWIN RD, OJAI, CA 93023	12/13/2013	Minor Modification	Prep for Hearing	<p>Minor modification to CUP 4408 to allow 10 year time extension for the continued operation of the Ojai Valley Organics Recycling Facility, as permitted in CUP 4408, Modification #2. The existing facility is located at 534 Baldwin Road on an 11.70 acre portion of a 112.23 acre parcel (APN). The property is zoned OS-40 ac, (Open Space, 40 acre minimum parcel size) and is designated Open Space in the Ojai Valley Area Plan and County of Ventura General Plan.</p> <p>This operation was first approved on April 7, 1988 for a municipal refuse transfer station, recycling center and Bottle Bill Redemption Center for a five year time period. A permit adjustment to CUP 4408 was approved June 5, 1990 to allow for the expansion of the operation to include the addition of an oil-based and water-based paint recycling area, battery recycling area and motor oil recycling area. On December 16, 1993, CUP 4408-1 was approved and consisted of a time extension of five (5) years and a reduction of the operation to green waste recycling only, with the provision that the operation could continue for an additional 5 years with the approval of the Planning Director. On July 20, 1998, the Planning Director approved the additional 5 year time extension, allowing the operation to continue until December 16, 2003.</p> <p>CUP 4408, Modification #2 was deemed complete on December 16, 2003 to allow an additional 10 year time extension to operate the facility to continue "windrow composting" and "low level composting". To preserve flexibility for use at the site, the operator also received approval for "chip and ship" operations that meet the State permitting requirements and the proposed introduction of in-vessel composting at a future date.</p> <p>This modification application is to permit the operation of an Organic Recycling Facility to continue, as is, for an additional 10 years. No changes are requested. There is one employee working on site. The hours of operation will continue to be 7 days a week, 7:30 am to 5:00 pm, or ½ hour before dusk, whichever is later. The facility consists of "windrow composting", "low level composting", "chip and ship" operations and the introduction of in-vessel composting at a future date. The site will continue to be limited to a maximum of 4,000 cubic yards of material on-site and accepts no more than 150 cubic yards of material per day with a maximum number of truck trips at 40 round trips per day.</p> <p>The facilities approved in CUP 4408, Modification #2 include:</p> <ul style="list-style-type: none"> a) The existing "low level" and windrow composting operation including bins for hauling material, skip loaders, a tub grinder and an excavator (equipment); b) A portable sanitation facility (existing); c) A 96 s.f. portable gatekeepers shelter (existing); 	Michelle D'Anna, (805) 654-2685	NELSON SOMERS

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0179	1470060095	5560 VINEYARD AV, VENTURA COUNTY UNINCORP	12/16/2013	Permit Adjustment	Completeness Rev In Progress	Proposed Permit Adjustment to CUP 4395 to allow development in addition to that permitted under Minor Modification No. LU11-0031 (a 20 year time extension for the ongoing operation of an agricultural greenhouse operation with over 100,000 square feet of buildings). Conditional Use Permit 4395 was originally approved for the existing 127,296 square feet of greenhouse structures and two additional phased construction build outs. Phase 1 was for the construction of 25,704 square feet of new greenhouses and Phase 2 was for the construction of 42,840 square feet of new greenhouses. Minor Modification No. LU11-0031 removed the previously approved phased construction. Therefore only the original 127,296 square feet of greenhouse facility is approved under this CUP. The current request involves the legalization of the addition of a 6,200 square foot concrete walkway within the greenhouses, 400 square feet of concrete walkway between the greenhouses, and the addition of a 3,740 square foot loading dock along with 3,826 square feet of concrete flatwork adjacent to the loading dock. The Permit Adjustment also involves the use inauguration of the time extension to the CUP, which did not occur under LU11-0031. Water to the site is provided by a private well and waste water is provided by an on-site septic system. An existing reserve 40,000 gallon water tank is available for backup fire protection. No additional employees are proposed to continue the ongoing greenhouse facility.	Andrea Ozdy; (805) 654-2453	BONNIE PLANTS
PL13-0181	8500032105	38 SADDLEBOW RD, WEST HILLS, CA 91307 40 SADDLEBOW RD, WEST HILLS, CA 91307 36 SADDLEBOW RD, WEST HILLS, CA 91307 30 SADDLEBOW RD, WEST HILLS, CA 91307	12/19/2013	Lot Line Adjustment	Completeness Rev In Progress	A four lot, lot line adjustment, 4 legal developed parcels, 4 separate owners, no violations at this time.	Debbie Morrisset; (805) 654-3635	DENNIS PLATT
PL13-0182	0000000000		12/19/2013	Zoning Ordinance Amendment	Prep for Hearing	Amendments to the Countywide Mobile Home Park Rent Control Ordinance: Proposed amendments include adding a fee recovery mechanism for violations of the Ordinance and to clarify and make accurate current regulations.	Franca Rosengren; (805) 654-2045	FRANCA ROSENGREN
PL13-0185	2060234180	3441 OCEAN DR, OXNARD, CA 93035	12/20/2013	Permit Adjustment	Submittal In Progress	Site Plan Adjustment to Planned Development Permit No. 1008 for interior remodeling of an existing zero lot line single family dwelling located at 3441 Ocean Drive in Hollywood Beach. Proposed remodel of the first floor bedroom and bathroom location and sizes. No exterior modifications are proposed. The subject dwelling is two floors and 2,485 sq. ft. in size. Planned Development Permit no. 1008 was approved on April 20, 1984 for remodeling an existing single family dwelling on two legal lots into dwelling into two separate dwellings sharing a common lot line. The original single family dwelling was constructed in the 1950's and is located on Assessor Parcels 206-0-234-170 and 180.	Winston Wright; (805)654-2468	B. KEITH GROSSMAN

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL13-0187	0550300025		12/30/2013	Conditional Use Permit	Awaiting Resubmittal	Conditional use permit for a wireless communication facility on a 640-acre parcel within the Agricultural Exclusive Zone District and the Open Space general plan land use designation positioned on a ridgeline south of Highway 126, 4 miles south of the Community of Piru and 1.5 miles west of the Ventura County line on a property commonly known as Newhall Ranch. This conditional use permit will replace CUP 5207 which has expired. The facility includes 4-panel antennas on eight 10-ft tall pole mounts with the associated telecommunication equipment within a 510 sq. ft. fenced lease area. The applicant is requesting the entitlement to retain the ability to installed 8 panel antennas on the existing pole mounts with antennas of any dimension as long as the top of the antennas do exceed ten feet tall. The unmanned facility operates 24 hours a day/365 days a year with periodic maintenance. There are backup batteries within the equipment area, but no backup generator. Access to the site is provided a dirt road via Roble Extemso Road from Highway 126. Further details are provided in the applicant's project description and on the project plans.	Monica Sanoja Weijters; (805) 654-2457	HEIDI THORNE
PL13-0188	0600100385		12/31/2013	Permit Adjustment	Completeness Rev In Progress	Site Plan Adjustment to Planned Development Permit No. 1246 for construction of a 373 sq.ft. fitness room addition to an existing 5,895 sq. ft. Fire Station No. 25 located at 5674 W. Pacific Coast Highway in Rincon Beach. Planned Development Permit was approved on August 30, 1988 for removal of an existing fire station and construction of a new fire station.	Craig Malin; (805) 654-2488	VENTURA COUNTY OF
PL14-0001	0280120130		01/06/2014	Permit Adjustment	Prep Decision Letter	Permit Adjustment No. PL14-0001 is a request by the applicant to continue the operation and maintenance of the St. Joseph's Health and Retirement Center pursuant to the revisions noted below. These revisions would affect Minor Modification No. P113-0017 (Modification to CUP No. 368), which was approved by the Planning Director on November 18, 2013. Revisions under Permit Adjustment No. PL14-0001 <ul style="list-style-type: none"> Removal of the proposed construction of the skilled nursing facility structure from, and all associated conditions relating to that structure from PL13-0017. As a result of this revision, no new grading or vegetation removal is required. Reduction of the total number of employees from fifty-one to twelve. Employee shift hours will remain the same as approved under Condition No. 1 of PL13-0017. 	Kristina Boero; (805) 654-2467	ST JOSEPHS HEALTH & RET CTR
PL14-0002	0000000000	CA	01/06/2014	Zoning Ordinance Amendment	Submittal In Progress	Update to Article 16 of the NCZO regarding Density Bonus and other Incentives.	Kari Finley; (805) 654-3327	KARI FINLEY
PL14-0003	0010190110		01/07/2014	Conditional Use Permit	Completeness Rev In Progress	Conditional Use Permit for a wireless communication facility located on an 180 acre property within the Open Space 180 acre minimum parcel size Zone District and the Open Space General Plan land use designation addressed as 31541 Slate Highway 33 in the Maricopa Valley. The proposed facility is a 120 ft. tall monopine with 12 panel antennas in 3 sectors with the top of the antennas mounted at 110 ft on the monopine. The associated equipment is located at the base of the monopine within a 50 ft by 50 ft lease area with the equipment screened within a concrete block wall. Some amount of grading is required to construct the facility. Access to the site is provided by an existing dirt road via Highway 33. An emergency back up generator is proposed to be located within the equipment area. No water is required to operate the unmanned facility.	Becky Linder; (805) 654-2469	DAVID DOWNS
PL14-0004	0610230020		01/07/2014	Conditional Use Permit	Completeness Rev In Progress	The addition of a new Verizon wireless communications facility, new equipment added to an existing 118 foot SCE lattice tower, 9 panel antennas at 78 feet, 1 microwave dish at 50 feet, 5 equipment cabinets and associated equipment on a steel platform at the base of the existing tower. A 6 foot chainlink fence will surround the equipment at the base and a new set of stairs will be constructed to access the site.	Debbie Morrisset; (805) 654-3635	DAVID DOWNS

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL14-0005	7010030100	12220 COTHARIN RD, MALIBU, CA 90265	01/08/2014	Permit Adjustment	Environmental Doc Prep	Site Plan Adjustment to LU11-0061 for modification of detached 420 sq.ft. garage roof from pitched roof to flat roof for construction of stairs. Change doors from roll up doors to carriage doors. Site is located at 12220 Colharin Road in the Santa Monica Mountains, PL11-0061 approved for Coastal Planned Development Permit (LU11-0061) is a request to legalize an existing garage conversion, upgrade existing electrical and appliances in basement, and construct a new 420 square foot, two car garage. The garage conversion consists of legalizing the converted space to a two bedrooms and two bath habitable space. These structures and enhancements are located in the southwest corner of the parcel and part of the main house area. This Coastal Planned Development Permit is being processed concurrently with Conditional Use Permit No. LU10-0108, Pursuant to Section 8174-4 & 8174-6 of the Ventura County Coastal Zoning Ordinance. This Section of the Code requires a Coastal Planned Development Permit as these uses are considered minor developments but are located in a Sensitive Area (Santa Monica Mountains). No grading is proposed with this project. Access to the site is via two private driveways off Cotharin Road. Water is provided by a private well that will service the camp area and the main house. An existing septic system will service the camp area and the main house.	Kristina Boero; (805) 654-2467	ASG TR
PL14-0006	1330200035	3815 VINEYARD AV. OXNARD, CA 93036	01/13/2014	Permit Adjustment	Completeness Rev In Progress	Southern Counties Oil Company "(SC Fuels), at 3815 Vineyard Ave., requests a modification of the approved landscape plan for the site along Carnegie Street, from the high water landscaping to the existing low water use plantings that includes 2 Carrot Root trees, bark groundcover and rocks. This permit will also abate PV13-0019 violation of conditions of approval for CUP-3252 (Notice of Non Compliance recorded of Sept 5, 2013). Violation abate for the following, Use Inauguration zoning clearance for the new operator, a sign permit, and the landscaping.	Debbie Morrisset; (805) 654-3635	VIOLA BANKHEAD
PL14-0007	6450084010		01/15/2014	Permit Adjustment	Awaiting Resubmittal	Permit Adjustment to Conditional Use Permit No. 4896 on the application of AT&T to remove and replace ten 4' tall panel antennas with 12 5' LTE Air Antennas, removal of three remote radio units and the installation of 18 new RRU's. Site is located at 2929 Tapo Canyon Road in Simi Valley, Assessor Parcel Number 645-0-084-010. Site number SBOV28.	Winston Wright; (805)654-2468	MIGUEL SAMAYOA
PL14-0008	0600280050		01/15/2014	Permit Adjustment	Awaiting Resubmittal	Permit Adjustment to Conditional Use Permit No. LU06-0024 and subsequent Permit Adjustment LU11-0141 on the application of AT&T Mobility to remove and replace four 6' panel antennas with four 7' LTE Air antennas and install four remote radio units. Site is located at 1750 Casitas Vista Road, Red Mountain, Assessor Parcel Number 060-0-280-050. Site number SBOV02.	Hai Nguyen; (805) 654-2406	MIGUEL SAMAYOA
PL14-0009	0600030040	10151 OCEAN VIEW RD, VENTURA COUNTY UNINCORP	01/15/2014	Permit Adjustment	Completeness Rev In Progress	Permit adjustment to existing co-location tower owned by the County of Santa Barbara, parent permit CUP4899 (expired) renewed with LU07-0079 expires 2017. The original approval of this equipment under CUP 4899 was for Cellular One, all Cellular One sites were subsequently purchased by ATT. The existing Sprint Nextel equipment on site is being upgraded with the following, removal and replacement of (8) 6 foot panel antennas with (8) 7 foot antennas, install 8 small RRU's will be mounted behind each new panel, the emergency power plant will be removed and replaced, plus the accessory cable and junctions boxes as needed.	Debbie Morrisset; (805) 654-3635	ATT MOBILITY

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL14-0011	0600300075		01/16/2014	Conditional Use Permit	Completeness Rev In Progress	<p>Conditional Use Permit to construct a wireless telecommunications facility designed as a 70' high monopole by AT&T on a 495 acre property with an Open Space general plan land use designation and an Open-160 Acre minimum parcel size Non-Coastal Zoning Ordinance Zone District designation. The facility would be located on an existed graded oil pad within the Vintage oil fields owned by the Wood Claeysens Foundation. The proposed monopole will be approximately a mile away north (and above) of Hwy 101 and approximately 3 miles west of Hwy 33. The associated equipment and generator are proposed to be located at the base of the monopole and would be hidden from public view. The lease area for the proposed facility will be approximately 600 sf in area (16' x 38'). Access to the lease area will be via a dirt/paved road off the main entrance to the Vintage Oil facility.</p> <p>Equipment Cabinets: The cabinets will be deployed as "outdoor" cabinets and not enclosed within a building. The equipment cabinets will be housed behind fencing and would not be visible to the public. The proposed generator will occupy about 75 sf. The equipment/generator lease area will be fully screened from public view by the existing slope that surrounds the pad.</p> <p>Antenna Layout: AT&T proposes to install a monopole with twelve 8 foot high antennas (and ancillary antenna equipment). A majority of the towers will also sit behind a slope that surrounds the pad, further minimizing any potential public visibility of the facility.</p>	Kristina Boero; (805) 654-2467	ANDREW HOLLIHAN
PL14-0012	0600380030	3945 W PACIFIC COAST HY, VENTURA, CA 93001	01/21/2014	Modification	Completeness Rev In Progress	<p>Minor Modification to Conditional Use Permit 4776 for a ten year time extension related to wireless communication facility located in the Coastal Open Space 10 ac Zone District and the Coastal Open Space Area Plan Land Use Designation in the Faria Beach Area. Conditional Use Permit 4776 was originally approved as two 30 foot tall towers with the associated telecommunication equipment located in 196 sq ft. equipment enclosure within a 18' X 36.6' fenced lease area at the base of the towers. The current proposal is requesting to remove the two towers and replace them with a faux palm tree with the top of the antennas at 35 feet tall. The size of the equipment shelter and enclosure is not proposed to change. This unmanned facility does not require water to operate. No vegetation is proposed to be removed. New batteries are proposed for emergency back up electricity.</p>	Kristina Boero; (805) 654-2467	CELLULAR ONE
PL14-0013	6950072180	330 E DAVID LN, WESTLAKE VILLAGE, CA 91361	01/22/2014	Lot Line Adjustment	Completeness Rev In Progress	<p>Lot Line Adjustment, 2 legal lots, one vacant one developed with a SFR and accessory structures. LLA for setback requirements and to match the fence line.</p>	Debbie Morrisett; (805) 654-3635	WOOD DAWN E TR
PL14-0014	1630130465	7568 SANTA ROSA RD, CAMARILLO, CA 93010	01/23/2014	Minor Modification	Completeness Rev In Progress	<p>Permit renewal CUP 5313 expires on Sept 23, 2014, Verizon Wireless Communications "mono rock" at 7568 Santa Rosa Road, Camarillo no changes to the existing equipment is proposed. Site includes the following equipment : equipment and antennas enclosed within the faux 14x17 x 15 foot tall boulder , 3 poles, six panel antennas and equipment cabinets plus a small equipment building housing additional equipment and a small emergency generator original batteries replaced with generator on 09/25/08 in LU08-0102paj.</p>	Becky Linder; (805) 654-2469	CHRISTINE SONG

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL14-0015	2340110460		01/23/2014	Modification	Completeness Rev In Progress	Request for a 10 year time extension to an existing Verizon Wireless Communications facility, CUP LUD4-0017 at the corner of Wood Rd. and Hwy 1. No change in equipment, one 50 foot tall mono tree, 12 panel antennas, equipment shelter and microwave dish. No batteries, change to emergency generator in 2008 LU08-0130. INSTALL AND OPERATE AN UNMANNED WIRELESS ANTENNA COMMUNICATIONS FACILITY CONSISTING OF A "Mono tree" ANTENNA. Resubmitted and awaiting hearing on August 5, 2004	Kristina Boero; (805) 654-2467	CHRISTINA SONG, CORE COMMUNICATIONS/ VERIZON
PL14-0016	1440110365	4500 N ROSE AV, OXNARD, CA 93036 4500 ROSE AV, VENTURA COUNTY UNINCORP	01/23/2014	Permit Adjustment	Submittal In Progress	Permit adjustment to this Verizon Wireless Communications facility at 4500 N Rose Ave. Oxnard approved on April 10, 2007. Applicant is requesting a change in equipment, the replacement of 6-4.5 foot panel antennas with 6 - 6 foot tall panels and accessory cables and junction boxes. Site is a monopine. Installation, maintenance, and operation of a communications facility consisting of twelve panel antennas mounted on a 45-foot monopine, one 4-foot wide microwave dish, and outdoor equipment shelter within a 487 sq. ft. lease area enclosed by a 6-foot high chain link fence. Site name: Lemar.	Hai Nguyen; (805) 654-2406	CHRISTINA SONG FOR CORE FOR VERIZON
PL14-0017	1630020550	6901 WORTH WY, VENTURA COUNTY UNINCORP	01/23/2014	Permit Adjustment	Submittal In Progress	Permit Adjustment Verizon Wireless facility at 6901 Worth Way, Camarillo, "popscicle stick" 21 foot tall poles, remove and replace only two of the existing panel antennas, no additional equipment being added at this time. Permit Adjustment, LU11-0065, to add antennas to an existing wireless communication facility originally approved under Conditional Use Permit No. 5158. The facility includes three existing panel antennas on three poles approximately 21 feet tall. The request includes replacing the existing antennas with more modern antennas of similar size and adding two additional panel antennas to the existing poles. The poles are not increasing in height. The associated telecommunication equipment is located in an existing 30' X 24' fenced lease area within an existing prefabricated shelter. The site also contains an existing emergency back up generator within lease area. No additional development or grading is proposed.	Hai Nguyen; (805) 654-2406	CHRISTINA SONG/ CORE COMMUNICATIONS VERIZON
PL14-0018	2060233080	3353 OCEAN DR, OXNARD, CA 93035	01/30/2014	Permit Adjustment	Prep Decision Letter	Site Plan Adjustment to Coastal planned Development Permit No. PL13-0047. Addition of a three foot high rear deck with stairs to the first floor of the dwelling for ingress and egress.	Kristina Boero; (805) 654-2467	VITACCO STEPHANIE L TR

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
PL14-0019	0900101060	11363 ASTER ST. VENTURA COUNTY UNINCORP	02/03/2014	Merger	Completeness Rev In Progress	<p>Proposed voluntary merger to combine lots 4 and 5 of 11MR88 into one parcel approximately 7500 sf gross. Parcel is developed and requires permits per the violation info in VC11-0517. The merger will allow the applicant to legalize structures that do not meet setback requirements, site location is 11363 Aster Street, Saticoy</p> <p>Existing violation VC11-0517 Violation 1. Non-permitted conversion of storage area into a second dwelling with kitchen and 3/4 bath (sink, shower, toilet) in violation of the Ventura County Non-Coastal Zoning Ordinance Section(s)) 8101-3 General Prohibitions, 8105-1.3 & 8105-4 Residential Permitted Uses and Ventura County Building Code section(s) 105.3 Failure to file application for permits, 105.1 Failure to obtain permits, 110.1 Failure to have work inspected.</p> <p>Abatement can be achieved by obtaining the required clearances and permits in accordance with the adopted codes and ordinances and requesting inspections to verify compliance.</p> <p>Daily Civil Administrative Penalties can range from \$50 to \$100.</p>	Debbie Morrisset; (805) 654-3635	DANIEL HEWSON
PL14-0020	1080010015		02/04/2014	Permit Adjustment	Submittal In Progress	<p>Permit Adjustment to CUP 3810, LU07-0092 and PL13-0007 for the addition of 20 antennas (No.'s 91-109) to an existing wireless communication facility operated by the County of Ventura at 17888 South Mountain Road south of Santa Paula. Site consists of three towers and an two equipment buildings. 18 antenna panels will be added to the buildings and two panels will be added to the two towers.</p>	Hai Nguyen; (805) 654-2406	SCOTT ALLISON
SD06-0041	5000393165	2127 OLSEN RD, VENTURA COUNTY UNINCORP	08/07/2006	Large Lot Subdivision	Environmental Doc Prep	<p>large lot subdivision 4 - 40 plus acre parcels. bio deed restriction from CCC0213-PM5379 applies.</p>	Kristina Boero; (805) 654-2467	DAY FARMS LLC
SD07-0006	6480071030	7716 LILAC LN, VENTURA COUNTY UNINCORP 7726 LILAC LN, VENTURA COUNTY UNINCORP	01/25/2007	Lot Line Adjustment	Prep Decision Letter	<p>2 lots LLA resubmittal, previous approved project expired.</p>	Debbie Morrisset; (805) 654-3635	STEVEN DAVIS
SD07-0018	0600380030	3945 PACIFIC COAST HWY, VENTURA COUNTY UNINCORP	04/04/2007	Parcel Map	Environmental Doc Prep	<p>applicant called on April 30 th withdraw the application waiting for letter called applicant on June 3, applicant would like to put the project on hold while research is being done an an adjacent parcel for a possible LLA.</p> <p>2 lot subdivision of a 272 acre parcel to create a 252 acre parcel north of the Pacific Coast Highway and a 20.3 acre parcel south of the Pacific Coast Highway at 3945 W. Pacific Coast Highway, Ventura.</p> <p>Project on hold, applicant has requested additional time to resolve an access issue. Access resolved July 2010</p> <p>Expired CUPs, for wireless communications next items Site has 5 telecom sites CUP 1776, CUP 1775, CUP 4950, CUP 4888, CUP 5051</p> <p>Site has VEN #1 proposed building site for 2nd lot is on top of the VEN site, Phase 2 arch report and mitigation required.</p>	Debbie Morrisset; (805) 654-3635	FARIA FAM PART LTD R

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
SD07-0065	6490340040	715 BOX CANYON RD, VENTURA COUNTY UNINCORP	11/15/2007	Conditional Certificate of Compliance	Application Returned	Applicant's parcels qualify for a certificate of compliance, this permit is no longer required, Col C 13-07-846 recorded 09/12/2013 doc # 20130912-00157259 3 lot subdivision, issues: illegal lots, violations on site, blue line channel previous PM4787 inactive-incomplete- November 23,2010 applicant has requested that this 3 lot tentative parcel map be changed to a single lot CCC-PM, Project will be redistributes as such.	Debbie Morrisset; (805) 654-3635	MAY BART A-SHASTA D TR
SD08-0002	0630060045		01/15/2008	Lot Line Adjustment	Application Returned	2 lots, lot line adjustment ministerial processing, both resulting parcels will meet re 1 acre zoning.	Debbie Morrisset; (805) 654-3635	DENNIS POZZEBON
SD08-0025	0460141115		06/04/2008	Conditional Certificate of Compliance	Submittal In Progress	CCC-PM 5787 to legalize one 38 acre non-conforming lot, AE 40 acre zoning	Michelle D'Anna; (805) 654-2685	SREERAMA K N-R J TRU
SD08-0026	0410230100		06/04/2008	Large Lot Subdivision	Submittal In Progress	PMW-LLS TO LEGALIZE A 50 ACRE PARCEL	Michelle D'Anna; (805) 654-2685	SREERAMA K N-RJ
SD08-0027	0410230120	190 SYCAMORE RD, VENTURA COUNTY UNINCORP	06/04/2008	Large Lot Subdivision	Submittal In Progress	PMW LLS TO LEGALIZE ONE 48 ACRE PARCEL	Michelle D'Anna; (805) 654-2685	SREERAMA K N-RJ
SD08-0028	0410240180		06/04/2008	Large Lot Subdivision	Submittal In Progress	PMW-LLS TO LEGALIZE A 59 ACRE PARCEL	Michelle D'Anna; (805) 654-2685	SREERAMA K N-R J TRU
SD08-0029	0410300280	2793 OLD TELEGRAPH RD, VENTURA COUNTY UNINCORP	06/04/2008	Large Lot Subdivision	Awaiting Resubmittal	PMW-LLS TO LEGALIZE A 42-ACRE PARCEL. COMPANION TO LCA CONTRACT SUBMITTED JUNE 3, 2008.	Michelle D'Anna; (805) 654-2685	SREERAMA RAVI K
SD08-0060	0300160115		11/19/2008	Conditional Certificate of Compliance	Application Returned	A Conditional Certificate of Compliance -Parcel Map 5331 to legalize a 1.57 acre vacant parcel (combined apns 030-0-160-280 and 030-0-160-115). The subject parcel is located approximately 600 feet northwest of the intersection of Ojai/Santa Paula Road and Koenigstein Road in the Santa Paula area of unincorporated Ventura County.	Debbie Morrisset; (805) 654-3635	COLBORN WILLIAM E JR
SD09-0005	6940170090	1388 WPOTRERO RD, VENTURA COUNTY UNINCORP	02/17/2009	Parcel Map	Completeness Rev In Progress	6 lot Tentative Parcel Map No, PM-5835 (Large Lots 40+ acre parcels) AE 40, AE 80 and AE80-SRP zoning.	Kristina Boero; (805) 654-2467	ASH JAMES F ET AL
SD09-0024	6150080205	5023 TAPO CANYON RD, VENTURA COUNTY UNINCORP	07/02/2009	Conditional Certificate of Compliance	Prep for Hearing	A two lot CCC-PM to legalize a 47 acre and a 10 acre parcel to facilitate the processing of the following. (LU08-0116: Minor Modification for a time extension to Conditional Use Permit No. 4609, approved for sand and gravel surface mining.) NOTE: Subdivision Ordinance Section 8204-2.6 "Buildable Site" exception (b) those lots created for such purposes as landfills, mining operations, or other similar, long-term uses which do not normally require a permanent, on-site, primary structure and which lots are or will be subject to a discretionary permit issued by the County regulating their proposed use. updated description: Conditional Certificate of Compliance-Parcel Map 5855 to legalize 2 (two) illegally created parcels, Parcel "A" 50.77 acres and Parcel "B" 10.68 acres, at 4151 Tapo Canyon Road, Simi Valley, APNS: 615-0-080-205, 615-0-080-435, 615-0-080-355, 615-0-080-365 and 615-0-080-375. Existing CUP 4609 for Tapo Rock and Sand mining operation.	Debbie Morrisset; (805) 654-3635	JOHN NEWTON

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
SD09-0025	5000360065	1313 TIERRA REJADA RD, VENTURA COUNTY UNINCORP	07/20/2009	Tract Map	Awaiting Resubmittal	Vesting Tentative Tract Map No. 5837 (SD09-0025) to subdivide a 584.5 acre property into 39 lots with 37 residential lots on 505 acres within the unincorporated County of Ventura including a portion of one proposed lot of 15.8 acres in the City of Moorpark, and one proposed lot of 63.9 acres in the City of Simi Valley. Access to the project site would be provided by an improved 24-foot wide asphalt road with 4-foot wide gravel shoulders within a 40-foot wide easement (per standard plate A-6.) via Tierra Rejada Rd. A secondary 20-ft wide asphalt emergency access road with a 4-foot gravel shoulder (per standard plate A-6) is proposed to be provided via Virginia Colony Place. Each of the 37 proposed residential lots will have access to the proposed 24-foot wide road running through the project via 16 feet wide common driveways and/or 14 foot individual driveways. Water would be provided by the Butler Ranch Mutual Water Company through an existing Callegues Municipal Water District line. Sewer would be provided by Ventura County Waterworks District No. 1 (annexation required). Building envelopes are proposed for each of the 37 lots with some exceptions for agricultural structures for horse keeping. Restrictive covenants are proposed to protect both biological and archaeological resources. Balanced grading onsite is proposed in order to accomplish the project roads and building pads with 690,000 cubic yards of cut and 773,000 cubic yards of fill (less fill accounted for by shrinkage). 93.9 acres of vegetation removal and 56 coastal live oak trees (Quercus agrifolia) would be required to be removed to improve the site. A zone change is also proposed to change the property from AE-40 AC to OS-10 and OS-20 (depending on lot size) with 29 properties proposed to be zoned OS-10 AC and 9 properties proposed to be zoned OS-20 AC. The associated zone change is ZN09-0007.	Andrea Ozdy; (805) 654-2453	BUTLER ROBERT F-JO A
SD10-0034	0600270195	7870 ARNAZ RD, VENTURA COUNTY UNINCORP	10/28/2010	Lot Line Adjustment	Awaiting Resubmittal	Approval of a ministerial Lot Line Adjustment No. SD10-0034 to transfer .07 acres from a 2.06 acre parcel (APN 060-0-270-220) zoned Rural Exclusive 2 acre minimum to a .86 acre parcel (APN 060-0-220-195) zoned Rural Exclusive 1 acre minimum. Approval of the permit will assist in abating Violation No's ZV09-0175 and V04-347, concurrent processing of SD10-0035 PMW Merger is required to qualify for the LLA	Debbie Morrisset; (805) 654-3635	PARENT DOUGLAS-ANN MARIE
SD10-0035	0600270195	7870 ARNAZ RD, VENTURA COUNTY UNINCORP	11/08/2010	Merger	Awaiting Resubmittal	concurrent processing of SD10-0035 PMW Merger is required to qualify for Approval of the ministerial Lot Line Adjustment No. SD10-0034 to transfer .07 acres from a 2.06 acre parcel (APN 060-0-270-220) zoned Rural Exclusive 2 acre minimum to a .86 acre parcel (APN 060-0-220-195) zoned Rural Exclusive 1 acre minimum. Approval of the permit will assist in abating Violation No's ZV09-0175 and V04-347.	Debbie Morrisset; (805) 654-3635	PARENT DOUGLAS-ANN MARIE
SD10-0038	2160040595	4120 E VENTURA BL, VENTURA COUNTY UNINCORP	12/15/2010	Large Lot Subdivision	Environmental Doc Prep	The subdivision of a 137.4 acre parcel with existing agricultural uses, into 3 parcels, Parcel 1- 40.04 acres, Parcel 2- 45.94 acres and Parcel 3- 51.46 acres. A buildable site and access has been identified for all 3 parcels. The proposed water source is a private water well and the parcels will have sewer service from Camarillo Sanitary District. The entire 137 acres is under cultivation for row crops. A preliminary drainage study, geotechnical report and a water quality report has been prepared. The project site fronts Ventura Road south of the 101 Freeway and is between Central Ave and Beardley Wash and there are two Redline streams adjacent to the parcel. The site is within the Area of Interest for both the City of Camarillo and Oxnard.	Andrea Ozdy; (805) 654-2453	HELM RANCH LLC

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
SD10-0039	2160040635	470 SPRINGVILLE RD, VENTURA COUNTY UNINCORP	12/15/2010	Large Lot Subdivision	Completeness Rev In Progress	Claberg Ranch LLC The proposed subdivision of a 135.3 acre parcel with existing agricultural uses, into 3 parcels: Parcel 1- 45.33 acres, Parcel 2- 45.01 acres and Parcel 3- 45 acres. A buildable site and access have been identified for all 3 proposed parcels. The proposed subdivision will likely result in future development of dwelling units compatible with Agricultural Exclusive zoning on each of the 3 lots. The total maximum future impervious development area may be 4.99 acres. The proposed water source is an existing private water well and sewer service from Camarillo Sanitary District is proposed. Sewer service is contingent on annexation into the Camarillo Sewer Service district. Most of the existing 135 (approx.) acres is under cultivation for row crops. A preliminary drainage study, geotechnical report and a water quality report have been prepared. The project site fronts Ventura Road south of the 101 Freeway and is between Central Ave. and Beardsley Wash and there are two Redline streams adjacent to the parcel. The site is within the Area of Interest of the City of Camarillo.	Chuck Anthony; (805) 654-3683	CLABERG RANCH LLC
SD11-0005	5000360065	1313 TIERRA REJADA RD, VENTURA COUNTY UNINCORP	04/19/2011	?PERMIT	Completeness Rev In Progress	A subdivision exemption to facilitate the transfer of a 15.77acre portion of a lot to the County Watershed District for flood control. The 15.77 acre portion is within the City of Moorpark jurisdiction. The parent parcel is 568.6 acres and 63.67 acres is within the City of Simi Valley.	Debbie Morrisset; (805) 654-3635	VENTURA COUNTY WATERSHED PROTECTION DISTRICT
SD11-0008	6450124040		04/26/2011	Lot Line Adjustment	Completeness Rev In Progress	a 4 lot- lot line adjustment resulting in 4 conforming parcels	Debbie Morrisset; (805) 654-3635	CORBETT JAMES J-JUDI
SD11-0025	1100271020	6167 N GREENTREE DR, VENTURA COUNTY UNINCORP	09/14/2011	Parcel Map	Prep for Hearing	2 LOT SUBDIVISION RA 2 AC ZONING, PARENT PARCEL 6.43AC	Josias Gonzalez; (805) 654-2462	NATHAN PRATT
SD12-0002	0320201105	955 BURNHAM RD, VENTURA COUNTY UNINCORP	03/05/2012	Parcel Map	Completeness Rev In Progress	A subdivision (TPM) to create 4 parcels. TPM 5878, 2 in the OS40 and 2 in the R1-20,000sf zoning designation. A CCC parcel map was processed and recorded on these lots, CCC0208 for apn 0320-0-201-155 and CCC0207 AN 032-0-201-105 and a Mitigated Negative Declaration was prepared for the OS parcel, mitigation and restrictions are currently in place for biological and archaeological resources. There ia a farmworker DU on the large OS parcel and existing ag barns and accessory structures. The smaller R1 lot is vacant however there are oak trees, GIS info indicated sewer and water could be available to the site.	Josias Gonzalez; (805) 654-2462	CAM-PARK LLC
SD4410	5500030020		12/30/1988	Tract Map	Awaiting Resubmittal	Request to subdivide five (5) legal lots totalling approximate 50.0 acres into fifteen (15) parcels for future residential construction. The project is located north of Santa Rosa Road at the terminus of Yucca Drive in the community of Santa Rosa Valley.	Debbie Morrisset; (805) 654-3635	CAPITAL GUIDANCE INC.

Permit Number	Parcel Number	Address	Date Filed	Permit Type	Status	Permit Description	Case Planner & Phone Number	Applicant
ZN09-0005	0000000000		07/13/2009	Zoning Ordinance Amendment	Submittal In Progress	<p>Revisions to the Non-Coastal Zoning Ordinance to enact the Wildlife Migration Protection Overlay Zone (WMP). These amendments include language to protect and preserve habitat connectivity. Wildlife migration protection addresses the ability of animals and plants to migrate safely among the County's increasingly fragmented areas of natural open space.</p> <p>The Articles to be amended are: Article 2 - Definitions; Article 3 - Establishment of Zones, Boundaries and Maps; Article 4 - Purposes of Zones; Article 5 - Uses and Structures by Zone; Article 6 - Lot Area and Coverage, Setbacks, Height and Related Provisions; Article 7 - Standards for Specific Uses; and Article 9 - Standards for Specific Zones and Zone Types.</p> <p>Revisions to the Subdivision Ordinance to provide for the protection of wildlife migration during the parcel map waiver, parcel map, and tract map processes. The Articles to be amended are Article 1 - General Provisions and Definitions; Article 2 - Map Requirements; Article 3 - Submission of Tentative Maps; and Article 4 - Design Requirements.</p>	Mark Ogonowski;	COUNTY OF VENTURA, PLANNING
ZN09-0006	0000000000		07/20/2009	Zone Change	Submittal In Progress	The addition of "HCP" designation to zoning of properties within the proposed Habitat Connectivity Overlay Zone. Text amendments to the Zoning Ordinance and Subdivision Ordinance in association with this zoning designation are described in permit #ZN09-0005.	Mark Ogonowski;	VENTURA COUNTY
ZN09-0007	5000360065	1313 TIERRA REJADA RD, VENTURA COUNTY UNINCORP	07/20/2009	Zoning Ordinance Amendment	Awaiting Resubmittal	Zone Change from AE-40 to OS-10 and OS-20, see SD09-0025 for details.	Andrea Ozdy; (805) 654-2453	BUTLER ROBERT F.-JO A.
ZN11-0001	0000000000		03/17/2011	Zoning Ordinance Amendment	Submittal In Progress	<p>2011 General NCZO Amendments to Articles 1 through 19.</p> <p>Revises clear sight triangle, combines residential and commercial/industrial zoning matrices into a single matrix, Adds maximum building coverage standards (from General Plan), revises open storage requirements, revises wet bar requirements, adds standards for motorcycling for personal use, revises standards for bed and breakfast inns and boardinghouses, revises trash receptical standards, allows mixed use developments in RPD zone, requires energy efficiency standards in RPD developments, adds design permit (for CBD Overlay zone), Allows Planning Director to terminate application if permit is not actively pursued for 6 months, or if applicant fails to pay staff charges, amends nonconforming chapter to permit ministerial modification of permits and permit adjustments and includes numerous grammatical and clarification changes throughout the NCZO.</p>	Katie Matchett; (805) 650-4047	COUNTY OF VENTURA

Please be advised that records not showing an Assessor's Parcel Number (or address) are on land without an assigned parcel number (such as a right-of-way), or they are related to a countywide legislative action (such as a General Plan Amendment). These projects do not appear on the associated Approved/Pending Projects map. Please contact the Case Planner for more specific information.

Initial Study Biological Assessment

Original ISBA report date: August 13, 2007

Revision report date(s): February 06, 2013

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

Permit type: Land Use Permit, Grading Permit, Encroachment Permit, Floodplain Development Permit

Applicant: John Dewey

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

Total parcel(s) size: Storage Lot Parcel: 21.3 acres; Brooks Institute Parcel: 7.87 acres

Assessor Parcel Number(s): Storage Lot Parcel: 063-0-040-160; Brooks Institute Parcel: 063-0-050-360

Development proposal description:

The proposed project is for a Land Use Permit, Grading Permit, Encroachment Permit, and Floodplain Development Permit to allow for the development of six industrial storage yards on the northern portion of the 21.3 acre Storage Lot Parcel (APN 063-0-040-160). The Storage Lot Parcel is located north of the City of Ventura, and south of Oak View, just west of the intersection of North Ventura Avenue and Cañada Larga Road (Figure 1). The City of Ventura Water Treatment Plant and the Ventura County Fire Station Building 577 are located along the northern boundary of the Storage Lot Parcel. The western Storage Lot Parcel boundary is adjacent to the Ventura River Trail. The eastern boundary of the Storage Lot Parcel is adjacent to North Ventura Avenue. The southern boundary of the Storage Lot Parcel abuts the northern edge of Brooks Institute Parcel (APN 063-0-050-360). A biological assessment was completed on the Storage Lot Parcel and Brooks Institute Parcel in 2007 by Tetra Tech, Inc. (Tetra Tech). A parking area was planned for the southwest portion of the Storage Lot Parcel but has not been completed to date. The development of the parking lot within the Storage Lot Parcel is not scheduled for completion during the currently proposed project. The Storage Lot Parcel is currently a vacant lot that has a history of disturbance. It is currently vegetated with non-native grasses and non-native invasive broadleaf plant species. There is a private gravel access road that connects Cañada Larga Road to the Storage Lot Parcel and continues west to the Ventura River Trail, bisecting the parcel. Cleared areas are located in the north of the Storage Lot Parcel, including a small concrete helicopter pad and a recycled asphalt stockpile.

The proposed project includes the development of six contractor service and industrial storage yards within the northern 7.7 acres of the 21.3 acre Storage Lot Parcel. Each yard will include a pre-fabricated office, parking spaces, and trash containers. Each office building will be approximately 384 square feet. The perimeter of the storage yards will have chain-link fencing on a 3 foot berm. Minimal grading will be required to direct stormwater drainage to a proposed vegetated swale along the northern and western perimeters of the Storage Lot Parcel. A second larger swale is also proposed and will be located through the central portion of the Storage Lot Parcel, beginning just below the access road. Both proposed vegetated swale and larger swale will merge near the southwestern boundary of the Storage Lot Parcel. The proposed vegetated swale and larger swale will join with an existing swale at the northwest corner of the Brooks Institute Parcel (John Kular Consulting 2012). The existing swale on the Brooks Institute Parcel currently drains through a culvert crossing under the Ventura River Trail into the Ventura River. The fill material used for the development of the storage lot will be collected from the construction of the vegetated swale and larger swale in the Storage Lot Parcel. The vegetated swale and larger swale will manage stormwater runoff, increase infiltration, sediment deposition, and provide pollution filtration on site.

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: 02/06/13
Name (printed): Michelle Bates	Title: Principal Biologist	Company: Tetra Tech, Inc.
Phone: (805) 681-3105	email: Michelle.Bates@TetraTech.com	
Other Biologist (signature): 		Date: 02/06/13
Name (printed): David Murray	Title: Biologist	Company: Tetra Tech, Inc.
Phone: (805) 739-2627	email: David.Murray@Tetrattech.com	
Role: Mr. Murray assisted with documenting the site conditions and ISBA production.		
Other Biologist (signature): 		Date: 02/06/13
Name (printed): Jen Nix	Title: Biologist	Company: Tetra Tech, Inc.
Phone: (805) 681-1528	email: Jen.Nix@Tetrattech.com	
Role: Ms. Nix assisted with the ISBA production.		

Initial Study Checklist

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

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

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated.

PS: Potentially significant

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

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A. List of California Natural Diversity Database (CNDDDB)-tracked species with recorded occurrences within at least a 10-mile radius of the project site.	

Summary

A general biological assessment survey was completed. The biologist found no special-status animals. The proposed project site was dominated by non-native plant species; locally important or rare plant communities were not found.

The Storage Lot Parcel is dominated by non-native grasses and non-native invasive plant species. The proposed project will reduce the amount of open space by 7.7 acres but will not impact locally important or rare plant communities. The proposed project will require the removal of a portion of isolated arroyo willows (*Salix lasiolepis*) within the southern half of the Storage Lot Parcel. The arroyo willows proposed for removal comprise two separate stands and are not located within continuous riparian habitat. The arroyo willow stands appear to have established following a past clearing of the site due to the similar age structure of all the individuals in the stands. The two small stands of arroyo willows are sparsely vegetated and exposed to wind and other disturbances. The arroyo willow stands can provide potential breeding habitat for nesting birds, however the isolated and disturbed nature of the stands offers less value for nesting compared to the riparian habitat along the Ventura River Channel. In addition, not all of the isolated arroyo willows will be removed as a result of the proposed project, leaving some potential habitat available for bird use.

A wetlands delineation was not performed but no potential wetlands were observed within the proposed project site. Riparian habitat is located west of the proposed project site within the channel of the Ventura River. The construction footprint of the proposed project overlaps with the wetland buffer in the southwest corner of the site as a result of proposed swale construction. The construction of the vegetated swale and larger swale will create soil disturbance within the southern portion of the property as well as along the northern and western boundaries of the site. Following revegetation, the vegetated swale and larger swale will provide stormwater control, increased water infiltration, filtration of contaminants from runoff, and will provide additional habitat for wildlife in the area.

Section 1: Construction Footprint Description

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

Development Proposal Description:

The proposed project includes the development of six contractor service and industrial storage yards within the northern 7.7 acres of the 21.3 acre Storage Lot Parcel (APN 063-0-040-160) (Figure 1). Each yard will include a pre-fabricated office, parking spaces, and trash containers. Each office building will be approximately 384 square feet (ft²). Four of the buildings are proposed to be located along the northern border of the Storage Lot Parcel and one building will be located along the western perimeter of the parcel. The final building is proposed to be located toward the center of the northern portion of the Storage Lot Parcel. Roadways are proposed to be improved in the northern portion of the Storage Lot

Parcel to enhance access to each proposed building. The perimeter of the storage yards will have chain-link fencing on a 3-foot berm. The perimeter of the storage yards will also be landscaped to provide a visual break from North Ventura Avenue and Cañada Larga Road.

Minimal grading will be required to direct stormwater drainage to a proposed vegetated swale along the northern and western perimeters of the Storage Lot Parcel to direct stormwater drainage. A second larger swale is also proposed and will be located through the central portion of the Storage Lot Parcel, beginning just below the access road. Both proposed swales will merge near the southwestern boundary of the Storage Lot Parcel. The proposed swales will join with an existing swale at the northwest corner of the Brooks Institute Parcel that continues down the western boundary of the Brooks Institute Parcel (John Kular Consulting 2012). The existing swale on the Brooks Institute Parcel currently drains through a culvert crossing under the Ventura River Trail into the Ventura River. The proposed project will not require improvements of the existing culvert. Impacts to the Ventura River Trail are not proposed. The fill material used for the development of the storage lot will be collected from the construction of the vegetated swale and larger swale in the Storage Lot Parcel. The swales will be reseeded with non-invasive species and will provide additional habitat for wildlife species. The swales will also manage stormwater runoff, increase infiltration, sediment deposition, and provide pollution filtration on site.

This proposed project will result in the development of six service and storage yards which will allow contractors to store vehicles, equipment, and materials associated with a contracting business. Upon completion of the development on the Storage Lot Parcel, the landowner will lease individual storage yards to contractors. Requirements for the completed development will restrict vehicle and equipment maintenance on site, dictate and enforce vehicle storage requirements, ensure safe storage of hazardous materials, maintain and implement a stormwater maintenance plan/agreement, and adhere to Ventura County Fire Protection District standards. These measures will ensure future protection of the Ventura River from impacts such as pollution and sedimentation.

Construction Footprint Size

The construction footprint is approximately 12.1 acres. This includes the contractor yard development area (approximately 8.07 acres), vegetated swale (approximately 1.21 acres), and larger swale (approximately 2.82 acres). The fire clearance areas include a 100-foot buffer from each proposed office building. The fire clearance areas are primarily contained within the proposed contractor yards or the developed properties to the north with the exception of the western yard which includes a portion of the Ventura River Trail and the berm on the western portion of the recreational vehicle (RV) Storage Lot Parcel, west of the trail.

Project Design for Impact Avoidance or Minimization

The proposed vegetated swale and larger swale will reduce the amount of stormwater runoff pollution that drains into the Ventura River. The water capacity of the proposed swales will allow for sediment to settle and water to infiltrate before water flow reaches the existing drainage culvert at the western property line of the Brooks Institute Parcel. While the development of the previously approved parking area for the Brooks Institute Parcel has not been constructed, the proposed larger swale is downslope from this area and would also provide stormwater pollution control if the Brooks Institute Parcel project is further developed in the future.

Coastal Zone/Overlay Zones

The project location is not within the Coastal Zone or any other Overlay Zone.

Zoning

The Storage Lot Parcel and the Brooks Institute Parcel are both zoned light industrial (M2), along with the RV Storage Lot Parcel to the west. The area along the Ventura River to the west of the Brooks Institute Parcel is zoned open space (OS). The property east of North Ventura Avenue is zoned general industrial (M3). The properties north of the project location are municipal properties and do not have associated zoning.

Elevation

The project site is approximately 200 feet above sea level.

Other

A utility easement for Southern California Edison (SCE) and the Ventura River Municipal Water District exists along the west side of the Ventura River Trail, west of the project site. There is an existing swale easement along the northern parcel line of the Storage Lot Parcel. A sewer easement is located along the southern side of this swale easement. A second sewer easement is located just north of Cañada Larga Road along the eastern portion of the Storage Lot Parcel. An access easement connects Cañada Larga Road to the RV Storage Lot Parcel to the west. There is also an existing utility easement at the entrance to the Storage Lot Parcel along North Ventura Avenue at Cañada Larga Road (Figure 2).

Section 2: Survey Information

2.1 Survey Purpose

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

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

2.2 Survey Area Description

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

Survey Area 1 (SA1)

Location

Survey Area 1 (SA1), as shown in the Site and Survey Map (Figure 2) is located near the western terminus of Cañada Larga Road close to the intersection with North Ventura Avenue. The survey area is north of the city of Ventura and south of Oak View. The Ventura River is to the west of the survey area and Highway 33 is to the east of the survey area. The western Storage Lot Parcel boundary is adjacent to the Ventura River Trail. The survey area includes the Storage Lot Parcel plus a buffer of 300 feet surrounding the Storage Lot Parcel to identify possible indirect impacts. The southern boundary of the Storage Lot Parcel abuts the northern edge of Brooks Institute Parcel. The survey area also extends into and around the western boundary of the Brooks Institute Parcel to account for the swale construction area that will continue into this portion of the Brooks Institute Parcel as part of the proposed project. The developed area east of the proposed swale construction on the Brooks Institute Parcel was not surveyed. The survey area includes portions of the RV Storage Lot Parcel and the Ventura River Trail to the west of the Storage Lot Parcel. The survey area also includes the southern portion of the City of Ventura Water Treatment Plant, the Ojai Valley Sanitation District (OVSD) Wastewater Treatment Plant, and the Ventura County Fire Station Building 577, along the northern boundary of the Storage Lot Parcel. The eastern boundary of the Storage Lot Parcel is adjacent to North Ventura Avenue. The survey area extends east of North Ventura Avenue. The survey area was not flagged.

Survey Area Environmental Setting

The western portion of the survey area within the RV Storage Lot Parcel includes the terrace floodplain of the Ventura River. A portion of the Ventura River Channel was also included in the survey area along the western edge of the RV Storage Lot Parcel, although this area was inaccessible due to extremely dense vegetation. The terrace floodplain within the survey area has been heavily invaded by non-native invasive plants. The area between the vegetation and the Ventura River Trail was cleared and currently consists of gravel and cement. North of the RV Storage Lot Parcel is the OVSD property. A small portion of this property was included in the survey. The properties to the north of the project site are paved and contain multiple areas that have been landscaped with native and non-native plants. These properties are used for municipal water treatment. There is fencing and a wall along the northern property line of the Storage Lot Parcel.

The Storage Lot Parcel is a vacant lot that shows signs of historical disturbance and appears to have been graded in the past due to the lack of topographical variation. The existing willows and shrubs on the Storage Lot Parcel appear to be at least five years old. The dominant plant species on the Storage Lot Parcel include non-native grasses and non-native invasive broadleaf plant species. There is a private gravel access road that connects Cañada Larga Road to the Storage Lot Parcel and continues west to the Ventura River Trail, bisecting the parcel. Cleared areas are located in the north of the Storage Lot Parcel, including a small concrete helicopter pad and a recycled asphalt stockpile. The property drains to the southwest. Chain-link fencing is present along the southern property line shared with the Brooks Institute Parcel. A swale currently exists along the north and west boundaries of the Brooks Institute Parcel. The Brooks Institute Parcel is a developed property with multiple buildings, parking lots, and other structures.

Surrounding Area Environmental Setting

The Ventura River is west of the RV Storage Lot Parcel. The river runs north to south parallel to the western edge of the survey area. The area west of the river is active agricultural land. The areas north of the survey area include the remaining portions of the municipal properties and other industrial properties. East of the project site and north of Cañada Larga Road, there is a construction material stockpile area. A private residence is located to the east of the project site and south of Cañada Larga Road. Highway 33 runs north to south parallel to the western edge of the survey area. South of the survey area is the remaining developed areas within the Brooks Institute Parcel and the Cañada Larga Drainage which connects to the Ventura River.

A biological assessment was completed on the Storage Lot Parcel and Brooks Institute Parcel in 2007 by Tetra Tech. Construction of a parking area was planned for the Storage Lot Parcel but has not been completed to date. Although developments have been approved for the Storage Lot Parcel, the construction is not scheduled and will not occur with the proposed development on the Storage Lot Parcel. The developed portions of the Brooks Institute Parcel have not been included in the survey area. There is an abandoned orange orchard west of the Brooks Institute Parcel.

Cover

10 percent native vegetation

75 percent non-native vegetation

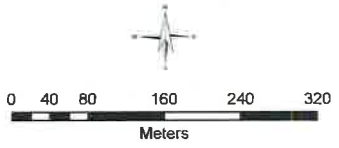
10 percent paved area

5 percent bare ground/stockpiled recycled pavement



Legend

- Project Site Parcels
- Parcel Boundaries



**North Ventura Avenue
Contractor Service and Storage Yards**

Project Location

Initial Study
Biological Assessment

TETRA TECH 5383 Hollister Avenue, Suite 130
Santa Barbara, CA 93111

TC NO.	DATE	DRAWN BY	MAP NO.	FIGURE
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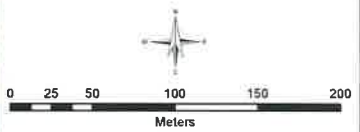


Legend

- Project Site Parcels
- Survey Area (SA1)
- Parcel Boundaries
- Construction Footprint
- Easement
- Inaccessible Area
- Asphalt Stock Pile (O1)
- Photo Location

Proposed

- Proposed Road Improvement
- Vegetated Swale
- Swale
- Proposed Building
- Fire Clearance



**North Ventura Avenue
Contractor Service and Storage Yards**

Site and Survey Map
Initial Study
Biological Assessment

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Santa Barbara, CA 93111

TC NO. 30384	DATE 01/28/2013	DRAWN BY ANDING	MAP NO. 002	FIGURE 2
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2.3 Methodology

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Survey Details Table

Survey Date & Details							
Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	1/10/2013	SA1	ISBA	10:30 a.m.- to 4:00 p.m.	The entire project site was walked and visually surveyed. Site characteristics were mapped using a Trimble GeoXH global positioning system (GPS) unit and documented using photograph points (Section 5). Wildlife was observed while surveys were performed and all species observed on site were documented in Appendix Two. Plant communities were identified and mapped using methods outlined within <i>A Manual of California Vegetation</i> (Sawyer et al. 2009), as shown in Figure 3. A wetland delineation was not completed but no potential wetlands were observed on the project site.	Trimble GeoXH, GeoExplorer 2008 Series with TerraSync software was used. Data was collected with sub-meter accuracy.	David Murray
ISBAInitial Study Biological Assessment Botanical.....Botanical Survey							

Explanation of Table Fields:

- 1) **Survey key:**
SD1
- 2) **Survey date:**
1/10/2013
- 3) **Survey area map key:**
SA1
- 4) **Survey type:**

Surveys were conducted to gather data for the ISBA.

5) Time period spent on the site:

10:30 a.m. - 4:00 p.m.

6) Methods/Constraints:

A site visit was performed to assess the project for potential impacts to biological resources, which included mapping and identifying plant and animal communities, assessing the quality of habitat, and identifying barriers to wildlife migration. Site characteristics were mapped using a Trimble GeoXH GPS unit and documented using photograph points. The portion of the Ventura River within the survey area was examined from the top of bank due to steep banks. Some areas along the east bank of the river were inaccessible due to very thick stands of giant reed (*Arundo donax*) and German ivy (*Delairea odorata*) (Figure 2). All other portions of the survey area were examined. Plant communities were identified and mapped using methods outlined within *A Manual of California Vegetation* (Sawyer et al. 2009). Identification to the species level was limited for some vegetation due to new growth. The area along the northern and eastern boundary of the proposed project site within the 300-foot buffer was also surveyed, but due to the developed and disturbed nature of these areas, a plant community code was not assigned (Figure 3). The areas bordering the proposed project site will be unimpacted as a result of the proposed project.

7) GPS:

A 2008 Series Trimble GeoXH GPS unit with TerraSync software was used for the survey. Data was collected at sub-meter accuracy.

Section 3: The Biological Inventory

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

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Prior to conducting the field visits, background research was conducted to identify expected rare or locally important plant communities, U.S. Fish and Wildlife Service (USFWS) mapped critical habitat, and any mapped wetlands or streams. Information in adjacent United States Geologic Survey (USGS) quadrangles was also included as part of background research.

Plant Communities

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

Major Plant Communities Summary

The Project area consisted of seven different plant communities and land types, as shown in the Figure 3 Plant Communities Map, and described below. These communities were mapped using the methods outlined within *A Manual of California Vegetation* (Sawyer et al. 2009).

PC1 – Arroyo willow (*Salix lasiolepis*) shrubland community. Two isolated small areas in the southern portion of the Storage Lot Parcel have arroyo willow and mulefat (*Baccharis salicifolia*). This community appears to have established following a past clearing of the property since all of the arroyo willows appear to be the same age and height. The understory is dominated by grasses, western ragweed (*Ambrosia psilostachya*), and non-native invasive plants.

PC2 – Wild radish (*Raphanus sativus*) community. The majority of the Storage Lot Parcel is dominated by wild radish, other mustard species, and non-native grasses. While it is early to determine the mustard species, remnant plant structures from the previous year show their dominance in the area.

Within this community there are some coyote brush (*Baccharis pilularis*) plants near the northwest portion of the Storage Lot Parcel. Coyote brush was not dominant enough within the wild radish community to be considered a separate community. The eastern portion of the Storage Lot Parcel also had established castor bean (*Ricinus communis*) plants.

PC3 – Black mustard (*Brassica nigra*) community. The southern portion of the RV Storage Lot Parcel property as well as the area west of the paved area and east of the giant reed are dominated by black mustard (*Brassica nigra*) semi-natural herbaceous stand.

PC4 – Wild oat (*Avena fatua*) community. The southern portion of the OVSD property and associated disturbed areas are dominated by wild oat (*Avena fatua*) semi-natural stand.

PC5 – Giant reed (*Arundo donax*) community. The most common community along the eastern bank of the Ventura River was giant reed (*Arundo donax*) semi-natural herbaceous stand. This community was common along the Ventura River Channel.

PC6 – Bare ground/cleared land. Bare ground includes dirt roads, non-vegetated disturbed land, and areas of cleared vegetation. There is bare ground consisting of a dirt road that occurs from the end of the paved portion of Cañada Larga Road to the gate of the RV Storage Lot Parcel and within the northern portion of the Storage Lot Parcel.

PC7 – Paved surface. PC7 includes existing graded areas included within the RV Storage Lot Parcel, and the existing paved Ventura River Trail.

Plant Communities								
Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted	Comments (5)
PC1	<i>Salix lasiolepis</i> shrubland alliance	<i>Baccharis salicifolia</i>		G4 S4	Intact	0.38	0.16	
PC2	<i>Raphanus sativus</i> semi-natural herbaceous stand	Unknown grass, likely <i>Avena</i> sp.		Cal-IPC moderate	Intact	21.75	12.21	
PC3	<i>Brassica nigra</i> semi-natural herbaceous stand	Unknown grass, likely <i>Avena</i> sp.		Cal-IPC moderate	Intact	1.75	0	
PC4	<i>Avena fatua</i> semi-natural herbaceous stand	<i>Avena barbata</i>		Cal-IPC moderate	Intact	0.27	0	
PC5	<i>Arundo donax</i> semi-natural herbaceous stand	<i>Salix lasiolepis</i>		Cal-IPC high	Intact	4.54	0	This mapped area also includes an abandoned orange orchard along the west side of the Ventura River Trail at the northwest corner of the Brooks Institute Parcel. There are remnant coast live oaks along the trail with a dense giant reed understory (Figure 4).

Plant Communities								
PC6	Bare Ground (Cleared Land)					1.47	1.47	Existing dirt roads within construction footprint.
PC7	Paved Surface					4.08	0	
Totals						28.25	13.84	
LIC Locally Important Plant Community ESHA Environmentally Sensitive Habitat Areas (Coastal Zone) CDFW Rare: G1 or S1 Critically Imperiled Globally or Subnationally (state) G2 or S2 Imperiled Globally or Subnationally (state) G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state) Cal OWA Protected by the California Oak Woodlands Act								

Explanation of Table Fields:

1) Map key:

PC1-PC7

2) Misc:

There is cleared land along the dirt road from the paved portion of Cañada Larga Road to the gate at the RV Storage Lot Parcel and in the northern portion of the Storage Lot Parcel (PC6). A small area within PC5 contains an abandoned orange orchard with few remnant coast live oaks (*Quercus agrifolia*) and a dense giant reed understory (mapped as PC5).

3) Status:

There are no locally important plant communities on site.

4) Condition:

All plant communities on site are intact, highly invaded plant communities.

5) Comments:

The Ventura County Fire Department (VCFD) requires all flammable vegetation and other combustible growth be removed from within 100 feet of any structure. VCFD also requires removal of all stacks of construction materials, pine needles, leaves, and debris. The fire clearance area in Figure 2 would only impact any existing vegetation within PC2 (Figures 2 and 3).

Environmentally Sensitive Habitat Areas (ESHA)

Not applicable (not in the Coastal Zone)

Physical Features

None Observed.

Waters and Wetlands

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

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

Waters and Wetlands Summary

The Ventura River Channel is west of the proposed vegetated swale construction area along the western property line of the Brooks Institute Parcel. The existing swale on the Brooks Institute Parcel drains into the Ventura River through a culvert under the Ventura River Channel. Once constructed, the proposed swales will continue to drain through the same culvert. Both banks of the reach of the Ventura River Channel west of the project site are heavily invaded by giant reed. The steep banks have minimal cover of arroyo willow. During the survey the channel was only surveyed from the eastern bank. The dense giant reed made accessing the lower channel difficult and unsafe. The river was flowing with water at the time of the survey. The construction footprint of the proposed project does not include work within the Ventura River Channel (Figure 4). No disturbances were observed within the channel.

Waters and Wetlands Table

Waters and Wetlands						
Map Key (1)	Wetland Type (2)	Wetland Name (if any)	Wetland Status (3) (if known)	Wetland Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W1	River	Ventura River	USACE, CDFW, County, WPD	None within project site. Reach within survey area is approximately 550 feet	Flowing	Precipitation, natural runoff, agricultural runoff, artificial impounded water
USACE 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 (7)	Wetland Distance from Project (8)	Comments (9)
W1	Significant	Possible indirect from sediment deposits	The soil disturbances from the creation of vegetated swale and larger swale could create indirect impacts from the possible increase in sediments. No work is proposed within the Ventura River Channel.

Explanation of Table Fields:

1) Map key(s):

W1

2) Wetland type:

River

3) Wetland status:

USACE, CDFW, County, and VCWPD.

4) Wetland size:

None within project site. Reach within survey area is approximately 550 feet

5) Hydrologic status:

The Ventura River was flowing while surveys were performed. There was a well-defined low-flow channel and active floodplain.

6) Primary water source:

The active water source is precipitation, natural runoff, agricultural runoff, and artificially impounded water.

7) Wetland significance:

The Ventura River is a significant water body under the Ventura County General Plan, and is considered to be a red-line stream for the VCWPD (BIOS 2012, VCWPD 2013).

8) Distance from project:

The Ventura River is over 300 feet from the western extent of the Storage Lot Parcel. The proposed swales will tie into the existing swale approximately 150 feet from the riparian habitat of the Ventura River. The southern portion of the swale along the western portion of the Brooks Institute Parcel is within 100 feet from the edge of the riparian habitat.

9) Comments

The steep banked portion of the Ventura River within the project area has been heavily invaded by giant reed.

Water/Wetland Buffers Table

Water/Wetland Buffers		
Map Key (1)	Recommended Buffer (2)	Comments
W1B1	100 feet	The riparian habitat at the southern end of the Brooks Institute Parcel is within 100 feet of the existing swale which will be joined by the proposed swales. There are no permanent developments proposed within the 100 foot buffer. Grading could occur within the 100 foot buffer during the creation of the swales.

Explanation of Table Fields:

1) Map key(s):

W1B1

2) Recommended buffer:

The riparian habitat at the southern end of the Brooks Institute is within 100 feet of the existing swale which will be joined by the proposed vegetated swale and larger swale. There are no permanent developments proposed within the 100 feet buffer. Grading could occur within the 100 feet buffer during the creation of the swales. The 100-foot buffer provides adequate protection for the riparian habitat and should be maintained. The temporary grading impacts within the buffer will not negatively impact the riparian corridor of the Ventura River.

Other Areas/Observations

There is a recycled asphalt stockpile in the northern portion of the Storage Lot Parcel. The stockpile is approximately 4 feet tall (Figure 2).

Other Observations Table

Other Observations		
Map Key (1)	Describe Features (Violations, other observations, etc.)	Comments
O1	Stockpiled recycled asphalt	A 4 feet high stockpile of recycled asphalt.

Explanation of Table Fields:

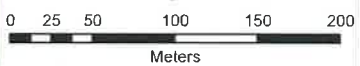
1) Map key:

O1



Legend

- Project Site Parcels
 - Survey Area (SA1)
 - Parcel Boundaries
 - Construction Footprint
 - Asphalt Stock Pile (O1)
- Plant Communities**
- Arroyo Willow Community (PC1)
 - Wild Radish Community (PC2)
 - Black Mustard Community (PC3)
 - Wild Oat Community (PC4)
 - Giant Reed Community (PC5)
 - Bare Ground/ Cleared Land (PC6)
 - Paved Surface (PC7)



North Ventura Avenue Contractor Service and Storage Yards

Plant Communities Map

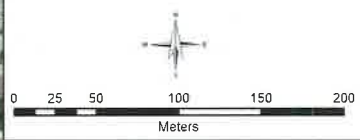
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- ### Legend
- Project Site Parcels
 - Survey Area (SA1)
 - Parcel Boundaries
 - Construction Footprint
 - Riparian Habitat (W1)
 - Wetland Buffer (W1B1)



**North Ventura Avenue
Contractor Service and Storage Yards**

Waters and Wetlands Map

Initial Study
Biological Assessment

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TC NO.	DATE	DRAWN BY	MAP NO.	FIGURE
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3.2 Species

Observed Species

The majority of plant species seen on site were non-native and non-native invasive species. Tree species seen adjacent to the project site include four western sycamores (*Platanus racemosa*), five cottonwoods (*Populus fremontii*), eight coast live oaks, and multiple arroyo willows (Figure 5). The arroyo willows were observed within the highly invaded river banks and on the property to the west of the RV Storage Lot Parcel and the Brooks Institute Parcel. The proposed project site appears to have a history of disturbance due to the presence of well-established invasive species with sparse native species. Approximately 40 mallards (*Anas platyrhynchos*) were observed flying over the Ventura River Channel west of the proposed project site. A Cooper's hawk (*Accipiter cooperii*) was observed hunting over the Storage Lot Parcel. An American crow (*Corvus brachyrhynchos*) was observed flying over the site. A brush rabbit (*Sylvilagus bachmani*) was observed in the Storage Lot Parcel. Appendix Two contains a complete list of observed species.

Protected Trees

There are 12 protected trees in the riparian area west of the Brooks Institute Parcel (Figure 5). These include eight coast live oaks and four western sycamores. All of the coast live oaks and a western sycamore are west of the Ventura River Trail near the Brooks Institute Parcel and will not be encroached upon by the proposed project (Figure 5). There are also three western sycamores in the northwest corner of the RV Storage Lot Parcel west of the proposed project parcels (Figure 5). No trees exist within the fire clearance areas.

Protected Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference)	Impact (4)
T1	<i>Populus fremontii</i>	cottonwood	18 inches	Not impacted. This is not a protected tree outside of the Scenic Resource Protection Zone (SRP).
T2	<i>Populus fremontii</i>	cottonwood	24 inches	Not impacted. This is not a protected tree outside of the Scenic Resource Protection Zone (SRP).
T3	<i>Platanus racemosa</i>	western sycamore	20 inches	Not impacted
T4	<i>Platanus racemosa</i>	western sycamore	24 inches	Not impacted
T5	<i>Platanus racemosa</i>	western sycamore	28 inches	Not impacted
T6	<i>Populus fremontii</i>	cottonwood	14, 18, 12, 8, 12 inches	This fallen cottonwood currently has multiple canopy trees growing from it. This is not a protected tree outside of the Scenic Resource Protection Zone (SRP).
T7	<i>Populus fremontii</i>	cottonwood	20 inches	Not impacted. This is not a protected tree outside of the Scenic Resource Protection Zone (SRP).
T8	<i>Populus fremontii</i>	cottonwood	20 inches	Not impacted. This is not a protected tree outside of the Scenic Resource Protection Zone (SRP).
T9	<i>Quercus agrifolia</i>	coast live oak	20 inches	Not impacted
T10	<i>Platanus racemosa</i>	western sycamore	24 inches	Not impacted
T11	<i>Quercus agrifolia</i>	coast live oak	18 inches	Not impacted
T12	<i>Quercus agrifolia</i>	coast live oak	18, 18 inches	Not impacted
T13	<i>Quercus agrifolia</i>	coast live oak	22 inches	Not impacted
T14	<i>Quercus agrifolia</i>	coast live oak	20, 20, 20 inches	Not impacted
T15	<i>Quercus agrifolia</i>	coast live oak	22 inches	Not impacted
T16	<i>Quercus agrifolia</i>	coast live oak	18 inches	Not impacted
T17	<i>Quercus agrifolia</i>	coast live oak	18 inches	Not impacted

Explanation of Table Fields:

1) Map key(s):

T1-T17

2) Species:

There are four western sycamores (*Plantanus racemosa*), five cottonwoods (*Populus fremontii*) and eight coast live oaks (*Quercus agrifolia*) adjacent to the proposed project site.

3) Girth:

The girth of the protected coast live oaks range from 18 inches to 20 inches. Once coast live oak, T14, has three main stems that are each 20 inches. The protected western sycamores range from 20 to 28 inches in girth.

4) Impact:

None of the trees mapped adjacent to the project site will be impacted by the proposed project.

Special Status Species and Nests

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

Background Research

Before conducting the field visit, background research was performed using the California Natural Diversity Database (CNDDDB) and BIOS to develop a list of special status species and communities potentially within the survey area. A 10-mile radius was used to develop the list. In addition, the Ventura County locally important species plant and animal lists were reviewed.

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

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

Special Status Species Summary

The Ventura River is USFWS critical habitat for southern California coast steelhead (*Oncorhynchus mykiss irideus*, federally endangered [FE]). Pacific lamprey (*Lampertra tridentate*, Ventura County locally important species [LIS]) is also known to exist within the Ventura River. These species were not observed during the site visits but have a high potential to occur within the survey area. No special status species were observed during site visits, however, the riparian habitat along the Ventura River and small stands of willows in the Storage Lot Parcel could provide nesting habitat for least Bell's vireo (*Vireo bellii pusillus*, FE, state endangered [SE]). All other special status species would likely only occur on site as transient visitors. The potential habitat for special status species within the survey area is shown in Figure 5. The table below includes all special status species potentially at the project site that have recorded occurrences within at least a 10-mile radius of the project site in the CNDDDB or USFWS Critical Habitat Mapper.

Observed and Potential Special Status Species Table

Observed and Potentially Occurring Special Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)

Observed and Potentially Occurring Special Status Species						
SSP1	CNDDDB	<i>Vireo bellii</i>	Least Bell's vireo	FE, SE	High	Nests within riparian woodlands and is known to nest in dense giant reed stands.
SSP2	USFWS Critical Habitat Mapper	<i>Oncorhynchus mykiss irideus</i>	Southern California coast steelhead	FE	High	Known to inhabit the Ventura River.
SSP2	CNDDDB	<i>Lampertra tridentate</i>	Pacific lamprey	LIS	High	Known to inhabit the Ventura River.
SSP3	CNDDDB	<i>Emys marmorata</i>	Western pond turtle	SSC	Moderate	Inhabit slow moving, deep ponds.
SSP4	CNDDDB	<i>Lasiurus cinereus</i>	Hoary bat	LIS	Low	Dense foliage of medium to large trees, near water.
SSP5	CNDDDB	<i>Rana aurora draytonii</i>	California red-legged frog	FT	Low	Inhabit slow moving areas of creeks, rivers and isolated wetlands that retain water into late July (USFWS 2002).
SSP6	CNDDDB	<i>Charadrius alexandrinus nivosus</i>	Western snowy plover	FT	None	Coastal sand dunes and river mouths.
SSP7	CNDDDB	<i>Eucyclogobius newberryi</i>	Tidewater goby	FE	None	Coastal lagoons and brackish waters.
SSP8	CNDDDB	<i>Polioptila californica californica</i>	Coastal California gnatcatcher	FT	None	Obligate with coastal sage scrub below 2,500 feet.
SSP9	CNDDDB	<i>Agelaius tricolor</i>	Tricolored blackbird	SSC	Low	Open water, protected nesting substrate.
SSP10	CNDDDB	<i>Cheorononycteris mexicana</i>	Mexican long-tongued bat	SSC	None	Nectar and pollen of night blooming succulents, relatively well-lit caves, in and around buildings.
SSP11	CNDDDB	<i>Anniella pulchra pulchra</i>	Silvery legless lizard	SSC	None	Sandy or loose loamy soils under sparse vegetation.
SSP12	CNDDDB	<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	RPR 1B.1, G5T1, S1	None	Coastal bluff scrub, coastal dunes.
SSP13	CNDDDB	<i>Centromadia parryi</i> ssp. <i>australis</i>	Southern tarplant	RPR 1B.1, G4T2, S2	None	Marshes and swamp margins, valley and foothill grassland.
SSP14	CNDDDB	<i>Lasthnia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	RPR 1B.1	None	Coastal salt marshes, playas, valley and foothill grasslands, vernal pools.
SSP15	CNDDDB	<i>Aphanisma blitoides</i>	Aphanisma	RPR 1B.2, G3G4, S3	None	Coastal bluff scrub, coastal dunes, coastal scrub.
SSP16	CNDDDB	<i>Atriplex serenana</i> var. <i> davidsonii</i>	Davidson's saltscale	RPR 1B.2, G5T2?, S2?	None	Coastal bluff scrub, coastal scrub.
SSP17	CNDDDB	<i>Astragalus didymocarpus</i> var. <i>milesianus</i>	Mile's milk-vetch	RPR 1B.2, G5T2, S2.2	None	Coastal scrub.
SSP18	CNDDDB	<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	Ventura milk-vetch	RPR 1B.1, G2T1, S1	None	Coastal salt marsh.
SSP19	CNDDDB	<i>Sidalcea neomexicana</i>	Salt spring checkerbloom	RPR 2.2, G4?, S2S3	None	Alkali playas, brackish marshes, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.
SSP20	CNDDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	RPR 1B.1, G1, S1	None	Chaparral, coastal scrub, valley and foothill grassland.

Observed and Potentially Occurring Special Status Species						
SSP21	CNDDDB	<i>Horkelia cuneata</i> ssp. <i>puberula</i>	Mesa horkelia	RPR 1B.1, G4T2, S2.1	None	Chaparral, cismontane woodland, coastal scrub.
SSP22	CNDDDB	<i>Nolina cismontane</i>	Chaparral nolina	RPR 1B.2, G2, S2	None	Chaparral, coastal scrub.
SSP23	CNDDDB	<i>Sagittaria sanfordii</i>	Sanford's arrowhead	RPR 1B.2, G3, S3	None	Marshes and swamps.
SSP24	CNDDDB	<i>Calochortus fimbriatus</i>	Late-flowered mariposa-lily	RPR 1B.2, G3G4, S2.2	None	Chaparral, cismontane woodland.
SSP25	CNDDDB	<i>Fritillaria ojaiensis</i>	Ojai fritillary	RPR 1B.2, G2, S2	None	Broadleaved upland forest (mesic), chaparral, lower montane coniferous forest.
SSP26	CNDDDB	<i>Imperata brevifolia</i>	California satintail	RPR 2.1, G2, S2.1	None	Coastal scrub, chaparral, riparian scrub, Mojavean scrub, meadows and seeps (alkali).

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP1	Yes	Yes	0.155	There is potential nesting habitat in the survey area, this species could occur on site.
SSP2	Yes	Yes	0.0	The Ventura River is USFWS critical habitat for southern steelhead. This species could be found in the Ventura River adjacent to the project site but would not be found within the project site.
SSP2	Yes	Yes	0.0	Pacific lamprey is known to inhabit the Ventura River. This species could be found in the Ventura River adjacent to the project site but would not be found within the project site.
SSP3	Yes	Yes	0.0	The Ventura River had high flows through the reach within the survey area. This species could be found in the Ventura River adjacent to the project site but would not be found within the project site.
SSP4	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP5	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP6	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP7	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP8	No	No	0.0	Due to the lack of natural habitat within the site, this species would likely only occur as an occasional transient.
SSP9	No	No	0.0	Due to the lack of natural habitat within the site, this species would likely only occur as an occasional transient.
SSP10	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP11	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP12	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP13	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP14	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP15	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.

Special Status Species (continued)				
SSP16	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP17	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP18	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP19	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP20	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP21	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP22	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP23	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP24	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP25	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
SSP26	No	No	0.0	Due to the lack of natural habitat within the site, this species is unlikely to occur.
FEFederal Endangered FTFederal Threatened FCFederal Candidate Species FSCFederal Species of Concern SFPCalifornia Fully Protected Species SECalifornia Endangered STCalifornia Threatened SRCalifornia Rare SSCCalifornia Species of Special Concern CDFW/NatureServe Rank G1 or S1 - Critically Imperiled Globally or Subnationally (state) G2 or S2 - Imperiled Globally or Subnationally (state) G3 or S3 - Vulnerable to extirpation or extinction Globally or Subnationally (state) California Rare Plant Rank (RPR) RPR 1A - California Native Plant Society/CDFW listed as presumed to be extinct RPR 1B - California Native Plant Society/CDFW listed as rare or endangered in California and elsewhere RPR 2 - California Native Plant Society/CDFW listed as rare or endangered in California but more common elsewhere RPR 3 - California Native Plant Society/CDFW listed as in need of more information. RPR 4 - California Native Plant Society/CDFW listed as of limited distribution or infrequent throughout a broader area in California. LISLocally Important Species				

Explanation of Table Fields:

1) Map key:

SSP1-SSP26

2) Survey/Source:

Special status species were derived from the CNDDDB occurrence listings within the USGS quadrangle the project is located in (Ventura) and the adjacent USGS quadrangles (Saticoy, Matilija, Pitas Point, Santa Paula, and Ojai).

3) Scientific name:

The complete scientific name is provided in Special Status Species Tables above.

4) Species' status:

Special status abbreviations are outlined within the above table.

5) Potential to Occur:

Potential to occur indicated in the above table as low, moderate, high, none.

6) Habitat requirements:

Typical habitat requirements are outlined within the above table.

7) Habitat size:

The contiguous habitat area within the Ventura River Channel is large enough to support a population of each potential species. The Ventura River is considered USFWS critical habitat for southern steelhead. Pacific lamprey is known to inhabit the Ventura River, and potential western pond turtle habitat exists within the Ventura River Channel but no large pools were observed from the east bank of the river. As part of the Ventura River Regional Wildlife Corridor, ample potential habitat is provided within the site along with the contiguous habitat offered by the Ventura River to the north and south of the project site.

8) Comments:

According to CNDDDB, the riparian area along the Ventura River and the arroyo willow stand in the Storage Lot Parcel could provide potential nesting habitat for least Bell's vireo. Least Bell's vireo was not detected during field survey dates.

Nesting Bird Summary

There is nesting habitat within the riparian habitat along the Ventura River channel and within the arroyo willow habitat within the Storage Lot Parcel.

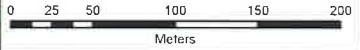


Legend

- Project Site Parcels
- Survey Area (SA1)
- Parcel Boundaries
- Construction Footprint
- Potential Least Bell's Vireo (SSP1)

Trees

- Coast Live Oak Tree
- Cottonwood Tree
- ⊙ Western Sycamore Tree



**North Ventura Avenue
Contractor Service and Storage Yards**

Species Map

Initial Study
Biological Assessment

TETRA TECH 5363 Hollister Avenue, Suite 130
Santa Barbara, CA 93111

TC NO.	DATE	DRAWN BY	MAP NO.	FIGURE
30394	01/28/2013	ANDING	005	5

3.3 Wildlife Movement and Connectivity (Initial Study Checklist D)

Wildlife movement or connectivity features, or evidence thereof, were found within the survey area(s).

Connectivity Features

The Ventura River Channel on the property is designated as the Ventura River Regional Wildlife Corridor (VRRWC). The western portion of the RV Storage Lot Parcel and the Ventura River Channel are within the VRRWC (Figure 6). The southern portion of the OVSD within the project area is also within the VRRWC (Figure 6). The existing disturbed area within the RV Storage Lot Parcel and within the adjacent OVSD parcel is highly degraded and is unlikely to support wildlife movement despite its inclusion within the VRRWC. The proposed project area is outside of the VRRWC.

Connectivity Features Table

Connectivity Features							
Map Key (1)	Type of Connectivity Feature (2)	Description (3)	Species Observed (4)	Evidence (5)	Functional Group/Species Expected (6)	Habitats Connected (7)	Comments
C1	Corridor	Watercourse with riparian habitat	Mallard, American crow	Mallards and the American crow were flying over the river channel	Large mammals, medium mammals, small mammals, amphibians/riparian reptiles	Habitat along the Ventura River and adjacent watersheds	Not within the construction footprint

Explanation of Table Fields:

1) Map Key:

C1

A unique alpha-numeric designation for identifying mapped records. Connectivity feature map keys start with "C" followed by sequential numbers, e.g., "C1, C2."

2) Type of Connectivity Feature:

The VRRWC is a wildlife corridor along the Ventura River Channel.

3) Description:

Watercourse with riparian habitat.

4) Species Observed:

Mallards and an American crow.

5) Evidence:

Mallards and the American crow were flying over the river channel.

6) Functional Group/Species Expected:

Other species are expected to use the Ventura River as a connectivity feature, including large mammals, medium mammals, small mammals, amphibians, and riparian reptiles.

7) Habitats Connected:

The Ventura River Channel connects riparian habitat along the Ventura River Channel to the north and south of the site as well as adjacent watersheds. The Ventura River Channel is not located within the proposed project site.

Crossing Structures Table

Roadway Crossing structures do not occur within the site.

Connectivity Barriers Table

Barriers			
Map Key (1)	Barrier Type (2)	Species/Functional Groups Affected (3)	Comments (4)
B1	Existing chain-link fencing	Large, medium, and small mammals.	The properties to the north of the Storage Lot Parcel are fenced. The north, east, and south parcel boundaries of the Storage Lot Parcel are fenced. The western boundary of the Brooks Institute Parcel is also fenced. The northern and eastern sections of the RV Storage Lot Parcel are fenced.
B2	Proposed chain-link fencing	Large, medium and small mammals.	Chain-link fencing is proposed for the perimeters of the contractor yards in the northern section of the Storage Lot yard. Proposed fencing is not likely to impact wildlife movement due to its planned location further east of existing chain-link fencing.

Explanation of Table Fields:

1) Map key:

B1-B2

2) Barriers type:

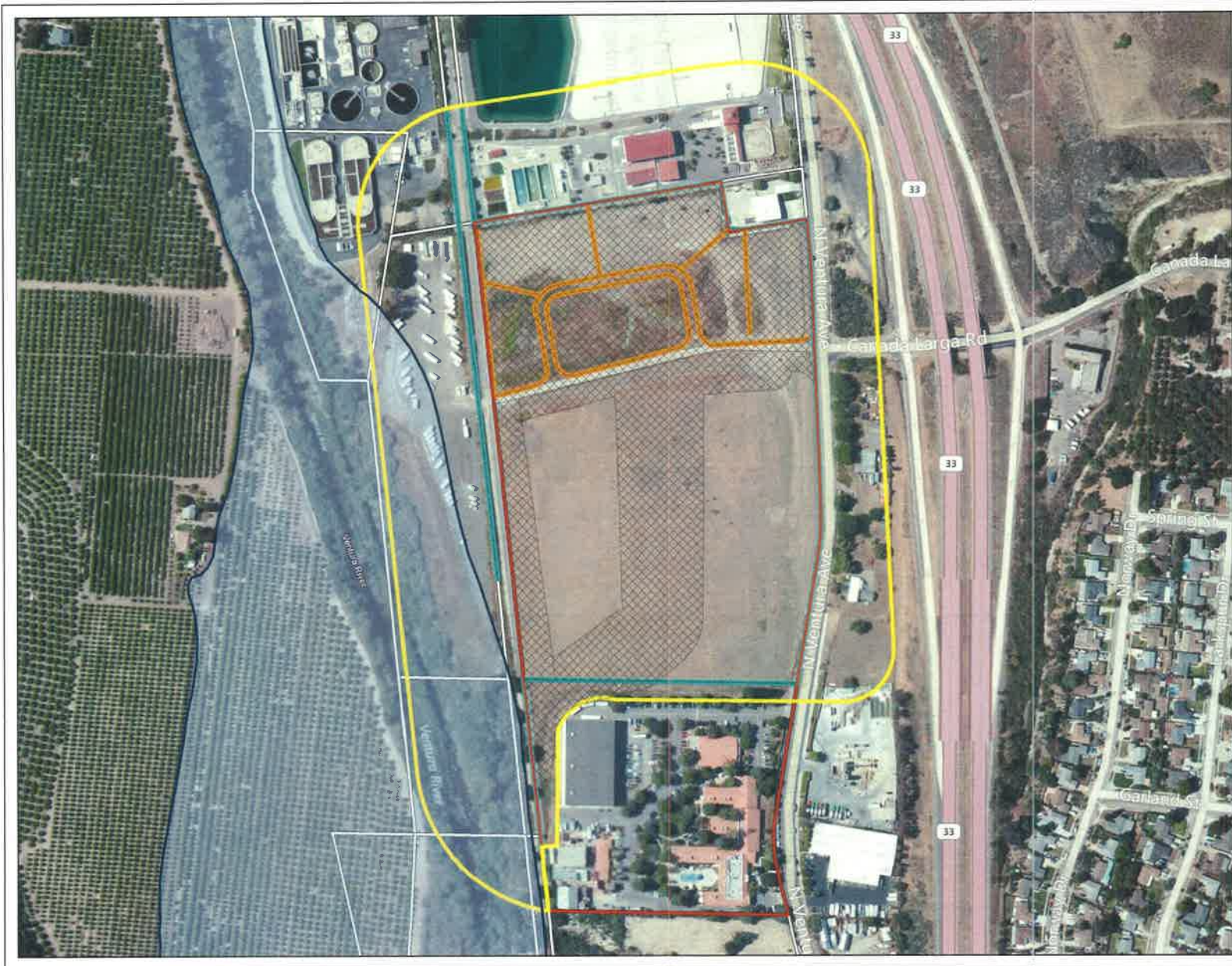
Existing chain link fences act as current barriers to wildlife movement.

3) Species/Functional Groups Affected:

Large and medium mammals.

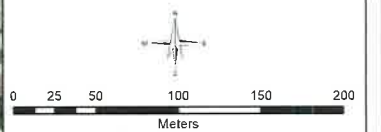
4) Comments:

The existing chain link fences create permanent restrictions to wildlife movement. These areas are not completely fenced and therefore result in animal movements being restricted. The storage yards will result in the loss of open space but will not impact further movements of wildlife through the region.



Legend

- Project Site Parcels
- Survey Area (SA1)
- Parcel Boundaries
- Ventura River Regional Wildlife Corridor (C1)
- Construction Footprint
- Existing Fences (B1)
- Proposed Fences (B2)



**North Ventura Avenue
Contractor Service and Storage Yards**

Habitat Connectivity Map
Initial Study
Biological Assessment

TETRA TECH 5383 Hollister Avenue, Suite 130
Santa Barbara, CA 93111

TC NO.	DATE	DRAWN BY	MAP NO.	FIGURE
30394	01/28/2013	ANDING	006	6

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

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

There is significant biological data to complete the biological section of the initial study. The site surveys have provided the information needed to develop mitigation measures for the project.

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

The proposed project area contains vegetation that can support nesting birds and removal of this vegetation has the potential to impact nesting birds. The MBTA and the CDFW Code (3503, 3503.5, 3511, 3513 and 3800) protect nesting birds during the nesting bird season (February 1 to September 31, this window includes nesting for the least Bell's vireo). If vegetation removal must be performed within the nesting season (including least Bell's vireo), pre-construction nesting bird surveys will be performed by a qualified biologist to identify any nesting birds and prevent vegetation removal until the nesting birds are no longer present.

4.2 Impacts and Mitigation

Impacts

The proposed project will require grading of approximately 13,800 cubic yards of soil within the Storage Lot Parcel and Brooks Institute Parcel for the construction of the vegetated swale and larger swale and contractor yard features. A portion of the arroyo willows in the Storage Lot Parcel will be removed for the construction of the larger swale. Potential habitat for other special-status species was not observed. The proposed project will result in potentially significant but mitigable impacts to species and ecological communities, and will not impact habitat connectivity.

The removal of the arroyo willows within the Storage Parcel lot will impact approximately 0.16 acres of potential nesting habitat for least Bell's vireo and other nesting birds protected by the Federal Migratory Bird Treaty Act (MBTA). Additionally, the grading of larger swale will produce disturbance that could impact breeding birds if grading is conducted within the nesting bird season. The southern portion of the project site is in close proximity to riparian habitat along the Ventura River Channel. The Ventura River Channel will not be directly impacted as a result of the proposed project, but indirect disturbances such as noise could affect wildlife using riparian habitat in the area.

The grading for the construction of the vegetated swale and larger swale could result in short term and temporary soil disturbance. This could result in possible sedimentation of potential Pacific lamprey habitat, potential western pond turtle habitat, and USFWS critical habitat for southern California coast steelhead. Once graded areas have been stabilized and the swales are revegetated, soil will no longer be disturbed and sedimentation will not be an impact.

A1. Least Bell's Vireo

Project: PS-M; Cumulative: LS

The removal of the arroyo willow habitat in the Storage Lot Parcel will impact possible least Bell's vireo nesting habitat. The vegetation removal could have direct impacts if removal occurs in areas where least Bell's vireo are nesting. The vegetation removal consists of only a small and isolated portion of the nesting habitat in the area and will not impact nesting success of the species in the area. Construction activities within the nesting season could also cause a disturbance to individual least Bell's vireo in the area.

Significance Finding – Project Impacts:

- Possible destruction to active nests (PS-M)
- Removal of nesting habitat (LS)
- Disturbance of individuals within the project site (PS-M)

Vegetation removal will generate potentially significant but mitigable and temporary impacts to least Bell's vireo both directly and indirectly. If least Bell's vireo are observed to be nesting within arroyo willow or dense giant reed stands, the risk of disturbance to the species is high. The control of the timing of vegetation removal (MM1) and conducting nesting surveys prior to vegetation removal (MM2) will reduce impacts to less than significant levels.

Significance Finding – Cumulative Impacts:

- Reduction of nesting habitat in the area (LS)

The reduction of potential least Bell's vireo habitat in the proposed project area is required to install the larger swale in the Storage Lot Parcel. MM1 and MM2 will reduce impacts to nesting birds on the project site by protecting them from vegetation removal activities.

Three additional projects were identified in BIOS within a short distance from the Storage Lot Parcel. A biological assessment was completed in 1994 to evaluate impacts of the Ventura River Trail, extending from Ventura Fairgrounds north to Foster Park, on the biological resources of the Ventura River (Hunt 1994). The assessment concluded that the establishment of semi-permanent trails would cause habitat fragmentation and increase disturbance to wildlife by humans. An initial study completed in 2002 for the subdivision and removal of abandoned oil refinery materials for a business park was determined to have potentially significant effects less than a mile downstream from the RV Storage Lot Parcel, and included riparian woodland loss and river channel encroachment. Significant indirect effects also included light spillage from the proposed business park (Rincon 2002). The third proposed project involved creation of a parking lot and helipad on the Storage Lot Parcel, landscaped areas and two buildings for the Brooks Campus on the Brooks Institute Parcel. The third proposed project site did not include riparian vegetation near the Ventura River, or any portion of the Ventura River, and therefore direct impacts to special status species were limited. Indirect impacts included increased sedimentation, lighting, and noise but were considered less than significant due to the establishment of a buffer area where no construction activities were allowed to occur (Tetra Tech 2007). All of the projects identified within the general area of the Storage Lot Parcel could potentially negatively impact least Bell's vireo.

Although a reduction of nesting habitat is anticipated the impacts to the available nesting habitat within the region is minimal. The abundance of breeding habitat along the Ventura River Channel and the poor quality of breeding habitat within the Storage Lot Parcel reduce the possibility of impacts to the least Bell's vireo breeding population in the area.

Avoidance and Minimization Measures

The impacts to least Bell's vireo are from activities related to the removal of arroyo willows, grading, and activities required for construction of the larger swale. The timing of the vegetation removal can be adjusted to minimize possible construction impacts to nesting birds.

MM1: Timing of Vegetation Removal

Purpose:

If possible, removal of vegetation will be done outside of the least Bell's vireo nesting and fledging season (February 1 - September 31) to limit possible impacts from vegetation removal to nesting least Bell's vireo.

Requirement:

If possible, all vegetation removal within riparian habitat will be performed outside of the least Bell's vireo nesting and fledging season (February 1 - September 31). If vegetation removal occurs between February 1 and September 31, then a pre-construction nesting bird survey will be required to be performed by a qualified biologist. This survey must be performed within 72 hours of the start of vegetation removal. If least Bell's vireo are observed, then a 300-foot buffer area must be surveyed, along with completion of appropriate consultation with the U.S. Fish and Wildlife Service. Construction will be halted until this consultation is completed.

Documentation:

The construction schedule will be reported to the County of Ventura. If vegetation removal is required during the nesting season notification will be given to the County of Ventura.

Timing:

If possible, vegetation removal will be performed outside of the least Bell's vireo nesting and fledging season (February 1 - September 31). If vegetation removal occurs between February 1 and September 31, then a pre-construction least Bell's vireo survey will be required. This survey must be performed within 72 hours of the start of vegetation removal.

Monitoring and Reporting:

The location and timing of vegetation removal will be recorded and included in biological monitoring notes. If least Bell's vireo are observed on site by the biological monitor at any time, the applicant will report observations to the proper agencies before any work on site is continued.

Mapped Information:

Vegetation removal areas will be mapped following completion of vegetation removal activities. This measure will be implemented within all project areas. Possible least Bell's vireo habitat is outlined in Figure 4.

MM2: Nesting Surveys Prior to any Vegetation Removal

Purpose:

The project area contains vegetation that can support nesting birds and removal of this vegetation has the potential to impact nesting birds. The MBTA and the CDFW Code (3503, 3503.5, 3511, 3513 and 3800) protect nesting birds during the nesting bird season (February 1 to September 31, this window includes nesting for the least Bell's vireo). If vegetation removal must be performed within the nesting season (including least Bell's vireo), pre-construction nesting bird surveys will be performed by a qualified biologist to identify any nesting birds and prevent vegetation removal until the nesting birds are no longer present.

Requirement:

Prior to any vegetation removal within nesting bird habitat all areas within 300 feet of the disturbance area will be surveyed by a qualified biologist for all nesting birds, including least Bell's vireo. If least Bell's vireo are observed within the disturbance area, construction activities will be discontinued until the end of the nesting period (September 31) and consultations with the appropriate regulatory agencies will be required. If nests are located for other species, a 300-foot buffer will be established around any active nest (500 feet for raptors). Work in these areas will only continue at the end of the nesting season or once a qualified biologist determines the nest is no longer active.

Documentation:

Results of the nesting surveys will be provided within 48 hours to the appropriate agencies.

Timing:

Nesting surveys will be performed no more than 72 hours prior to vegetation removal. If vegetation removal is required more than 72 hours after nesting surveys are completed than additional surveys must be completed prior to disturbance.

Monitoring and Reporting:

All monitoring reports will outline the areas surveyed, results of the surveys, and recommended buffers.

Mapped Information:

All areas surveyed and locations of the nests will be mapped and included within the documentation. Potential least Bell's vireo habitat is shown in Figure 4.

A2. Southern California Coast Steelhead, Pacific Lamprey, Western Pond Turtle

Project: PS-M; Cumulative: LS

Southern California coast steelhead, Pacific lamprey, and western pond turtle potential could be indirectly impacted by grading within areas that drain into the Ventura River. Sedimentation deposited within the river channel from soil erosion during grading will have negative impacts. Sedimentation will be temporary as graded areas become stabilized. Mitigation measures outlined for waters and wetlands in Section B below will mitigate these impacts to a less than significant level.

Significance Finding – Project Impacts:

- Soil erosion and sediment deposits within the Ventura River Channel (PS-M)

Although indirect impacts can potentially be of detriment to southern California coast steelhead, Pacific lamprey, and western pond turtle, the proposed project and associated mitigation measures will ultimately enhance viability of special status species by increasing water infiltration and pollution filtration prior to stormwater entering the Ventura River channel. In addition, impacts due to the proposed project will be temporary.

Significance Finding – Cumulative Impacts:

- Soil erosion and sediment deposits within the Ventura River Channel (LS)

Sedimentation of potential southern California coast steelhead, Pacific lamprey, and western pond turtle habitat in the project area is temporary and impacts to immediate habitat and the low-flow channel are not anticipated.

Of the three additional projects identified in BIOS within a short distance from the Storage Lot Parcel, only one would potentially impact the habitat quality within the Ventura River by encroachment upon the channel and sedimentation accompanied with soil remediation as abandoned refinery materials are removed. Improvements to the Ventura River Trail would increase access to parts of the Ventura River Channel in sections where the trail is adjacent to the river, therefore potentially increasing disturbance by humans. The project site on the Brooks Campus did not include riparian vegetation near the Ventura River, or include impacts to any portion of the Ventura River, and therefore impacts to special status species were limited.

The proposed project will not cause permanent impacts to the Ventura River Channel and will not add to cumulative impacts of the region. The anticipated indirect impacts are temporary.

B. Ecological Communities

Project: PS-M; Cumulative: LS

Sensitive Plant Communities

Sensitive plant communities will not be impacted by the proposed project.

Waters and Wetlands

Significance Finding – Project Impacts: There are no waters or potential wetlands within the project site. However, potential indirect impacts through sedimentation are possible due to the grading required for the contractor yards and swales. The vegetated swale and the larger swale are proposed to be connected to an existing swale in the Brooks Institute Parcel. The existing swale drains into the Ventura River Channel through a culvert. The potential increase in sedimentation due to proposed swale construction will be temporary until the graded area is stabilized. Following stabilization, the vegetated swale and larger swale will allow stormwater to infiltrate before draining into the channel. The swales will reduce the amount of sediment and pollutants entering the river channel in stormwater flows. Mitigations MM3 and MM4 will reduce the potential impacts to a less than significant level.

Significance Finding – Cumulative Impacts: Three additional projects were identified in BIOS within a short distance from the general RV Storage Lot Parcel. The impacts of creating the Ventura River Trail were analyzed in a biological assessment, revealing that disturbances to habitat within the Ventura River floodplain would increase with increased human presence (Hunt 1994). An initial study completed in 2002 for the subdivision and removal of abandoned oil refinery materials for a business park determined to have potentially significant effects less than a mile downstream from the RV Storage Lot Parcel. Riparian woodland loss and river channel encroachment were anticipated, along with potential accidental contamination of riparian habitat as a result of soil remediation efforts. Significant indirect effects would also include light spillage from the proposed business park (Rincon 2002).

The third proposed project involved creation of a parking lot and helipad within the Storage Lot Parcel and a landscaped area and two buildings within the Brooks Institute Parcel. The proposed project site did not include riparian vegetation near the Ventura River, or include any portion of the Ventura River, and therefore direct impacts to special status species were limited. Indirect impacts included increased sedimentation, lighting, and noise but were considered less than significant due to the establishment of a buffer area where no construction activities were allowed to occur (Tetra Tech 2007).

The grading required for the proposed project will create temporary indirect impacts that will not add significant cumulative impacts to the area.

Avoidance and Minimization Measures

The placement of the larger swale provides stormwater management for normal rains and possible flood waters within the 100-year flood zone in the southern portion of the Storage Lot Parcel. The larger swale is strategically placed to provide stormwater controls for runoff from Cañada Larga Road and North Ventura Avenue.

MM3: Timing of Fill Removal

Purpose:

Timing the grading activities to coincide with dry period will minimize indirect impacts to the Ventura River by minimizing sediment transportation. This will also allow for soil stabilization prior to high flows to prevent soil erosion and sedimentation of the river channel.

Requirement:

Fill removal activities will only be performed during the dry season (April 15 to October 31).

Documentation:

The dates of fill removal will be recorded and photographs of project implementation will be taken to provide documentation that the project was performed during low flow periods within the river.

Timing:

The fill removal will only occur during low flow periods (April 15 to October 31). Local weather forecasts will be consulted and construction will only occur if rainfall is not forecasted within 48 hours.

Monitoring and Reporting:

A qualified biological monitor will be on site during all grading activities. The monitoring reports describing construction activities will be provided to the County of Ventura.

Mapped Information:

The work area will be identified and mapped on a high-quality aerial photograph and will include dates for when the work was performed.

MM4: Development of a Stormwater Pollution Prevention Plan (SWPPP)

Purpose:

The development of a SWPPP will be completed and approved by the Regional Water Quality Control Board (RWQCB) prior to beginning construction. The SWPPP will identify possible erosion control issues and will identify best management practices (BMPs) to prevent soil from leaving the site. This will mitigate possible sedimentation into the Ventura River during rainfall events.

Requirement:

A SWPPP must be completed and approved prior to beginning construction on site. The SWPPP will outline all erosion control measures during construction and following construction, and during stabilization. These plans will be designed by a qualified professional.

Documentation:

A SWPPP will be approved by the County of Ventura. A qualified monitor will report deficiencies in SWPPP compliance to the County of Ventura. The dates of fill removal will be recorded and photographs of project implementation will be taken to provide documentation that the project was performed during the dry season.

Timing:

The SWPPP compliance plan will be completed and approved prior to beginning construction. The implementation of the SWPPP will be completed in accordance with schedules outlined within the plan. Monitoring will be performed periodically and following any large storm as risk levels dictate. Maintenance or changes to BMPs will be completed promptly following identification by the qualified monitor.

Monitoring and Reporting:

Water quality monitoring will be performed by a qualified monitor to comply with SWPPP risk level requirements as appropriate. The SWPPP BMPs will be monitored by a qualified SWPPP specialist and any changes or maintenance required for BMPs will be reported to the property owner and completed by qualified field technicians.

Mapped Information:

Water quality monitoring stations will be mapped. The SWPPP plan will include detailed maps of BMP placement for each stage of construction and site stabilization. During monitoring any deficiencies with BMPs will be clearly mapped on copies of the site erosion control plan to help the qualified technicians identify locations for maintenance or changes in required BMPs.

C. Habitat Connectivity (migration corridors)

Project: N; Cumulative: N

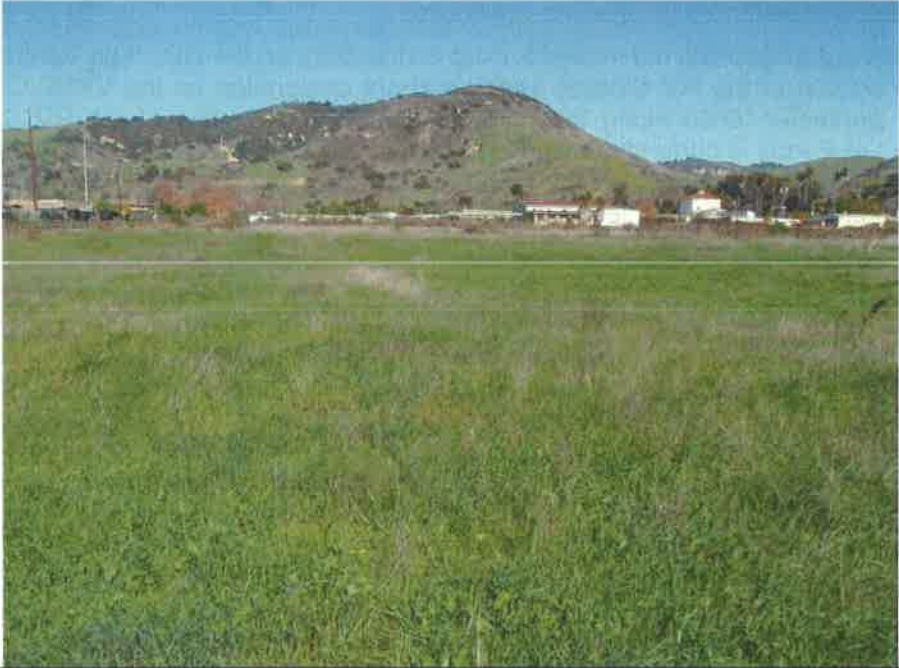

The proposed project will not impact habitat connectivity on the site. The Ventura River Channel and the western portion of the RV Storage Lot Parcel are designated as the VRRWC (Figure 6). There is an existing perimeter fence along the north and east property line of the RV Storage Lot Parcel. The Storage Lot Parcel is currently fenced on the north, east, and southern perimeters. The Brooks Institute Parcel is currently fenced on the north and western property lines. The current project proposes to fence the contractor storage yards, to the interior of existing fencing.

Significance Finding – Project Impacts: The Ventura River Regional Wildlife Corridor as mapped in BIOS is west of the proposed project site. The construction footprint for the proposed project does not overlap with the Ventura River Regional Wildlife Corridor. The proposed project site contains minimal vegetation that provides habitat for migrating species. During the site survey, mallards were observed flying over the Ventura River Channel but were not observed within the proposed project site. The proposed project site currently has chain-link fencing surrounding three sides of the Storage Lot Parcel and the north and western side of the Brooks Institute Parcel. While the project will reduce some open space, the habitat lost is of minimal value for migrating species. The additional fencing installed for the proposed project will not further impact wildlife movements through the general area. While the site does provide some hunting habitat for raptors there were no perching sites observed and no large trees are scheduled for removal.



Significance Finding – Cumulative Impacts: The development of the Storage Lot Parcel is planned in areas that have previously been graded and would not affect the overall movement of species through the area. Therefore, the proposed project will not have significant cumulative impacts. No further habitat fragmentation will occur as a final result of this project.



Section 5: Photos



Photos Table:



Photos	
Location	
Map Key	
P1	
View Direction	
North	
Description	
Storage Lot Parcel from southwest corner.	
Location	
Map Key	
P1	
View Direction	
East	
Description	
Storage Lot Parcel from southwest corner.	



Photos	
Location	
Map Key	
P1	
View Direction	
Southeast	
Description	Brooks Institute Parcel from southwest corner of Storage Lot Parcel.
Location	
Map Key	
P1	
View Direction	
South	
Description	Brooks Institute Parcel from southwest corner of Storage Lot Parcel.



Photos	
Location	
Map Key	
P1	
View Direction	
Southwest	
Description	View southwest from southwest corner of Storage Lot Parcel.
Location	
Map Key	
P1	
View Direction	
West	
Description	View west from southwest corner of Storage Lot Parcel.



Photos	
Location	
Map Key	
P2	
View Direction	
South	
Description	View south along Ventura River Trail.
Location	
Map Key	
P2	
View Direction	
North	
Description	View north along Ventura River Trail.


Photos	
Location	
Map Key	
P3	
View Direction	
South	
Description	
View of Ventura River Channel from the Ventura River Trail.	
Location	
Map Key	
P4	
View Direction	
East	
Description	
Arroyo willows in the Storage Lot Parcel (PC1).	



Photos	
Location	
Map Key	
P4	
View Direction	
South	
Description	
Arroyo willows in the Storage Lot Parcel (PC1).	
Location	
Map Key	
P5	
View Direction	
East	
Description	
Cañada Larga Road and entrance to Storage Lot Parcel.	



Photos	
Location	
Map Key	
P5	
View Direction	
Southwest	
Description	
Storage Lot Parcel, willow habitat (PC1) at upper left of photo.	
Location	
Map Key	
P5	
View Direction	
West	
Description	
Access road to RV Storage Lot Parcel from Cañada Larga Road.	




Photos	
Location	
Map Key	
P6	
View Direction	
Northeast	
Description	Soil stockpile between North Ventura Road and Highway 33, north of Cañada Larga Road. Fence line and wall are located on the corner of the proposed project site.
Location	
Map Key	
P6	
View Direction	
Southwest	
Description	View southwest from northeast corner of Storage Lot Parcel.



Photos	
Location	
Map Key	
P6	
View Direction	
West	
Description	
View west along Ventura County Fire Property fence line in northeast corner of the Storage Lot Parcel.	
Location	
Map Key	
P7	
View Direction	
South	
Description	
View of cleared area and helicopter pad in northern portion of the Storage Lot Parcel.	


Photos	
Location	
Map Key	
P7	
View Direction	
North	
Description	View north towards the City of Ventura Water Treatment Plant. Recycled Asphalt Stockpile (O1) in the foreground.
Location	
Map Key	
P8	
View Direction	
South	
Description	View south in Storage Lot Parcel just west of Ventura River Trail. Coyote brush interspersed with non-native invasive plant species.

Photos	
Location	
Map Key	
P9	
View Direction	
South	
Description	View of Ventura River Trail at northwest corner of Storage Lot Parcel.
Location	
Map Key	
P9	
View Direction	
North	
Description	View of Ventura River Trail at northwest corner of Storage Lot Parcel.

Photos	
Location	
Map Key	
P10	
View Direction	
West	
Description	View of RV Storage Lot Parcel and Riparian habitat along the Ventura River Channel.
Location	
Map Key	
P11	
View Direction	
North	
Description	View from southeast corner of Storage Lot Parcel.

Photos	
Location	
Map Key P11	
View Direction West	
Description Brooks Institute fence line and existing swale from southeast corner of Storage Lot Parcel.	
	
Location	
Map Key	
View Direction West	
Description View of existing swale along the northern parcel boundary of Brooks Institute Parcel.	

Photos	
<p>Location</p>	
<p>Map Key P12</p>	
<p>View Direction East</p>	
<p>Description Cañada Larga Road and Highway 33 from entrance to Storage Lot Parcel.</p>	
<p>Location</p>	
<p>Map Key P12</p>	
<p>View Direction South</p>	
<p>Description View of North Ventura Road from entrance of Storage Lot Parcel at Cañada Larga Road. Construction is at municipal bus stop and is not related to the project site.</p>	

Photos	
Location	
Map Key	
P12	
View Direction	
North	
Description	
North Ventura Avenue from entrance to Storage Lot Parcel at Cañada Larga Road.	

Explanation of Table Fields:

- 1) **Map Key:**
P1-P12

Appendix One

Summary of Biological Resource Regulations

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

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

Sensitive Status Species Regulations

Federally Protected Species

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

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

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

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

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

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

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

State Protected Species

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

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

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

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

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

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

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

The CDFW requires permits for the "take" of any State-listed endangered or threatened species. Section 2080 of the Fish and Wildlife Code prohibits "take" of any species that the California Fish and Wildlife Commission determines to be endangered or threatened. "Take" is defined in Section 86 of the Fish and Wildlife 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 Wildlife 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 Cañada, 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 nonWildlife 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 Wildlife)

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 Wildlife 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 Wildlife.

Coastal Habitat Regulations

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

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

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

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

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

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

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

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

Wildlife Migration Regulations

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

Locally Important Species/Communities Regulations

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

Locally Important Species

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

Locally Important Animal Species Criteria

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

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or

- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

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

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

Locally Important Communities

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

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

Appendix Two

Observed Species Tables

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
<i>Ambrosia psilostachya</i>	western ragweed	N	
<i>Artemisia californica</i>	California sagebrush	N	
<i>Arundo donax</i>	giant reed	NN	
<i>Avena barbata</i>	slender wild oats	NN	
<i>Avena fatua</i>	wild oat	NN	
<i>Baccharis pilularis</i>	coyote brush	N	
<i>Baccharis salicifolia</i>	mulefat	N	
<i>Brassica</i> spp.	mustards	NN	Too young to identify, very abundant
<i>Bromus diandrus</i>	ripgut grass	NN	
<i>Calystegia</i> sp.	bind weed		
<i>Conium maculatum</i>	poison hemlock	NN	
<i>Cortaderia jubata</i>	pampas grass	NN	
<i>Delairea odorata</i>	German ivy	NN	
<i>Foeniculum vulgare</i>	sweet fennel	NN	
<i>Helminthotheca echioides</i>	bristly ox tongue	NN	
<i>Heteromeles arbutifolia</i>	toyon	N	
<i>Malva parviflora</i>	cheeseweed	NN	
<i>Nicotiana glauca</i>	tree tobacco	NN	
<i>Raphanus sativus</i>	wild radish	NN	
<i>Ricinus communis</i>	castor bean	NN	
<i>Rubus ursinus</i>	California blackberry	N	
<i>Salix lasiolepis</i>	arroyo willow	N	
<i>Salsola tragus</i>	Russian thistle	NN	
<i>Schinus molle</i>	pepper tree	NN	
<i>Silybum marianum</i>	milk thistle	NN	
<i>Solanum</i> sp.	Nightshade	N	Too young to identify to species
<i>Vicia villosa</i>	hairy vetch	NN	
FUNGI			
ANIMALS			
Invertebrates			
Fish			
Amphibians			
Reptiles			

Birds			
<i>Accipiter cooperii</i>	Cooper's hawk	N	
<i>Anas platyrhynchos</i>	mallard	N	
<i>Corvus brachyrhynchos</i>	American crow	N	
Mammals			
<i>Sylvilagus bachmani</i>	brush rabbit	N	

Explanation of Table Fields:

1) Native:

N indicates native species; NN indicates non-native species in table above.

2) Notes:

Non unusual or unique species were observed. Some nightshade and mustard species were too young to identify to the species level.

3) Bold:

No special-status species were observed during the site survey.

Attachment A

List of CNDDDB-tracked species with recorded occurrences within at least a 10-mile radius of the project site



Multiple Occurrences per Page
California Department of Fish and Game
California Natural Diversity Database



<i>Taricha torosa</i>		Element Code: AAAAF02032	
Coast Range newt			
Listing Status:	Federal: None	CNDDB Element Ranks:	Global: G5T4
	State: None		State: S4
	Other: DFG_SSC-Species of Special Concern		
Habitat:	General: COASTAL DRAINAGES FROM MENDOCINO COUNTY TO SAN DIEGO COUNTY.		
	Micro: LIVES IN TERRESTRIAL HABITATS & WILL MIGRATE OVER 1 KM TO BREED IN PONDS, RESERVOIRS & SLOW MOVING STREAMS.		

Occurrence No.	53	Map Index:	72401	EO Index:	73367	Element Last Seen:	2004-06-15
Occ. Rank:	Excellent	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	2008-09-26
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: White Ledge Peak (3411944)
County Summary: Ventura

Lat/Long:	34.43079 / -119.40023	Accuracy:	nonspecific area
UTM:	Zone-11 N3812536 E279445	Elevation (ft):	1038
PLSS:	T04N, R24W, Sec. 16 (S)	Acres:	27.0

Location: COYOTE CREEK, 1.9 CREEK MILES UPSTREAM (WNW) FROM EAST FORK, & 1.5 AIR MILES SE OF CHISMAHOO MOUNTAIN, LOS PADRES NF.
Detailed Location: MAPPED 300M UPSTREAM & DOWNSTREAM OF POINT DRAWN ON SMALL SCALE TOPO MAP.
Ecological: HABITAT DESCRIBED AS "COYOTE CREEK, A TRIBUTARY TO CASITAS LAKE."
General: 6 ADULTS OBSERVED ON 15 JUN 2004.
Owner/Manager: USFS-LOS PADRES NF

<i>Rana draytonii</i>		Element Code: AAABH01022	
California red-legged frog			
Listing Status:	Federal: Threatened	CNDDB Element Ranks:	Global: G4T2T3
	State: None		State: S2S3
	Other: DFG_SSC-Species of Special Concern, IUCN_VU-Vulnerable		
Habitat:	General: LOWLANDS & FOOTHILLS IN OR NEAR PERMANENT SOURCES OF DEEP WATER WITH DENSE, SHRUBBY OR EMERGENT RIPARIAN VEGETATION.		
	Micro: REQUIRES 11-20 WEEKS OF PERMANENT WATER FOR LARVAL DEVELOPMENT. MUST HAVE ACCESS TO ESTIVATION HABITAT.		



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California Department of Fish and Game
California Natural Diversity Database



Occurrence No.	480	Map Index: 46924	EO Index: 46924	Element Last Seen:	2001-09-XX
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	2001-09-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2002-01-03
Quad Summary:	Matilija (3411943)				
County Summary:	Ventura				
Lat/Long:	34.37970 / -119.30399		Accuracy:	80 meters	
UTM:	Zone-11 N3806663 E288161		Elevation (ft):	330	
PLSS:	T04N, R23W, Sec. 32 (S)		Acres:	0.0	
Location:	JUST UPSTREAM OF THE HIGHWAY 33 BRIDGE OVER SAN ANTONIO CREEK, SOUTH OF LIVE OAK				
Detailed Location:					
Ecological:	HABITAT CONSISTS OF WILLOW RIPARIAN SURROUNDING A YEAR-ROUND STREAM, WITH GENTLE TO MODERATE GRADIENT AND A SNAD/GRAVEL/COBBLE BOTTOM. CLEMMYS MARMORATA MARMORATA ALSO PRESENT.				
General:	2 ADULT FROGS OBSERVED DURING AUG-SEP 2001.				
Owner/Manager:	UNKNOWN				
Occurrence No.	481	Map Index: 46925	EO Index: 46925	Element Last Seen:	2001-09-XX
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	2001-09-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2002-01-03
Quad Summary:	Matilija (3411943)				
County Summary:	Ventura				
Lat/Long:	34.42541 / -119.25827		Accuracy:	specific area	
UTM:	Zone-11 N3811639 E292479		Elevation (ft):	330	
PLSS:	T04N, R23W, Sec. 14 (S)		Acres:	14.4	
Location:	SAN ANTONIO CREEK, WITHIN CAMP COMFORT COUNTY PARK, SW OF OJAI				
Detailed Location:					
Ecological:	HABITAT CONSISTS OF WILLOW RIPARIAN SURROUNDING A YEAR-ROUND STREAM, WITH GENTLE TO MODERATE GRADIENT AND A SAND/GRAVEL/COBBLE BOTTOM. CLEMMYS MARMORATA MARMORATA ALSO PRESENT.				
General:	5 ADULT FROGS OBSERVED DURING AUG-SEP 2001.				
Owner/Manager:	UNKNOWN				
Occurrence No.	526	Map Index: 48224	EO Index: 48224	Element Last Seen:	1999-09-30
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	1999-09-30
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2002-07-10
Quad Summary:	Matilija (3411943)				
County Summary:	Ventura				
Lat/Long:	34.49881 / -119.34115		Accuracy:	80 meters	
UTM:	Zone-11 N3819953 E285050		Elevation (ft):	1200	
PLSS:	T05N, R24W, Sec. 24 (S)		Acres:	0.0	
Location:	MAIN FORK MATILIJA CREEK, 2.3 MILES NW OF MATILIJA HOT SPRINGS AND 2.3 MILES WEST OF SR 33.				
Detailed Location:	LOCATED AT DOWNSTREAM-MOST HOT SPRING POOL.				
Ecological:	HABITAT CONSISTS OF HOT SPRING (WHICH SURFACES IN CREEKBED) AND POOLS (MAXIMUM DEPTH OF 40-50 CM) WITH CLEAR, FLOWING WATER. VEGETATION INCLUDES CATTAILS, YOUNG WILLOWS, FILAMENTOUS ALGAE AND A SUBMERSED MACROPHYTE.				
General:	1 METAMORPHOSED INDIVIDUAL (SVL 33MM) OBSERVED ON 30 SEP 1999.				
Owner/Manager:	USFS-LOS PADRES NF				



Multiple Occurrences per Page
California Department of Fish and Game
California Natural Diversity Database



Occurrence No.	674	Map Index:	53686	EO Index:	53686	Element Last Seen:	2003-09-15
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		2003-09-15	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2003-12-23	

Quad Summary: Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.42170 / -119.26483	Accuracy:	specific area
UTM:	Zone-11 N3811241 E291866	Elevation (ft):	550
PLSS:	T04N, R23W, Sec. 14 (S)	Acres:	11.5

Location: SAN ANTONIO CREEK, IN THE THE VICINITY OF THE LION CREEK CONFLUENCE, SOUTH OF OJAI

Detailed Location:

Ecological: HABITAT CONSISTS OF RIPARIAN, DOMINATED BY MULEFAT ALONG THE CREEK EDGES AND SOME WILLOWS; CLAY SUBSTRATE WITH SOME LARGE, SANDSTONE BOULDERS.

General: 1 ADULT AND 1 JUVENILE OBSERVED ON 15 SEP 2003.

Owner/Manager: PVT

Charadrius alexandrinus nivosus

Element Code: ABNNB03031

western snowy plover

Listing Status: **Federal:** Threatened

CNDDB Element Ranks: **Global:** G4T3

State: None

State: S2

Other: ABC_WLBCC-Watch List of Birds of Conservation Concern, DFG_SSC-Species of Special Concern, USFWS_BCC-Birds of Conservation Concern

Habitat: **General:** SANDY BEACHES, SALT POND LEVEES & SHORES OF LARGE ALKALI LAKES.

Micro: NEEDS SANDY, GRAVELLY OR FRIABLE SOILS FOR NESTING.

Occurrence No.	39	Map Index:	15689	EO Index:	25761	Element Last Seen:	1998-05-05
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		1998-05-05	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2003-08-28	

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.13454 / -119.18058	Accuracy:	nonspecific area
UTM:	Zone-11 N3779221 E298928	Elevation (ft):	10
PLSS:	T01N, R22W, Sec. 28 (S)	Acres:	58.7

Location: ORMOND BEACH, APPROX 1.5 MILES SW OF PORT HUENEME

Detailed Location: SITE CONTAINS FENCED-OFF LEAST TERN HABITAT.

Ecological: NESTING AREA IS A DUNE-BACKED BEACH.

General: 22 MUSEUM EGG SETS COLLECTED BETWEEN 1896 AND 1937; ONE CHICK OBSERVED BY WILBUR IN 1975; 14 PAIRS OBSERVED DURING MAY-JUNE OF 1978. 5 MAY 1998: 1 FEMALE MAKING A SCOOP IN THE SAND AND PLACING PEBBLES AROUND IT, AND 2 ADULTS FORAGING.

Owner/Manager: CITY OF OXNARD, PVT



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California Department of Fish and Game
California Natural Diversity Database



Occurrence No.	40	Map Index: 36858	EO Index: 25762	Element Last Seen: 1978-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1978-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1999-01-15

Quad Summary: Oxnard (3411922)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.21950 / -119.25719	Accuracy:	nonspecific area
UTM:	Zone-11 N3788798 E292071	Elevation (ft):	10
PLSS:	T02N, R23W, Sec. 35 (S)	Acres:	166.9

Location: MCGRATH STATE BEACH.

Detailed Location:

Ecological: NESTING AREA IS A DUNE-BACKED BEACH.

General: THREE PAIRS OBSERVED DURING A 1978 STUDY.

Owner/Manager: DPR-MCGRATH SB, UNKNOWN

Occurrence No.	41	Map Index: 36879	EO Index: 25760	Element Last Seen: 1978-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1978-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1999-01-15

Quad Summary: Oxnard (3411922)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.23956 / -119.26601	Accuracy:	nonspecific area
UTM:	Zone-11 N3791041 E291308	Elevation (ft):	15
PLSS:	T02N, R23W, Sec. 23 (S)	Acres:	58.5

Location: MOUTH OF SANTA CLARA RIVER.

Detailed Location:

Ecological: NESTING AREA IS A DUNE-BACKED BEACH.

General: 30 ADULTS AND 6 NESTS REPORTED BY WILBUR IN 1975; 25 ADULTS OBSERVED DURING 1976; 13 PAIRS OBSERVED DURING 1978 STUDY.

Owner/Manager: UNKNOWN

Occurrence No.	42	Map Index: 15571	EO Index: 25758	Element Last Seen: 1948-XX-XX
Occ. Rank:	None		Presence: Possibly Extirpated	Site Last Seen: 1978-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2005-06-02

Quad Summary: Ventura (3411933)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.26851 / -119.27939	Accuracy:	nonspecific area
UTM:	Zone-11 N3794279 E290146	Elevation (ft):	8
PLSS:	T02N, R23W, Sec. 10 (S)	Acres:	87.0

Location: VENTURA BEACH.

Detailed Location: MAPPED ALONG THE BEACH AREA AT VENTURA.

Ecological:

General: 6 MUSEUM EGG SETS COLLECTED BETWEEN 1915 AND 1948. ALTHOUGH SOME SUITABLE HABITAT STILL REMAINS, NO SNOWY PLOVERS WERE OBSERVED IN 1978.

Owner/Manager: DPR-SAN BUENAVENTURA SB



Multiple Occurrences per Page
California Department of Fish and Game
California Natural Diversity Database



Occurrence No.	123	Map Index:	52107	EO Index:	31259	Element Last Seen:	2003-07-09
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:			2003-07-09
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:			2008-03-10

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.16422 / -119.22992	Accuracy:	specific area
UTM:	Zone-11 N3782612 E294448	Elevation (ft):	15
PLSS:	T01N, R22W, Sec. 18 (S)	Acres:	50.4

Location: HOLLYWOOD BY THE SEA (OXNARD BEACH), NORTH OF INLET TO CHANNEL ISLAND HARBOR, 4 MILES SOUTHWEST OF OXNARD.

Detailed Location: BEACH WITH LOW DUNES NORTH OF HARBOR INLET.

Ecological: 1997: NESTING TO 200 YARDS NORTH OF HARBOR INLET, WINTERING AREA TO 1000 YARDS. 2003: 2 NESTS FOUND FURTHER NORTH ON HOLLYWOOD BEACH

General: 17 ADULTS OBSERVED 21 FEB 1997 AND 2 ADULTS AND 2 JUVENILES OBSERVED 26 JUNE 1997. 1 NEST & ADULTS OBS 27 JUN 2003, ANOTHER NEST FOUND 9 JUL 2003.

Owner/Manager: STATE

<i>Sternula antillarum browni</i>		Element Code: ABNNM08103
California least tern		
Listing Status:	Federal: Endangered	CNDDDB Element Ranks: Global: G4T2T3Q
	State: Endangered	State: S2S3
	Other: ABC_WLBCC-Watch List of Birds of Conservation Concern, DFG_FP-Fully Protected	
Habitat:	General: NESTS ALONG THE COAST FROM SAN FRANCISCO BAY SOUTH TO NORTHERN BAJA CALIFORNIA.	
	Micro: COLONIAL BREEDER ON BARE OR SPARSELY VEGETATED, FLAT SUBSTRATES: SAND BEACHES, ALKALI FLATS, LAND FILLS, OR PAVED AREAS.	

Occurrence No.	9	Map Index:	36858	EO Index:	25702	Element Last Seen:	1996-XX-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:			1996-XX-XX
Occ. Type:	Natural/Native occurrence	Trend:	Fluctuating	Record Last Updated:			1999-01-15

Quad Summary: Oxnard (3411922)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.21950 / -119.25719	Accuracy:	nonspecific area
UTM:	Zone-11 N3788798 E292071	Elevation (ft):	0
PLSS:	T02N, R23W, Sec. 35 (S)	Acres:	166.9

Location: FROM THE SANTA CLARA RIVER MOUTH SOUTH TO MCGRATH LAKE.

Detailed Location: SITE INCLUDES "SANTA CLARA RIVER MOUTH", "MCGRATH BEACH" & MCGRATH LAKE SITES.

Ecological:

General: IN USE SINCE 1920'S. SITE OF "A LARGE COLONY" IN 1939. 1978-81: 10-25 PRS/YR FLEDGED 12-25/YR. 1987: 15 PRS 10 FLEDGED. 1988: 2 PRS 4 FLEDGED. 1990: 27 PRS 34 FLEDGED. 1991: 26 PRS 24 FLEDGED. 1992: 26 PRS 35 FLEDGED. 1996: 28 PRS 20 FLDGD.

Owner/Manager: DPR-MCGRATH SB, UNKNOWN



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Occurrence No.	11	Map Index: 15689	EO Index: 25700	Element Last Seen: 1998-05-05
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1998-05-05
Occ. Type:	Natural/Native occurrence		Trend: Decreasing	Record Last Updated: 1999-01-08

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.13454 / -119.18058	Accuracy:	nonspecific area
UTM:	Zone-11 N3779221 E298928	Elevation (ft):	10
PLSS:	T01N, R22W, Sec. 28 (S)	Acres:	58.7

Location: ORMOND BEACH, GENERALLY BETWEEN THE SOUTHERN CALIFORNIA EDISON PLANT AND PERKINS RD.

Detailed Location: THE ORMOND BEACH SITE HAS TWO SUB-SITES, "PERKINS ROAD" & "EDISON". SOME YEARS THE DATA IS REPORTED SEPARATELY & SOME YEARS THE DATA IS COMBINED.

Ecological:

General: 1ST NESTING WAS 1974. 1977: 30 PRS, 10 FLEDGED. 1988: 3-4 PRS, FLEDGING SUCCESS UNKNOWN. 1990: 42 PRS, 30 FLEDGED. 1991: 17 PRS 12-14 FLEDGED. 1992: 18 PRS 17 FLEDGED. 1995: ~107 PRS. 1996: 85 PRS ~155 FLEDGED. 1998: 1ST BIRDS SEEN 5 MAY.

Owner/Manager: CITY OF OXNARD, PVT

Occurrence No.	79	Map Index: 36254	EO Index: 31251	Element Last Seen: 1997-06-27
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen: 1997-06-27
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1997-07-29

Quad Summary: Oxnard (3411922)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.16183 / -119.22834	Accuracy:	specific area
UTM:	Zone-11 N3782343 E294589	Elevation (ft):	15
PLSS:	T01N, R22W, Sec. 19 (S)	Acres:	48.1

Location: HOLLYWOOD BY THE SEA (OXNARD BEACH), NORTH OF INLET TO CHANNEL ISLAND HARBOR, 4 MILES SOUTHWEST OF OXNARD.

Detailed Location: BEACH WITH LOW DUNES NORTH OF HARBOR INLET.

Ecological: NESTING, TO 200 YARDS NORTH OF HARBOR INLET.

General: 9 ADULTS AND 2 JUVENILES OBSERVED 27 JUNE 1997.

Owner/Manager: STATE



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<i>Coccyzus americanus occidentalis</i>		Element Code: ABNRB02022	
western yellow-billed cuckoo			
Listing Status:	Federal: Candidate	CNDDDB Element Ranks:	Global: G5T3Q
	State: Endangered		State: S1
	Other: BLM_S-Sensitive, USFS_S-Sensitive, USFWS_BCC-Birds of Conservation Concern		
Habitat:	General: RIPARIAN FOREST NESTER, ALONG THE BROAD, LOWER FLOOD-BOTTOMS OF LARGER RIVER SYSTEMS.		
	Micro: NESTS IN RIPARIAN JUNGLES OF WILLOW, OFTEN MIXED WITH COTTONWOODS, W/ LOWER STORY OF BLACKBERRY, NETTLES, OR WILD GRAPE.		

Occurrence No.	69	Map Index:	15673	EO Index:	25593	Element Last Seen:	1942-07-04
Occ. Rank:	None	Presence:	Possibly Extirpated	Site Last Seen:		Record Last Updated:	1977-07-22
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Oxnard (3411922), Saticoy (3411932)
County Summary: Ventura, Pacific Ocean

Lat/Long:	34.23477 / -119.22074	Accuracy:	nonspecific area
UTM:	Zone-11 N3790418 E295466	Elevation (ft):	75
PLSS:	T02N, R22W, Sec. 30 (S)	Acres:	966.7

Location: SANTA CLARA RIVER FROM THE MOUTH TO THE VICINITY OF MONTALVO.
Detailed Location:
Ecological: SITE IS A SANDY FLOODPLAIN BETWEEN LEVEES; MOST VEGETATION IS DENUDED, PROBABLY BY ORV TRAFFIC. SOME WILLOWS OCCUR IN NARROW, INTERMITTENT STRIPS, BUT COVER IS SPARSE (20%).
General: TWO WFVZ EGG SETS FROM THE MOUTH COLLECTED 18 JULY 1920 & 31 JULY 1921 AND ONE WFVZ EGG SET FROM THE VICINITY OF MONTALVO COLLECTED 4 JULY 1942. SURVEY OF SANTA CLARA RIVER IN 1977 BY GAINES DID NOT LOCATE ANY CUCKOOS IN THIS AREA.
Owner/Manager: PVT



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<i>Athene cunicularia</i>		Element Code: ABNSB10010	
burrowing owl			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G4
	State: None		State: S2
	Other: BLM_S-Sensitive, DFG_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern		
Habitat:	General: OPEN, DRY ANNUAL OR PERENIAL GRASSLANDS, DESERTS & SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION.		
	Micro: SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.		

Occurrence No.	443	Map Index: 47450	EO Index: 47450	Element Last Seen: 2002-02-22
Occ. Rank:	Fair		Presence: Presumed Extant	Site Last Seen: 2002-02-22
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2002-03-21

Quad Summary:	Oxnard (3411922)
County Summary:	Ventura

Lat/Long:	34.22402 / -119.25904	Accuracy:	1/10 mile
UTM:	Zone-11 N3789303 E291911	Elevation (ft):	20
PLSS:	T02N, R23W, Sec. 26 (S)	Acres:	0.0

Location:	JUST SOUTH OF MCGRATH STATE BEACH CAMPGROUNDS, OXNARD
Detailed Location:	BURROW IS LOCATED AT THE EDGE OF A GRAVEL PILE, LOCATED ABOUT 500' SOUTH OF THE CAMPGROUND, AT THE END OF A SERVICE ROAD.
Ecological:	HABITAT CONSISTS OF THE EDGE OF REAR-DUNES/ANNUAL GRASSLANDS; SANDY SOILS. SITE IS SURROUNDED BY THE STATE BEACH AND AGRICULTURAL LANDS.
General:	ON 22 FEB 2002, ONE OWL WAS FLUSHED FROM THE BURROW COMPLEX; NO PELLETS FOUND, BUT FEATHERS WERE PRESENT AT SEVERAL BURROWS.
Owner/Manager:	DPR-MCGRATH SB



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<i>Riparia riparia</i>		Element Code: ABPAU08010	
bank swallow			
Listing Status:	Federal: None	CNDDB Element Ranks:	Global: G5
	State: Threatened		State: S2S3
	Other: BLM_S-Sensitive, IUCN_LC-Least Concern		
Habitat:	General: COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT.		
	Micro: REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.		

Occurrence No.	114	Map Index:	36882	EO Index:	25175	Element Last Seen:	1976-XX-XX
Occ. Rank:	None	Presence:	Extirpated	Site Last Seen:		1976-XX-XX	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2011-11-08	

Quad Summary: Oxnard (3411922)
County Summary: Ventura

Lat/Long:	34.23277 / -119.26080	Accuracy:	2/5 mile
UTM:	Zone-11 N3790278 E291771	Elevation (ft):	15
PLSS:	T02N, R23W, Sec. 26 (S)	Acres:	0.0

Location: SANTA CLARA RIVER ESTUARY.
Detailed Location:
Ecological:
General: ONE OR TWO PAIRS NESTED HERE IN 1976. CONSIDERED EXTIRPATED AS A BREEDER IN SOUTHERN CALIFORNIA (SCH92).
Owner/Manager: DPR-MCGRATH SB

<i>Vireo bellii pusillus</i>		Element Code: ABPBW01114	
least Bell's vireo			
Listing Status:	Federal: Endangered	CNDDB Element Ranks:	Global: G5T2
	State: Endangered		State: S2
	Other: ABC_WLBCC-Watch List of Birds of Conservation Concern, IUCN_NT-Near Threatened		
Habitat:	General: SUMMER RESIDENT OF SOUTHERN CALIFORNIA IN LOW RIPARIAN IN VICINITY OF WATER OR IN DRY RIVER BOTTOMS; BELOW 2000 FT.		
	Micro: NESTS PLACED ALONG MARGINS OF BUSHES OR ON TWIGS PROJECTING INTO PATHWAYS, USUALLY WILLOW, BACCHARIS, MESQUITE.		



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Occurrence No.	109	Map Index: 21213	EO Index: 19701	Element Last Seen: 1991-08-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1991-08-XX
Occ. Type:	Natural/Native occurrence		Trend: Increasing	Record Last Updated: 2010-02-25

Quad Summary: Santa Paula (3411931), Saticoy (3411932)
County Summary: Ventura

Lat/Long:	34.29273 / -119.12263	Accuracy:	nonspecific area
UTM:	Zone-11 N3796653 E304638	Elevation (ft):	150
PLSS:	T03N, R21W (S)	Acres:	207.8

Location: SANTA CLARA RIVER, NORTHEAST OF SATICOY
Detailed Location:
Ecological:
General: 1 TERRITORIAL MALE OBSERVED IN 1981; 5 PAIRS AND 2 TERRITORIAL MALES DETECTED IN 1991.
Owner/Manager: UNKNOWN

Occurrence No.	128	Map Index: 15532	EO Index: 24962	Element Last Seen: 1919-05-08
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1919-05-08
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1989-08-10

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.35527 / -119.31095	Accuracy:	1 mile
UTM:	Zone-11 N3803968 E287460	Elevation (ft):	200
PLSS:	T03N, R23W (S)	Acres:	0.0

Location: FOSTER MEMORIAL PARK, VENTURA CO (VENTURA RIVER).
Detailed Location: NEST LOCATED IN A WILLOW, TWO FEET ABOVE THE GROUND.
Ecological:
General: WFVZ OOLOGICAL COLLECTION.
Owner/Manager: UNKNOWN



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Occurrence No.	267	Map Index: 54546	EO Index: 54546	Element Last Seen:	2004-07-22
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	2004-07-22
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2009-07-03

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.23897 / -119.19486	Accuracy:	1/5 mile
UTM:	Zone-11 N3790832 E297859	Elevation (ft):	60
PLSS:	T02N, R22W, Sec. 21 (S)	Acres:	0.0

Location: SANTA CLARA RIVER SOUTH OF THE HWY 101 BRIDGE, APPROXIMATELY 2 MILES NNW OF OXNARD.

Detailed Location: MAPPED ACCORDING TO UTM COORDINATES. DRAINAGE PATTERN OF SANTA CLARA RIVER IS CREATING HIGHLY SUITABLE, LUSH RIPARIAN HABITAT FOR LBV ON THE JOHNSON DR SIDE.

Ecological: HABITAT DOMINATED BY WILLOWS AND MULEFAT. DOMINANT EXOTIC PLANT IS ARUNDO. CANOPY HEIGHT = 7M. SURFACE WATER OR SATURATED SOIL IS PRESENT AT SITE. POPULATION WITHIN THIS SURVEY AREA HAS INCREASED SINCE LAST YEAR.

General: 7 ADULTS AND 2 JUVENILES OBSERVED 29 MAY 2003. SITE IS UTILIZED FOR BREEDING. 2 TERRITORIES OBSERVED FROM 8 APR-22 JUL 2004. 11 ADULTS & 7 JUVENILES OBSERVED BETWEEN THIS OCCURENCE & OCCURENCE 317 (NORTH OF HWY 101 BRIDGE).

Owner/Manager: UNKNOWN

Occurrence No.	314	Map Index: 75710	EO Index: 76745	Element Last Seen:	2009-05-18
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	2009-05-18
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2009-07-02

Quad Summary: Ventura (3411933)

County Summary: Ventura

Lat/Long:	34.28179 / -119.30803	Accuracy:	1/10 mile
UTM:	Zone-11 N3795812 E287543	Elevation (ft):	20
PLSS:	T02N, R23W, Sec. 05 (S)	Acres:	0.0

Location: VENTURA RIVER, NORTH & SOUTH OF THE MAIN STREET BRIDGE, VENTURA.

Detailed Location:

Ecological: RIPARIAN WITH RED WILLOW, COTTONWOOD AND GIANT REED (VERY DENSE IN SOME AREAS). SURROUNDING AREAS ARE RESIDENTIAL (EAST, SOUTHEAST), AND AGRICULTURAL (NORTH, NORTHWEST).

General: 1 ADULT HEARD SINGING DOWNSTREAM AND 1 ADULT HEARD SINGING UPSTREAM OF THE BRIDGE ON 18 MAY 2009.

Owner/Manager: VEN COUNTY



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Occurrence No.	317	Map Index: 75746	EO Index: 76762	Element Last Seen:	2004-07-22
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	2004-07-22
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2009-07-03
Quad Summary:	Oxnard (3411922)				
County Summary:	Ventura				
Lat/Long:	34.24549 / -119.18736		Accuracy:	specific area	
UTM:	Zone-11 N3791541 E298566		Elevation (ft):	70	
PLSS:	T02N, R22W, Sec. 21 (S)		Acres:	59.0	
Location:	SANTA CLARA RIVER NORTH OF THE HWY 101 BRIDGE, SE OF MONTALVO.				
Detailed Location:	MAPPED ACCORDING TO MAP PROVIDED. DRAINAGE PATTERN OF SANTA CLARA RIVER IS CREATING HIGHLY SUITABLE, LUSH RIPARIAN HABITAT FOR LBV ON THE JOHNSON DR SIDE.				
Ecological:	HABITAT DOMINATED BY WILLOWS (BLACK, SANDBAR, ARROYO), COTTONWOOD (FREEMONT & BLACK) AND MULEFAT. DOMINANT EXOTIC PLANT IS ARUNDO. CANOPY HEIGHT = 7M. SURFACE WATER OR SATURATED SOIL IS PRESENT AT SITE.				
General:	4 TERRITORIES OBSERVED FROM 8 APR-22 JUL 2004. 11 ADULTS & 7 JUVENILES OBSERVED BETWEEN THIS OCCURENCE & OCCURENCE 267 (SOUTH OF HWY 101 BRIDGE). POPULATION WITHIN THIS SURVEY AREA HAS INCREASED SINCE LAST YEAR.				
Owner/Manager:	TNC				



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Passerculus sandwichensis beldingi

Element Code: ABPBX99015

Belding's savannah sparrow

Listing Status: Federal: None

CNDDB Element Ranks: Global: G5T3

State: Endangered

State: S3

Other:

Habitat: General: INHABITS COASTAL SALT MARSHES, FROM SANTA BARBARA SOUTH THROUGH SAN DIEGO COUNTY.

Micro: NESTS IN SALICORNIA ON AND ABOUT MARGINS OF TIDAL FLATS.

Occurrence No.	3	Map Index: 15592	EO Index: 24657	Element Last Seen:	1991-XX-XX
Occ. Rank:	Poor		Presence: Presumed Extant	Site Last Seen:	2006-04-17
Occ. Type:	Natural/Native occurrence		Trend: Decreasing	Record Last Updated:	2007-04-12

Quad Summary: Oxnard (3411922)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.23083 / -119.26178	Accuracy:	1/5 mile
UTM:	Zone-11 N3790064 E291676	Elevation (ft):	10
PLSS:	T02N, R23W (S)	Acres:	0.0

Location: MCGRATH STATE BEACH; NORTH EDGE OF BEACH ON SOUTH SIDE OF SANTA CLARA RIVER MOUTH.

Detailed Location:

Ecological: THE MARSH IS CLOSED TO TIDAL ACTION. WETLAND TRANSITIONS BETWEEN FRESHWATER MARSH AND PICKLEWEED. BELDINGS DETECTED WHEN PICKLEWEED PRESENT. POPULATION CONSIDERED EXTIRPATED IN 1986, BUT 1 POSTED BIRD OBSERVED HERE IN 1991.

General: NOT SURVEYED IN 1973, 12 PRS ESTIMATED IN 1977, 0 ESTIMATED IN 1986, 1 BIRD OBSERVED IN 1991. NO BIRDS OBSERVED IN 1996, 2001 OR 2006.

Owner/Manager: DPR-MCGRATH SB

Occurrence No.	4	Map Index: 36841	EO Index: 24654	Element Last Seen:	2006-05-23
Occ. Rank:	Fair		Presence: Presumed Extant	Site Last Seen:	2006-05-23
Occ. Type:	Natural/Native occurrence		Trend: Fluctuating	Record Last Updated:	2007-04-12

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.13194 / -119.17468	Accuracy:	nonspecific area
UTM:	Zone-11 N3778921 E299465	Elevation (ft):	10
PLSS:	T01N, R22W, Sec. 34 (S)	Acres:	97.2

Location: ORMOND BEACH WETLANDS, 1 MI SE OF PORT HUENEME.

Detailed Location: 1986: 2 PRS IN MARSH BTWN POWER PLANT & NW FENCELINE OF PT MUGU TRAINING CENTER; 18 PRS IN MARSH BTWN EDISON & HALECO PROPERTIES. 2001: 6 PRS ALONG BEACH, 27 PRS BTWN EDISON & HALECO. 2006: 31 PRS ALONG BEACH, 19 PRS BTWN EDISON & HALECO.

Ecological: ABOUT AN 8 HA SALT MARSH. MARSH MAINTAINED BY SEEPAGE & DRAINAGE. THIS AREA IS UP COAST & CONTIGUOUS WITH THE MUGU LAGOON HABITAT. 1991: AT LEAST 2 ACRES OF PICKLEWEED HABITAT WAS DISKED. 1998: SALT MARSH DISTURBED AT NORTHERN END.

General: NOT SURVEYED IN 1973, 17 PRS ESTIMATED IN 1977, 20 PRS ESTIMATED IN 1986, 15 PRS ESTIMATED IN 1991, 61 PRS EST IN 1996. >50 BIRDS OBSERVED 5 MAY 1998. 33 PRS ESTIMATED IN 2001. 50 PRS IN 2006.

Owner/Manager: PVT, DPR



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<i>Agelaius tricolor</i>		Element Code: ABPBXB0020	
tricolored blackbird			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G2G3
	State: None		State: S2
Other:	ABC_WLBCC-Watch List of Birds of Conservation Concern, BLM_S-Sensitive, DFG_SSC-Species of Special Concern, IUCN_EN-Endangered, USFWS_BCC-Birds of Conservation Concern		
Habitat:	General:	HIGHLY COLONIAL SPECIES, MOST NUMEROUS IN CENTRAL VALLEY & VICINITY. LARGELY ENDEMIC TO CALIFORNIA.	
	Micro:	REQUIRES OPEN WATER, PROTECTED NESTING SUBSTRATE, & FORAGING AREA WITH INSECT PREY WITHIN A FEW KM OF THE COLONY.	

Occurrence No.	238	Map Index:	23967	EO Index:	7167	Element Last Seen:	1993-05-12
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	1993-08-16
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				
Quad Summary:	Ventura (3411933)						
County Summary:	Ventura						
Lat/Long:	34.29403 / -119.30801			Accuracy:	1/5 mile		
UTM:	Zone-11 N3797169 E287576			Elevation (ft):	40		
PLSS:	T03N, R23W (S)			Acres:	0.0		
Location:	ALONG THE VENTURA RIVER, 1 MILE UPSTREAM FROM HWY 101, VENTURA.						
Detailed Location:	40 TRICOLORED'S OBSERVED NESTING ON ONE SIDE OF MARSH AND 50 REDWING'S OBSERVED NESTING ON THE OPPOSITE SIDE.						
Ecological:	HABITAT CONSISTS OF A TYPHUS/SCIRPUS FRESHWATER MARSH, LOCATED ADJACENT TO A COASTAL SAGE SCRUB HILLSIDE.						
General:							
Owner/Manager:	UNKNOWN						



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<i>Oncorhynchus mykiss irideus</i>		Element Code: AFCHA0209J		
southern steelhead - southern California DPS				
Listing Status:	Federal: Endangered	CNDDDB Element Ranks:	Global: G5T2Q	
	State: None		State: S2	
	Other: AFS_EN-Endangered, DFG_SSC-Species of Special Concern			
Habitat:	General: FED LISTING REFERS TO POPS FROM SANTA MARIA RIVER SOUTH TO SOUTHERN EXTENT OF RANGE (SAN MATEO CREEK IN SAN DIEGO CO.)			
	Micro: SOUTHERN STEELHEAD LIKELY HAVE GREATER PHYSIOLOGICAL TOLERANCES TO WARMER WATER & MORE VARIABLE CONDITIONS.			
Occurrence No.	3	Map Index: 30038	EO Index: 29737	Element Last Seen: 1993-01-04
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1993-01-04
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1999-09-29
Quad Summary:	Ventura (3411933), Ojai (3411942), Matilija (3411943), Wheeler Springs (3411953)			
County Summary:	Ventura			
Lat/Long:	34.39848 / -119.28514	Accuracy:	nonspecific area	
UTM:	Zone-11 N3808707 E289942	Elevation (ft):	350	
PLSS:	T04N, R23W (S)	Acres:	2848.4	
Location:	VENTURA RIVER & TRIBUTARIES, UPSTREAM OF VENTURA.			
Detailed Location:	FROM MOUTH AT OCEAN TO BASE OF LAKE CASITAS (COYOTE CREEK) & LAKE MATILIJA (MATILIJA CREEK), INCLUDING NORTH FORK MATILIJA CREEK, SAN ANTONIO CREEK & TRIBUTARIES LION, THACHER & REEVES CREEKS.			
Ecological:	MATILIJA CREEK WAS THE MAJOR HISTORIC SPAWING AREA UNTIL MATILIJA DAM WAS BUILT. A PROVISION IN THE DAM WAS SAID TO HAVE BEEN INCLUDED TO CAPTURE STEELHEAD BELOW MATILIJA DAM AND MOVE THEM UPSTREAM TO SPAWN (NOTHING DONE AS OF 5/90).			
General:	1976 BIOASSAY SUGGESTED WATER QUALITY NEG IMPACTED BY EFFLUENT FROM OAK VIEW TREATMENT PLANT. N FK MATILIJA, COYOTE & ANTONIO CREEKS STOCKED WITH RESCUED STEELHEAD. NO FORMAL RECORD OF HISTORICAL RUN IN SAN ANTONIO CR, BUT SOME IN TRIBS			
Owner/Manager:	PVT, USFS-LOS PADRES NF			



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<i>Catostomus santaanae</i>		Element Code: AFCJC02190	
Santa Ana sucker			
Listing Status:	Federal: Threatened	CNDDDB Element Ranks:	Global: G1
	State: None		State: S1
	Other: AFS_TH-Threatened, DFG_SSC-Species of Special Concern, IUCN_VU-Vulnerable		
Habitat:	General: ENDEMIC TO LOS ANGELES BASIN SOUTH COASTAL STREAMS.		
	Micro: HABITAT GENERALISTS, BUT PREFER SAND-RUBBLE-BOULDER BOTTOMS, COOL, CLEAR WATER, & ALGAE.		
Occurrence No.	36	Map Index: 78743	EO Index: 79684
Occ. Rank:	Unknown	Presence:	Presumed Extant
Occ. Type:	Natural/Native occurrence	Trend:	Unknown
Element Last Seen:			2003-10-08
Site Last Seen:			2003-10-08
Record Last Updated:			2010-04-29
Quad Summary:	Oxnard (3411922)		
County Summary:	Ventura		
Lat/Long:	34.23792 / -119.19662		Accuracy: nonspecific area
UTM:	Zone-11 N3790719 E297695		Elevation (ft): 57
PLSS:	T02N, R22W, Sec. 21 (S)		Acres: 71.0
Location:	SANTA CLARA RIVER, W OF HWY 101 DOWNSTREAM TO THE NATURE CONSERVANCY AT STRATHMORE, 1.9 MILES W OF EL RIO, VENTURA.		
Detailed Location:	JUST N/NE OF RIVER RIDGE GOLF CLUB. LOCATION IN REPORT GIVEN AS "VENTURA COUNTY, SANTA CLARA RIVER FROM U.S. HWY 101 FREEWAY TO ONE MILE DOWNSTREAM." MAPPED ACCORDING TO LOCATION STATED IN REPORT.		
Ecological:	RIVER FLOW INTERMITTENT. "STICKLEBACK ONLY NATIVE FISH TAKEN WITH ABUNDANT NON-NATIVE FISH: GREEN SUNFISH, MOSQUITOFISH, ARROYO CHUBS, SANTA ANA, AND OWENS SUCKERS." HOWEVER, IT IS UNDETERMINED WHETHER THEY ARE NATIVE OR INTRODUCED HERE.		
General:	19 SEINE HAULS ALONG GROINS OF SOUTH SHORE OF SANTA CLARA RIVER ON 8 OCT 2003 CAPTURED UNKNOWN NUMBER OF SANTA ANA SUCKERS. AMOUNT GIVEN AS "ABUNDANT."		
Owner/Manager:	UNKNOWN		



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<i>Gasterosteus aculeatus williamsoni</i>		Element Code: AFCPA03011	
unarmored threespine stickleback			
Listing Status:	Federal: Endangered	CNDDB Element Ranks:	Global: G5T1
	State: Endangered		State: S1
	Other: AFS_EN-Endangered, DFG_FP-Fully Protected		
Habitat:	General: WEEDY POOLS, BACKWATERS, AND AMONG EMERGENT VEGETATION AT THE STREAM EDGE IN SMALL SOUTHERN CALIFORNIA STREAMS.		
	Micro: COOL (<24 C), CLEAR WATER WITH ABUNDANT VEGETATION.		

Occurrence No.	3	Map Index:	78887	EO Index:	1204	Element Last Seen:	2007-10-17
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:	2007-10-17		
Occ. Type:	Natural/Native occurrence	Trend:	Fluctuating	Record Last Updated:	2010-08-11		
Quad Summary:	Moorpark (3411838), Newhall (3411845), Val Verde (3411846), Piru (3411847), Fillmore (3411848), Santa Paula (3411931), Saticoy (3411932)						
County Summary:	Los Angeles, Ventura						
Lat/Long:	34.38793 / -118.89418		Accuracy:	nonspecific area			
UTM:	Zone-11 N3806796 E325863		Elevation (ft):	950			
PLSS:	T04N, R19W, Sec. 32 (S)		Acres:	2610.0			
Location:	SANTA CLARA RIVER FROM JUST WEST OF HWY 118, EAST TO MOUTH OF SAN FRANCISQUITO CREEK, EAST OF I-5. LA & VENTURA COUNTIES						
Detailed Location:	INCLUDES REFUGE AREA DESIGNATED IN 1991 JUST NORTH OF MAGIC MOUNTAIN PARKING LOT ALONG BLUFF. HIGHER NUMBERS OF FISH BETWEEN 2003 & 2007 HAVE BEEN IN THE EASTERN PART OF THE FEATURE IN THE VICINITY OF I-5.						
Ecological:	MANY SURVEYS IN DIFFERENT PARTS OF THE RIVER OVER THE YEARS.						
General:	20 JUL & 2 AUG 1994:195 OBS. '95: 9 COLL. '97: 200 OBS. 2 SEP '98: 5 OBS. 9 MAY & 13 OCT 2000: 66 OBS. SEPT '03: 522 RELOCATED. NOV 8 '04: 8 DIPNETTED FROM LONG CYN TO HWY 126. 2 FEB '05: 1 OBS. '06: COMMON IN REFUGE. '07: 630 RELOCATED.						
Owner/Manager:	PVT, OTHER						

<i>Eucyclogobius newberryi</i>		Element Code: AFCQN04010	
tidewater goby			
Listing Status:	Federal: Endangered	CNDDB Element Ranks:	Global: G3
	State: None		State: S2S3
	Other: AFS_EN-Endangered, DFG_SSC-Species of Special Concern, IUCN_VU-Vulnerable		
Habitat:	General: BRACKISH WATER HABITATS ALONG THE CALIF COAST FROM AGUA HEDIONDA LAGOON, SAN DIEGO CO. TO THE MOUTH OF THE SMITH RIVER.		
	Micro: FOUND IN SHALLOW LAGOONS AND LOWER STREAM REACHES, THEY NEED FAIRLY STILL BUT NOT STAGNANT WATER & HIGH OXYGEN LEVELS.		



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Occurrence No.	75	Map Index: 15536	EO Index: 26266	Element Last Seen: 1995-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1995-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Stable	Record Last Updated: 1999-10-26

Quad Summary: Ventura (3411933)
County Summary: Ventura, Pacific Ocean

Lat/Long:	34.28844 / -119.30791	Accuracy:	nonspecific area
UTM:	Zone-11 N3796549 E287571	Elevation (ft):	20
PLSS:	T03N, R23W (S)	Acres:	141.7

Location: VENTURA RIVER, FROM MOUTH TO ABOUT 2.0 MILES UPSTREAM, AT THE NORTHERN EDGE OF VENTURA.
Detailed Location: SITE OCCUPIES 2-25 ACRES.
Ecological: HABITAT INCLUDES THE SOUTHERN CALIFORNIA COASTAL LAGOON COMMUNITY AT THE MOUTH AND PART OF THE SOUTHERN CALIFORNIA STEELHEAD STREAM COMMUNITY ALONG THE VENTURA RIVER.
General: LACM 36216-1, COLLECTED 12/12/74. 1991, 52 FISH WERE TAKEN FROM THE MOUTH OF THE VENTURA RIVER AND INTRODUCED BACK INTO MALIBU LAGOON. OBSERVED ~12 IN 1992. LAST COLLECTED HERE IN 1995. CONSIDERED TO BE A RELATIVELY LARGE POPULATION.
Owner/Manager: PVT, CITY OF VENTURA

Occurrence No.	76	Map Index: 33743	EO Index: 13121	Element Last Seen: 1999-03-13
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1999-03-13
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1999-06-01

Quad Summary: Oxnard (3411922)
County Summary: Ventura

Lat/Long:	34.23448 / -119.23833	Accuracy:	nonspecific area
UTM:	Zone-11 N3790421 E293845	Elevation (ft):	15
PLSS:	T02N, R23W, Sec. 25 (S)	Acres:	465.8

Location: SANTA CLARA RIVER ESTUARY, FROM MOUTH TO 3.0 MILES UPSTREAM, BETWEEN VENTURA AND OXNARD.
Detailed Location: SITE OCCUPIES 75-100 ACRES.
Ecological:
General: LACM 34071-1, COLLECTED 22 SEP 1974. UNKNOWN NUMBER COLLECTED IN 1984. POP PRESUMED EXTANT IN 1990 BY SWIFT. COLLECTED IN 1995. 9 ADULTS OBSERVED ON 13 MAR 1999.
Owner/Manager: DPR-MCGRATH SB, PVT



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Occurrence No.	101	Map Index:	36227	EO Index:	31224	Element Last Seen:	1995-XX-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	1997-07-28
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Oxnard (3411922)
County Summary: Ventura, Pacific Ocean

Lat/Long:	34.14323 / -119.18635	Accuracy:	nonspecific area
UTM:	Zone-11 N3780196 E298416	Elevation (ft):	10
PLSS:	T01N, R22W, Sec. 28 (S)	Acres:	44.4

Location: OXNARD DRAIN ("J" STREET CANAL), ORMOND BEACH AREA, SE OF PORT HUENEME
Detailed Location: 0.75 TO 2.5 ACRES OF HABITAT.
Ecological: AN INTERMITTENT POPULATION. IN THE LAST 10-15 YEARS IT AT TIMES IS APPARENTLY EXTIRPATED OR AT UNDETECTABLE LEVELS.
General: FIRST COLLECTED BY AMBROSE AND LAFFERTY IN 1993; LAST COLLECTED IN 1995.
Owner/Manager: CITY OF OXNARD, PVT

Choeronycteris mexicana **Element Code:** AMACB02010
 Mexican long-tongued bat

Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G4
	State: None		State: S1
	Other: DFG_SSC-Species of Special Concern, IUCN_NT-Near Threatened, WBWG_H-High Priority		
Habitat:	General: OCCASIONALLY FOUND IN SAN DIEGO CO., WHICH IS ON THE PERIPHERY OF THEIR RANGE.		
	Micro: FEEDS ON NECTAR & POLLEN OF NIGHT-BLOOMING SUCCULENTS. ROOSTS IN RELATIVELY WELL-LIT CAVES, & IN & AROUND BUILDINGS.		

Occurrence No.	13	Map Index:	31516	EO Index:	59782	Element Last Seen:	1994-11-15
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	2005-01-31
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Ventura (3411933)
County Summary: Ventura, Pacific Ocean

Lat/Long:	34.28732 / -119.30084	Accuracy:	1 mile
UTM:	Zone-11 N3796410 E288219	Elevation (ft):	40
PLSS:	T03N, R23W (S)	Acres:	0.0

Location: VENTURA.
Detailed Location: EXACT LOCATION UNKNOWN. LOCATION ONLY GIVEN AS VENTURA. MAPPED IN THE GENERAL VICINTY OF VENTURA.
Ecological:
General: ONE MALE SPECIMEN COLLECTED 15 NOV 1994 BY D. CONSTANTINE AT "VENTURA." DEPOSITED AT LACM #94032.
Owner/Manager: UNKNOWN



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<i>Lasiurus cinereus</i>		Element Code: AMACC05030		
hoary bat				
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5	
	State: None		State: S4?	
	Other: IUCN_LC-Least Concern, WBWG_M-Medium Priority			
Habitat:	General: PREFERS OPEN HABITATS OR HABITAT MOSAICS, WITH ACCESS TO TREES FOR COVER & OPEN AREAS OR HABITAT EDGES FOR FEEDING.			
	Micro: ROOSTS IN DENSE FOLIAGE OF MEDIUM TO LARGE TREES. FEEDS PRIMARILY ON MOTHS. REQUIRES WATER.			
Occurrence No.	135	Map Index: 68547	EO Index: 68898	Element Last Seen: 1905-01-18
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1905-01-18
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2007-03-19
Quad Summary:	Ojai (3411942), Matilija (3411943), Lion Canyon (3411952), Wheeler Springs (3411953)			
County Summary:	Ventura			
Lat/Long:	34.49793 / -119.24283		Accuracy: 1 mile	
UTM:	Zone-11 N3819651 E294076		Elevation (ft):	
PLSS:	T05N, R23W, Sec. 24 (S)		Acres: 0.0	
Location:	ABOUT 3 MILES ESE OF WHEELER SPRINGS, NORDHOFF PEAK.			
Detailed Location:	MAPPED ACCORDING TO LAT/LONG COORDINATES PROVIDED BY MANIS, WITH UNCERTAINTY OF 1609.344M.			
Ecological:				
General:	1 MALE SPECIMEN (MVZ #5147) COLLECTED AT "NORDOFF" BY JOSEPH GRINNELL ON 18 JAN 1905.			
Owner/Manager:	UNKNOWN			



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<i>Antrozous pallidus</i>		Element Code: AMACC10010	
pallid bat			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5
	State: None		State: S3
	Other: BLM_S-Sensitive, DFG_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive, WBWG_H-High Priority		
Habitat:	General:	DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS & FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING.	
	Micro:	ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.	

Occurrence No.	311	Map Index:	66643	EO Index:	66787	Element Last Seen:	1906-06-01
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		1906-06-01	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2006-10-05	

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.27812 / -119.27834	Accuracy:	1 mile
UTM:	Zone-11 N3795343 E290267	Elevation (ft):	120
PLSS:	T02N, R23W, Sec. 03 (S)	Acres:	0.0

Location: VENTURA.
Detailed Location: MAPPED ACCORDING TO LAT/LONG COORDINATES GIVEN IN MANIS, WITH UNCERTAINTY OF 2414.016M.
Ecological:
General: 1 FEMALE COLLECTED, UNKNOWN DATE, LACM #30244, 1 UNKNOWN SPECIMEN COLLECTED 27 MAR 1906, MVZ #9446, 2 MALES COLLECTED 1 JUN 1906, MVZ #4030-4031, BY J. HORNUNG.
Owner/Manager: UNKNOWN



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<i>Eumops perotis californicus</i>		Element Code: AMACD02011		
western mastiff bat				
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5T4	
	State: None		State: S3?	
	Other: BLM_S-Sensitive, DFG_SSC-Species of Special Concern, WBWG_H-High Priority			
Habitat:	General: MANY OPEN, SEMI-ARID TO ARID HABITATS, INCLUDING CONIFER & DECIDUOUS WOODLANDS, COASTAL SCRUB, GRASSLANDS, CHAPARRAL ETC			
	Micro: ROOSTS IN CREVICES IN CLIFF FACES, HIGH BUILDINGS, TREES & TUNNELS.			
Occurrence No.	93	Map Index: 60370	EO Index: 66426	Element Last Seen: 1907-08-20
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1907-08-20
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2006-09-26
Quad Summary:	Ventura (3411933)			
County Summary:	Ventura			
Lat/Long:	34.34502 / -119.29718		Accuracy: 1 mile	
UTM:	Zone-11 N3802803 E288700		Elevation (ft):	
PLSS:	T03N, R23W, Sec. 09 (S)		Acres: 0.0	
Location:	WELDON.			
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED IN THE GENERAL VICINITY OF WELDON.			
Ecological:				
General:	1 SPECIMEN COLLECTED BY J. HORNUNG, LACM #30253. 1 FEMALE COLLECTED ON 20 AUG 1907, LACM #71244.			
Owner/Manager:	UNKNOWN			



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<i>Chaetodipus californicus femoralis</i>		Element Code: AMAFD05021	
Dulzura pocket mouse			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5T3
	State: None		State: S2?
	Other: DFG_SSC-Species of Special Concern		
Habitat:	General: VARIETY OF HABITATS INCLUDING COASTAL SCRUB, CHAPARRAL & GRASSLAND IN SAN DIEGO CO.		
	Micro: ATTRACTED TO GRASS-CHAPARRAL EDGES.		

Occurrence No.	50	Map Index:	60369	EO Index:	60405	Element Last Seen:	XXXX-XX-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:	XXXX-XX-XX	Record Last Updated:	2005-03-04
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Ojai (3411942), Matilija (3411943)
County Summary: Ventura

Lat/Long: 34.44096 / -119.26086 **Accuracy:** 1 mile
UTM: Zone-11 N3813369 E292279 **Elevation (ft):** 750
PLSS: T04N, R23W, Sec. 11 (S) **Acres:** 0.0

Location: LOCATED IN THE OJAI VALLEY NEAR THE INTERSECTION OF VENTURA AVENUE & MARICOPA ROAD. HISTORIC LOCALE OF MATILIJA.
Detailed Location: EXACT LOCATION UNKNOWN. MAPPED NEAR THE HISTORIC LOCALE OF MATILIJA.
Ecological:
General: 1 MALE & 1 FEMALE COLLECTED AT AN UNKNOWN DATE BY J. HORNUNG AT "MATILIJA." DEPOSITED AT LACM #30075 & 30212.
Owner/Manager: UNKNOWN

Occurrence No.	51	Map Index:	60370	EO Index:	60406	Element Last Seen:	XXXX-XX-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:	XXXX-XX-XX	Record Last Updated:	2005-03-04
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long: 34.34502 / -119.29718 **Accuracy:** 1 mile
UTM: Zone-11 N3802803 E288700 **Elevation (ft):** 206
PLSS: T03N, R23W, Sec. 09 (S) **Acres:** 0.0

Location: WELDON.
Detailed Location: EXACT LOCATION NOT KNOWN. MAPPED IN THE GENERAL VICINITY OF WELDON.
Ecological:
General: 1 FEMALE COLLECTED AT AN UNKNOWN DATE BY J. HORNUNG AT "WELDON." DEPOSITED AT LACM #30074.
Owner/Manager: UNKNOWN



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<i>Neotoma lepida intermedia</i>		Element Code: AMAFF08041	
San Diego desert woodrat			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5T3?
	State: None		State: S3?
	Other: DFG_SSC-Species of Special Concern		
Habitat:	General: COASTAL SCRUB OF SOUTHERN CALIFORNIA FROM SAN DIEGO COUNTY TO SAN LUIS OBISPO COUNTY.		
	Micro: MODERATE TO DENSE CANOPIES PREFERRED. THEY ARE PARTICULARLY ABUNDANT IN ROCK OUTCROPS & ROCKY CLIFFS & SLOPES.		

Occurrence No.	21	Map Index: 33557	EO Index: 29739	Element Last Seen:	1992-07-15
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	1992-07-15
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	1996-11-12
Quad Summary:	Pitas Point (3411934)				
County Summary:	Ventura				
Lat/Long:	34.31921 / -119.38892		Accuracy:	80 meters	
UTM:	Zone-11 N3800134 E280193		Elevation (ft):	40	
PLSS:	T03N, R24W, Sec. 27 (S)		Acres:	0.0	
Location:	NORTH SIDE OF SPRR-ROW & HWY 101, PITAS POINT, 6 MILES WEST OF VENTURA.				
Detailed Location:					
Ecological:	HABITAT CONSISTS OF COASTAL DUNE SCRUB/MARITIME CACTUS SCRUB, VEGETATED BY LARGE PATCHES OF LOW-GROWING OPUNTIA WITH A SCATTERED GROWTH OF SHRUBS SUCH AS ENCELIA CALIFORNICA, RHUS OVATA, AND BACCHARIS PILULARIS.				
General:	2 ADULT MALES, 2 ADULT FEMALES, 3 SUB-ADULT FEMALES, AND 1 JUVENILE FEMALE CAPTURED ON 15 JULY 1992.				
Owner/Manager:	PVT-SPRR				

Occurrence No.	22	Map Index: 33558	EO Index: 29738	Element Last Seen:	1992-07-15
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	1992-07-15
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	1996-11-19
Quad Summary:	Pitas Point (3411934)				
County Summary:	Ventura				
Lat/Long:	34.35674 / -119.43740		Accuracy:	80 meters	
UTM:	Zone-11 N3804403 E275831		Elevation (ft):	20	
PLSS:	T03N, R24W, Sec. 07 (S)		Acres:	0.0	
Location:	NORTH SIDE OF SPRR-ROW & HWY 101, 0.3 MILE EAST OF PUNTA GORDA, WEST OF VENTURA.				
Detailed Location:					
Ecological:	HABITAT CONSISTS OF COASTAL SAGE SCRUB, VEGETATED BY ARTEMISIA CALIFORNICA, RHUS OVATA, ERIOGONUM SP, BCCHARIS PILULARIS, AND ATRIPLEX SP.				
General:	1 ADULT MALE AND 1 JUVENILE FEMALE CAPTURED ON 15 JULY 1992.				
Owner/Manager:	PVT-SPRR				



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<i>Taxidea taxus</i>		Element Code: AMAJF04010	
American badger			
Listing Status:	Federal: None	CNDDB Element Ranks:	Global: G5
	State: None		State: S4
	Other: DFG_SSC-Species of Special Concern, IUCN_LC-Least Concern		
Habitat:	General: MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS.		
	Micro: NEEDS SUFFICIENT FOOD, FRIABLE SOILS & OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.		

Occurrence No.	421	Map Index:	73800	EO Index:	74783	Element Last Seen:	2008-04-28
Occ. Rank:	Fair	Presence:	Presumed Extant	Site Last Seen:		2008-04-28	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2009-03-05	

Quad Summary: Ventura (34 i i933)
County Summary: Ventura

Lat/Long:	34.35109 / -119.30276	Accuracy:	80 meters
UTM:	Zone-11 N3803488 E288202	Elevation (ft):	230
PLSS:	T03N, R23W, Sec. 09 (S)	Acres:	0.0

Location: FOSTER PARK & VENTURA RIVER, ALONG SOUTH SIDE OF HWY 33, ABOUT 0.18 MI ESE OF INTERSECTION OF HWY 33 & CASITAS VISTA RD.
Detailed Location: RIGHT SHOULDER OF RAMP ON HWY 33. MAPPED TO PROVIDED COORDINATES.
Ecological: HWY 33 ADJACENT TO VENTURA RIVER RIPARIAN CORRIDOR. OAK WOODLAND PRESENT ON NORTH SIDE OF HWY 33 NEAR SITE. SURROUNDING LAND USED AS RECREATIONAL PARKLAND WITH LIGHT INDUSTRIAL AND AGRICULTURAL USES.
General: ON 28 APR 2008 PREGNANT FEMALE FOUND DEAD ALONG THE SOUTHBOUND ROAD SHOULDER OF HWY 33, JUST EAST OF THE FOSTER PARK ON RAMP.
Owner/Manager: UNKNOWN

<i>Emys marmorata</i>		Element Code: ARAAD02030	
western pond turtle			
Listing Status:	Federal: None	CNDDB Element Ranks:	Global: G3G4
	State: None		State: S3
	Other: BLM_S-Sensitive, DFG_SSC-Species of Special Concern, IUCN_VU-Vulnerable, USFS_S-Sensitive		
Habitat:	General: A THOROUGHLY AQUATIC TURTLE OF PONDS, MARSHES, RIVERS, STREAMS & IRRIGATION DITCHES, USUALLY WITH AQUATIC VEGETATION, BELOW 6000 FT ELEVATION.		
	Micro: NEED BASKING SITES AND SUITABLE (SANDY BANKS OR GRASSY OPEN FIELDS) UPLAND HABITAT UP TO 0.5 KM FROM WATER FOR EGG-LAYING.		



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Occurrence No.	822	Map Index: 15497	EO Index: 28243	Element Last Seen: 1969-02-05
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1969-02-05
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1989-08-10

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.36859 / -119.33317	Accuracy:	1/5 mile
UTM:	Zone-11 N3805492 E285450	Elevation (ft):	400
PLSS:	T03N, R24W (S)	Acres:	0.0

Location: NEAR CASITAS LAKE DAM, CASITAS VISTA ROAD.
Detailed Location:
Ecological:
General: MUSEUM COLLECTION. LACM #105321.
Owner/Manager: UNKNOWN

Occurrence No.	843	Map Index: 15515	EO Index: 28232	Element Last Seen: 1987-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1987-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1996-06-28

Quad Summary: Matilija (3411943)
County Summary: Ventura

Lat/Long:	34.49360 / -119.32179	Accuracy:	1/5 mile
UTM:	Zone-11 N3819334 E286814	Elevation (ft):	1200
PLSS:	T05N, R23W, Sec. 30 (S)	Acres:	0.0

Location: ALONG MATILIJA CREEK ROAD, 1.8 MILES WEST OF JUNCTION WITH HIGHWAY 33, LOS PADRES NATIONAL FOREST.
Detailed Location:
Ecological:
General: OBSERVED BY S. SWEET IN 1980. OBSERVED BY MESSER DURING APRIL-DECEMBER 1987 SURVEY; POPULATION SIZE SMALL.
Owner/Manager: USFS-LOS PADRES NF

Occurrence No.	869	Map Index: 15487	EO Index: 28208	Element Last Seen: 1987-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1987-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1996-06-28

Quad Summary: Matilija (3411943)
County Summary: Ventura

Lat/Long:	34.38971 / -119.33901	Accuracy:	1 mile
UTM:	Zone-11 N3807847 E284966	Elevation (ft):	600
PLSS:	T04N, R24W (S)	Acres:	0.0

Location: LAKE CASITAS, SOUTHWEST OF OJAI VALLEY.
Detailed Location:
Ecological:
General: OBSERVED BY MESSER DURING APRIL-DECEMBER 1987 FIELD SURVEY; POPULATION SIZE SMALL.
Owner/Manager: UNKNOWN



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Occurrence No.	873	Map Index:	72520	EO Index:	28206	Element Last Seen:	1987-XX-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	2008-10-14
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.23560 / -119.23848	Accuracy:	nonspecific area
UTM:	Zone-11 N3790546 E293834	Elevation (ft):	
PLSS:	T02N, R23W, Sec. 25 (S)	Acres:	525.0

Location: SANTA CLARA RIVER MOUTH, SOUTH OF VENTURA.

Detailed Location:

Ecological: COMMUNITY TYPE MAPPED AT THIS LOCATION IS SOUTHERN RIPARIAN SCRUB.

General: OBSERVED BY MESSER DURING APRIL-DECEMBER 1987 FIELD SURVEY; POPULATION SIZE MODERATE.

Owner/Manager: DPR-MCGRATH SB, PVT

Occurrence No.	1076	Map Index:	33434	EO Index:	29296	Element Last Seen:	1996-07-15
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	1996-08-06
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.39662 / -119.29033	Accuracy:	80 meters
UTM:	Zone-11 N3808512 E289460	Elevation (ft):	400
PLSS:	T04N, R23W (S)	Acres:	0.0

Location: SAN ANTONIO CREEK, EAST OF OAK VIEW AND NORTH OF SULPHUR MOUNTAIN.

Detailed Location:

Ecological: HABITAT CONSISTS OF A POND ON SAN ANTONIO CREEK FORMED BY WATER FLOW OVER A ROAD CROSSING. POND IS 3-FT DEEP, WITH NO INSTREAM VEGETATION, BUT WILLOWS PRESENT ALONG THE STREAM MARGIN.

General: 1-2 ADULTS OBSERVED ON 15 JULY 1996.

Owner/Manager: PVT

Anniella pulchra pulchra

Element Code: ARACC01012

silvery legless lizard

Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G3G4T3T4Q
	State: None		State: S3
	Other: DFG_SSC-Species of Special Concern, USFS_S-Sensitive		

Habitat: General: SANDY OR LOOSE LOAMY SOILS UNDER SPARSE VEGETATION.

Micro: SOIL MOISTURE IS ESSENTIAL. THEY PREFER SOILS WITH A HIGH MOISTURE CONTENT.



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Occurrence No.	16	Map Index: 45419	EO Index: 45419	Element Last Seen:	2001-05-01
Occ. Rank:	Poor		Presence: Presumed Extant	Site Last Seen:	2001-05-01
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2001-08-07

Quad Summary: Ventura (3411933)

County Summary: Ventura

Lat/Long:	34.27173 / -119.27249	Accuracy:	80 meters
UTM:	Zone-11 N3794622 E290790	Elevation (ft):	75
PLSS:	T03N, R23W, Sec. UN (S)	Acres:	0.0

Location: ANACAPA STREET, IN VENTURA

Detailed Location: SITE IS LOCATED ON THE SW PORTION OF THE PROPERTY LOCATED AT 511 S. ANACAPA STREET, VENTURA, 4 METERS FROM RAILROAD TRACKS AND 18 METERS FROM A REMNANT BARRANCA.

Ecological: HABITAT CONSISTS OF A DEGRADED RESIDENTIAL COMMUNITY.

General: 1 ADULT FOUND BENEATH A FLAT-BOTTOMED BOAT, NESTED WITHIN GRASS/LEAVES/SOIL, ON 1 MAY 2001.

Owner/Manager: PVT

Occurrence No.	35	Map Index: 63766	EO Index: 63861	Element Last Seen:	2004-10-10
Occ. Rank:	Fair		Presence: Presumed Extant	Site Last Seen:	2004-10-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2006-01-25

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.21101 / -119.25217	Accuracy:	80 meters
UTM:	Zone-11 N3787847 E292512	Elevation (ft):	20
PLSS:	T02N, R23W, Sec. 36 (S)	Acres:	0.0

Location: EAST OF MCGRATH LAKE AND WEST OF HARBOR BOULEVARD, NORTH OF THE ENERGY PLANT, WNW OF OXNARD

Detailed Location: SITE IS LOCATED WITHIN A PRIVATELY-OWNED DUNE AREA SURROUNDED BY MCGRATH STATE PARK.

Ecological: HABITAT CONSISTS OF DEGRADED DUNES.

General: 1 ADULT OBSERVED ON 10 OCT 2004.

Owner/Manager: PVT

Occurrence No.	36	Map Index: 63767	EO Index: 63862	Element Last Seen:	2004-10-07
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	2004-10-07
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2006-01-25

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.19893 / -119.23904	Accuracy:	80 meters
UTM:	Zone-11 N3786480 E293693	Elevation (ft):	20
PLSS:	T01N, R23W, Sec. 01 (S)	Acres:	0.0

Location: JUST NORTH OF WEST FIFTH STREET AND EAST OF HARBOR BOULEVARD, WEST OF OXNARD

Detailed Location: MOST INDIVIDUALS OCCURRED NEAR THE ROAD, ~300-400' SE OF THE LOCATIONS OF THE MILK VETCH; NONE WERE FOUND IN ASSOCIATION WITH ICEPLANT DESPITE EXTENSIVE SEARCHING.

Ecological: HABITAT CONSISTS OF DEGRADED DUNES IN AN ABANDONED OIL FIELD. THIS OIL FIELD ALSO CONTAINS A NATURALLY-OCCURRING POPULATION OF VENTURA MILK VETCH

General: 7 ADULTS AND 4 JUVENILES OBSERVED ON 7 OCT 2004.

Owner/Manager: PVT



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<i>Phrynosoma blainvillii</i>		Element Code: ARACF12100	
coast horned lizard			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G4G5
	State: None		State: S3S4
	Other: BLM_S-Sensitive, DFG_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive		
Habitat:	General:	FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES.	
	Micro:	OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, & ABUNDANT SUPPLY OF ANTS & OTHER INSECTS.	

Occurrence No.	411	Map Index:	33536	EO Index:	29672	Element Last Seen:	1995-08-18
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:	1995-08-18		
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:	1996-10-24		

Quad Summary: Oxnard (3411922)
County Summary: Ventura

Lat/Long:	34.23886 / -119.19873	Accuracy:	80 meters
UTM:	Zone-11 N3790827 E297503	Elevation (ft):	55
PLSS:	T02N, R22W (S)	Acres:	0.0

Location: SOUTH OF THE SANTA CLARA RIVER, SW OF THE INTERSECTION OF LELAND STREET, AUTO CENTER DRIVE, AND VENTURA ROAD, EL RIO.
Detailed Location: SPECIMEN LOCATED ON THE RIVER SIDE OF THE EXISTING LEVEE.
Ecological: HABITAT CONSISTS OF RUDERAL VEGETATION, MOSTLY BRASSICA GENICULATA, WITH SOME STAR THISTLE. OPEN, SANDY TO CLAY SUBSTRATE; ABOUT 20 FEET FROM WILLOW RIPARIAN WOODLAND.
General: 1 ADULT OBSERVED ON 18 AUGUST 1995.
Owner/Manager: VEN COUNTY

Occurrence No.	502	Map Index:	53190	EO Index:	53190	Element Last Seen:	2002-03-24
Occ. Rank:	Excellent	Presence:	Presumed Extant	Site Last Seen:	2002-03-24		
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:	2003-11-05		

Quad Summary: Matilija (3411943)
County Summary: Ventura

Lat/Long:	34.44617 / -119.31541	Accuracy:	80 meters
UTM:	Zone-11 N3814060 E287279	Elevation (ft):	1100
PLSS:	T04N, R23W, Sec. 08 (S)	Acres:	0.0

Location: JUST NORTH OF THE LOS ROBLES DIVERSION CANAL, WEST OF OJAI VALLEY
Detailed Location:
Ecological: HABITAT CONSISTS OF COASTAL FOOTHILL CHAPARRAL.
General: 1 JUVENILE OBSERVED ON 24 MAR 2002.
Owner/Manager: PVT



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<i>Aspidoscelis tigris stejnegeri</i>		Element Code: ARACJ02143	
coastal whiptail			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5T3T4
	State: None		State: S2S3
	Other:		
Habitat:	General:	FOUND IN DESERTS & SEMIARID AREAS WITH SPARSE VEGETATION AND OPEN AREAS. ALSO FOUND IN WOODLAND & RIPARIAN AREAS.	
	Micro:	GROUND MAY BE FIRM SOIL, SANDY, OR ROCKY.	
Occurrence No.	93	Map Index: 75695	EO Index: 76719
Occ. Rank:	Good	Presence:	Presumed Extant
Occ. Type:	Natural/Native occurrence	Trend:	Unknown
		Element Last Seen:	2008-09-29
		Site Last Seen:	2008-09-29
		Record Last Updated:	2009-07-01
Quad Summary:	Saticoy (3411932)		
County Summary:	Ventura		
Lat/Long:	34.31871 / -119.22540	Accuracy:	80 meters
UTM:	Zone-11 N3799738 E295240	Elevation (ft):	894
PLSS:	T03N, R22W, Sec. 19 (S)	Acres:	0.0
Location:	SEXTON CANYON, 4 MILES NORTHEAST OF VENTURA.		
Detailed Location:	JUST WEST OF UNPAVED ROADWAY, 2.9 ROAD MILES NORTH JUNCTION OF SEXTON CANYON ROAD AND FOOTHILL ROAD.		
Ecological:	HABITAT CONSISTS OF COASTAL SAGE SCRUB. ACCESS ROADS AND OIL LEASE LANDS IN SURROUNDING AREA.		
General:	ONE JUVENILE OBSERVED.		
Owner/Manager:	PVT-AERA ENERGY		



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<i>Thamnophis hammondi</i>		Element Code: ARADB36160	
two-striped garter snake			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G3
	State: None		State: S2
	Other: BLM_S-Sensitive, DFG_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFS_S-Sensitive		
Habitat:	General:	COASTAL CALIFORNIA FROM VICINITY OF SALINAS TO NORTHWEST BAJA CALIFORNIA. FROM SEA TO ABOUT 7,000 FT ELEVATION.	
	Micro:	HIGHLY AQUATIC, FOUND IN OR NEAR PERMANENT FRESH WATER. OFTEN ALONG STREAMS WITH ROCKY BEDS AND RIPARIAN GROWTH.	

Occurrence No.	117	Map Index:	76044	EO Index:	77044	Element Last Seen:	2008-09-10
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:		2008-09-10	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2009-07-30	

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.31162 / -119.30364	Accuracy:	80 meters
UTM:	Zone-11 N3799111 E288022	Elevation (ft):	148
PLSS:	T03N, R23W, Sec. 28 (S)	Acres:	0.0

Location: 0.28 MILES WEST OF VENTURA RIVER, 2.25 MILES NORTH OF VENTURA, FROM STATE ROUTE 1 AND STATE ROUTE 33 JUNCTION.
Detailed Location: ALONG MILL CANYON ROAD NORTH OF DEVIL'S CANYON ROAD INTERSECTION. MAPPED TO PROVIDED COORDINATES.
Ecological: UPLAND AREA SUPPORTING MULEFAT SCRUB ON ONE SIDE OF THE ROAD AND COASTAL SAGE SCRUB ON OPPOSITE SIDE OF ROAD. OIL LEASE LANDS WITH MOSTLY OPEN SPACE WITH A FEW OIL WELLS ON-SITE AND GRADED ROADS.
General: ONE ADULT SNAKE OBSERVED ON 10 SEPT 2008 WHICH QUICKLY FLED INTO MULEFAT SCRUB.
Owner/Manager: PVT-AERA ENERGY



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Southern California Coastal Lagoon		Element Code: CALE1220CA	
Southern California Coastal Lagoon			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G?
	State: None		State: SNR
	Other:		
Habitat:	General: <input type="checkbox"/>		
	Micro: <input type="checkbox"/>		
Occurrence No.	2	Map Index:	30036
		EO Index:	3518
Occ. Rank:	Unknown	Presence:	Presumed Extant
Occ. Type:	Natural/Native occurrence	Trend:	Unknown
		Element Last Seen:	1984-XX-XX
		Site Last Seen:	1984-XX-XX
		Record Last Updated:	1995-04-17
Quad Summary:	Ventura (3411933)		
County Summary:	Ventura		
Lat/Long:	34.27565 / -119.30796		Accuracy: nonspecific area
UTM:	Zone-11 N3795131 E287534		Elevation (ft): 20
PLSS:	T03N, R23W (S)		Acres: 4.9
Location:	VENTURA RIVER NEAR MOUTH, VENTURA COUNTY.		
Detailed Location:	FROM MOUTH TO ABOUT 1/4 MILE UPSTREAM TO RAILROAD CROSSING.		
Ecological:	TIDEWATER GOBY, STEELHEAD, PACIFIC LAMPREY, PRICKLY SCULPIN & PARTIALLY ARMORED THREESPINE STICKLEBACK CAN BE FOUND HERE.		
General:	52 ADULT GOBIES FROM MOUTH OF VENTURA RIVER WERE SUCCESSFULLY INTRODUCED INTO MALIBU LAGOON IN 1991.		
Owner/Manager:	PVT		



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Southern California Steelhead Stream		Element Code: CARE2310CA	
Southern California Steelhead Stream			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G?
	State: None		State: SNR
	Other:		
Habitat:	General: ☐		
	Micro: ☐		

Occurrence No.	2	Map Index:	30038	EO Index:	5286	Element Last Seen:	1990-05-XX
Occ. Rank:	Fair	Presence:	Presumed Extant	Site Last Seen:		1990-05-XX	
Occ. Type:	Natural/Native occurrence	Trend:	Decreasing	Record Last Updated:		1994-06-07	

Quad Summary: Ventura (3411933), Ojai (3411942), Matilija (3411943), Wheeler Springs (3411953)
County Summary: Ventura

Lat/Long:	34.39848 / -119.28514	Accuracy:	nonspecific area
UTM:	Zone-11 N3808707 E289942	Elevation (ft):	350
PLSS:	T04N, R23W (S)	Acres:	2848.4

Location: LOWER VENTURA RIVER, VENTURA COUNTY.
Detailed Location: FROM MOUTH AT OCEAN TO BASE OF LAKE CASITAS (COYOTE CREEK) & LAKE MATILIJA (MATILIJA CREEK), INCLUDING NORTH FORK MATILIJA CREEK, SAN ANTONIO CREEK & TRIBUTARIES LION, THACHER & REEVES CREEKS.
Ecological: STEELHEAD AND PACIFIC LAMPREY SPAWNING STREAM. PARTIALLY ARMORED STICKLEBACK (ABUNDANT IN LOWER REACH), PRICKLY SCULPIN AND TIDEWATER GOBY (FOUND IN LAGOON NEAR MOUTH) ALSO OCCUR.
General: LAGOON IMPORTANT HABITAT FOR JUVENILE ANADROMOUS SPP. AND TIDEWATER GOBIES.
Owner/Manager: PVT



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Southern Coastal Salt Marsh			Element Code: CTT52120CA		
Southern Coastal Salt Marsh					
Listing Status:	Federal: None		CNDDDB Element Ranks:	Global: G2	
	State: None			State: S2.1	
	Other:				
Habitat:	General: <input type="checkbox"/>				
	Micro: <input type="checkbox"/>				

Occurrence No.	20	Map Index: 15588	EO Index: 25442	Element Last Seen:	1976-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	1976-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	1998-07-20
Quad Summary:	Oxnard (3411922)				
County Summary:	Ventura, Pacific Ocean				
Lat/Long:	34.23555 / -119.26427		Accuracy:	1 mile	
UTM:	Zone-11 N3790592 E291458		Elevation (ft):		
PLSS:	T99X, R99X (S)		Acres:	0.0	
Location:	SANTA CLARA RIVER MOUTH, SOUTH OF VENTURA.				
Detailed Location:	75 ACRES MARSH (CNACC 1976).				
Ecological:	SPP INCLUDE CORDYLANTHUS MARITIMUS SSP MARITIMUS. ASSOC VEG: RIPARIAN COMMUNITY.				
General:	SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.				
Owner/Manager:	DPR, CITY OF VENTURA				

Coastal and Valley Freshwater Marsh			Element Code: CTT52410CA		
Coastal and Valley Freshwater Marsh					
Listing Status:	Federal: None		CNDDDB Element Ranks:	Global: G3	
	State: None			State: S2.1	
	Other:				
Habitat:	General: <input type="checkbox"/>				
	Micro: <input type="checkbox"/>				

Occurrence No.	38	Map Index: 15603	EO Index: 16059	Element Last Seen:	1976-12-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	1976-12-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	1998-07-20
Quad Summary:	Oxnard (3411922)				
County Summary:	Ventura				
Lat/Long:	34.21875 / -119.25470		Accuracy:	specific area	
UTM:	Zone-11 N3788709 E292298		Elevation (ft):	10	
PLSS:	T02N, R22W (S)		Acres:	29.2	
Location:	MCGRATH LAKE, 4 MILES NW OF OXNARD.				
Detailed Location:					
Ecological:	TYPICAL MARSH VEG. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.				
General:	SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.				
Owner/Manager:	DPR-MCGRATH SB				



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Southern Coast Live Oak Riparian Forest			Element Code: CTT61310CA	
Southern Coast Live Oak Riparian Forest				
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G4	
	State: None		State: S4	
	Other:			
Habitat:	General: <input type="checkbox"/>			
	Micro: <input type="checkbox"/>			

Occurrence No.	24	Map Index: 15576	EO Index: 16014	Element Last Seen: 1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-08-02

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.33101 / -119.27499	Accuracy:	specific area
UTM:	Zone-11 N3801202 E290708	Elevation (ft):	340
PLSS:	T03N, R23W (S)	Acres:	137.4

Location: MANUEL CANYON, FROM ABOUT 0.3 MILE EAST OF HWY 33 U/S FOR OVER 1.5 MILES.
Detailed Location: MAPPED PER INTERPRETATION OF 1987 AERIAL PHOTOS.
Ecological: OPEN STAND OF QUERCUS AGRIFOLIA ACCORDING TO WIESLANDER SURVEY.
General: NEEDS FIELD VERIFICATION OF VEGETATION CONDITION, COMPOSITION. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.
Owner/Manager: UNKNOWN

Occurrence No.	42	Map Index: 15528	EO Index: 15996	Element Last Seen: 1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-08-31

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.33967 / -119.31528	Accuracy:	specific area
UTM:	Zone-11 N3802247 E287022	Elevation (ft):	480
PLSS:	T03N, R24W (S)	Acres:	191.5

Location: CANADA DE RODRIGUEZ, EXTENDING U/S FROM HWY 33 FOR MORE THAN 2 MILES.
Detailed Location: MAPPED PER INTERPRETATION OF 1986 AERIAL PHOTOS. NOT SHOWN ON 1981 NWI MAPS.
Ecological: OPEN WOODLAND OF QUERCUS AGRIFOLIA ACCORDING TO WIESLANDER SURVEY.
General: NEEDS FIELD VERIFICATION OF VEGETATION CONDITION, COMPOSITION. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.
Owner/Manager: UNKNOWN



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Occurrence No.	43	Map Index: 15498	EO Index: 15994	Element Last Seen:	1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Decreasing	Record Last Updated:	1998-08-02
Quad Summary:	Ventura (3411933)				
County Summary:	Ventura				
Lat/Long:	34.31858 / -119.33554		Accuracy:	specific area	
UTM:	Zone-11 N3799950 E285104		Elevation (ft):	360	
PLSS:	T03N, R24W (S)		Acres:	189.2	
Location:	CANADA DEL DIABLO, ABOUT 1.4 MILES WEST OF HWY 33 U/S FOR ABOUT 1.75 MILES, ALSO TRIBUTARY TO NORTH.				
Detailed Location:	MAPPED PER INTERPRETATION OF 1986 AERIAL PHOTOS. ONCE EXTENDED FARTHER ACCORDING TO WIESLANDER & NWI MAPS.				
Ecological:	QUERCUS AGRIFOLIA ACCORDING TO WIESLANDER SURVEY; WEST PART W/CLOSED CANOPY; EAST PART OVER GRASS.				
General:	VEG APPEARED SPARSE, DISTURBED IN PHOTOS, NEEDS FIELD VERIFICATION OF VEGETATION CONDITION, COMPOSITION. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.				
Owner/Manager:	UNKNOWN				
Occurrence No.	44	Map Index: 15546	EO Index: 15993	Element Last Seen:	1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	1998-08-02
Quad Summary:	Ventura (3411933)				
County Summary:	Ventura				
Lat/Long:	34.32548 / -119.29924		Accuracy:	specific area	
UTM:	Zone-11 N3800639 E288462		Elevation (ft):	260	
PLSS:	T03N, R24W (S)		Acres:	40.3	
Location:	INTERMITTENT STREAM WEST OF ORTONVILLE.				
Detailed Location:	MAPPED PER INTERPRETATION OF 1986 AERIAL PHOTOS. NOT SHOWN ON NWI MAPS.				
Ecological:	OPEN STAND OF QUERCUS AGRIFOLIA ACCORDING TO WIESLANDER SURVEY.				
General:	NEEDS FIELD VERIFICATION OF VEGETATION CONDITION, COMPOSITION. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.				
Owner/Manager:	UNKNOWN				



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Occurrence No.	45	Map Index:	15587	EO Index:	13414	Element Last Seen:	1934-XX-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	1998-08-02
Occ. Type:	Natural/Native occurrence	Trend:	Decreasing				

Quad Summary: Ventura (3411933), Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.36161 / -119.26618	Accuracy:	specific area
UTM:	Zone-11 N3804578 E291594	Elevation (ft):	320
PLSS:	T03N, R23W (S)	Acres:	362.8

Location: CANADA LARGA, FROM HWY 33 U/S BEYOND CANADA DE ALISO & ALSO UP CANADA DE ALISO.

Detailed Location: CANADA LARGA: EXTIRPATED, ORCHARD, RANCH IN 1986 PHOTOS. CANADA DE ALISO: LOWEST 0.8 MILE EXTIRPATED, ORCHARDS. U/S OF THAT EXTANT IN 1986 AERIALS.

Ecological: CANADA LARGA: WAS OPEN WOODLAND OF QUERCUS AGRIFOLIA PER WIESLANDER SURVEY. CLOSED CANOPY Q. AGRIFOLIA PER WIESLANDER. CANADA DE ALISO: CLOSED CANOPY Q. AGRIFOLIA PER WIESLANDER.

General: NEEDS FIELD VERIFICATION OF VEGETATION CONDITION, COMPOSITION. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN

Occurrence No.	252	Map Index:	21561	EO Index:	8463	Element Last Seen:	1991-11-01
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	1998-08-31
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Ojai (3411942)

County Summary: Ventura

Lat/Long:	34.45567 / -119.15299	Accuracy:	specific area
UTM:	Zone-11 N3814784 E302226	Elevation (ft):	1800
PLSS:	T04N, R22W, Sec. 02 (S)	Acres:	9.7

Location: ABOUT 1 AIR MILE NORTH OF HIGHWAY 150 IN WILSIE CANYON.

Detailed Location: CONFINED TO A 0.5 MILE STRETCH OF RIVER BOTTOM.

Ecological: COAST LIVE OAKS FORMING A MODERATELY CLOSED CANOPY WITH SCATTERED SYCAMORES. UNDERSTORY OF TOYON, SALIX LAEVIGATA, SYMPHORICARPOS MOLLIS, RIBES SPP., LONICERA HISPIDULA. HERBS ABSENT AT THIS TIME OF YEAR.

General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: PVT

Southern Sycamore Alder Riparian Woodland

Element Code: CTT62400CA

Southern Sycamore Alder Riparian Woodland

Listing Status: **Federal:** None

CNDDDB Element Ranks: **Global:** G4

State: None

State: S4

Other:

Habitat: **General:** ☐

Micro: ☐



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Occurrence No.	43	Map Index: 15548	EO Index: 15510	Element Last Seen: 1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-07-22

Quad Summary: Ventura (3411933), Matilija (3411943)
County Summary: Ventura

Lat/Long:	34.36937 / -119.29731	Accuracy:	specific area
UTM:	Zone-11 N3805503 E288750	Elevation (ft):	460
PLSS:	T03N, R23W (S)	Acres:	88.0

Location: FRESNO CANYON, FROM NEAR HWY 33 U/S FOR ABOUT 1.2 MILES.
Detailed Location: 1987 EXTENT SHOWN BASED ON INTERPRETATION OF AERIAL PHOTOS.
Ecological: QUERCUS AGRIFOLIA, ALNUS RHOMBIFOLIA, SALIX SPP, BACCHARIS VIMINEA & PLATANUS RACEMOSA FORMING CLOSED CANOPY ACCORDING TO WIESLANDER SURVEY. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.
General: REQUIRES FIELD CHECK. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.
Owner/Manager: UNKNOWN

Occurrence No.	44	Map Index: 15495	EO Index: 12470	Element Last Seen: 1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-07-22

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.36066 / -119.33496	Accuracy:	specific area
UTM:	Zone-11 N3804616 E285265	Elevation (ft):	600
PLSS:	T03N, R23W (S)	Acres:	63.7

Location: INTERMITTENT CREEK ON NORTH SIDE OF RED MOUNTAIN ABOVE CASITAS CREEK.
Detailed Location: MAPPED FROM INTERPRETATION OF 1986 AERIAL PHOTOS ONLY. NOT MAPPED BY WIESLANDER OR NWI.
Ecological: UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.
General: NEEDS FIELD VISIT TO DETERMINE VEGETATION CONDITION, COMPOSITION. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.
Owner/Manager: UNKNOWN



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Occurrence No.	45	Map Index:	15518	EO Index:	15508	Element Last Seen:	1987-11-18
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	1998-07-22
Occ. Type:	Natural/Native occurrence	Trend:	Decreasing				

Quad Summary: Ventura (3411933)

County Summary: Ventura

Lat/Long:	34.35999 / -119.31813	Accuracy:	specific area
UTM:	Zone-11 N3804506 E286811	Elevation (ft):	220
PLSS:	T03N, R23W (S)	Acres:	193.2

Location: COYOTE CREEK, FROM ABOUT 1/2 MILE D/S OF LAKE CASITAS D/S TO FLOODPLAIN OF VENTURA RIVER.

Detailed Location:

Ecological: PLATANUS RACEMOSA & QUERCUS AGRIFOLIA. WIESLANDER DID NOT DISTINGUISH A DIFFERENT VEG TYPE FROM SURROUNDING QUERCUS LOBATA FORESTS & WOODLANDS.

General: PORTION ON FLOODPLAIN IS FOSTER PARK DAY-USE AREA W/LAWN; APPEARS LESS DISTURBED ALONG COYOTE CREEK. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.

Owner/Manager: UNKNOWN



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Southern Riparian Scrub		Element Code: CTT63300CA	
Southern Riparian Scrub			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G3
	State: None		State: S3.2
	Other:		
Habitat:	General: <input type="checkbox"/>		
	Micro: <input type="checkbox"/>		

Occurrence No.	25	Map Index: 00106	EO Index: 15318	Element Last Seen: 1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-07-23
Quad Summary:	Moorpark (3411838), Piru (3411847), Fillmore (3411848), Santa Paula (3411931), Saticoy (3411932)			
County Summary:	Ventura			
Lat/Long:	34.34567 / -119.05895		Accuracy:	specific area
UTM:	Zone-11 N3802404 E310618		Elevation (ft):	360
PLSS:	T03N, R21W, Sec. 14 (S)		Acres:	4299.3
Location:	SANTA CLARA RIVER BED FROM NEAR CONFLUENCE CALUMET CANYON D/S TO VICINITY OF SATICOY.			
Detailed Location:	SEEN IN 1986 AERIALS.			
Ecological:	MAPPED BY WIESLANDER SURVEY AS SCRUB W/DOMINANTS BACCHARIS VIMINEA, NICOTIANA GLAUCA, LEPIDOSPARTUM SQUAMATUM, ERIOGONUM FASCICULATUM, CORETHROGYNE FILAGINIFOLIA, GRASSES AND WILLOWS. DOMINANCE CHANGES ALONG STREAM COURSE.			
General:	SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.			
Owner/Manager:	UNKNOWN			

Occurrence No.	26	Map Index: 15665	EO Index: 15317	Element Last Seen: 1986-12-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1986-12-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-07-23
Quad Summary:	Oxnard (3411922), Saticoy (3411932)			
County Summary:	Ventura			
Lat/Long:	34.23812 / -119.22604		Accuracy:	specific area
UTM:	Zone-11 N3790800 E294986		Elevation (ft):	
PLSS:	T02N, R22W (S)		Acres:	914.8
Location:	SANTA CLARA RIVER BED FROM RIVER MOUTH U/S TO VICINITY OF SATICOY.			
Detailed Location:	SEEN IN 1986 AERIALS.			
Ecological:	MAPPED BY WIESLANDER SURVEY AS SCRUB OF BACCHARIS VIMINEA AND NICOTIANA GLAUCA OVER GRASSES.			
General:	NEEDS FIELD VERIFICATION OF VEGETATION CONDITION, COMPOSITION. SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.			
Owner/Manager:	UNKNOWN			



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California Walnut Woodland		Element Code: CTT71210CA	
California Walnut Woodland			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G2
	State: None		State: S2.1
	Other:		
Habitat:	General: <input type="checkbox"/>		
	Micro: <input type="checkbox"/>		

Occurrence No.	37	Map Index:	15524	EO Index:	15065	Element Last Seen:	1987-11-18
Occ. Rank:	None			Presence:	Extirpated	Site Last Seen:	1987-11-18
Occ. Type:	Natural/Native occurrence			Trend:	Unknown	Record Last Updated:	1998-09-01

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.36327 / -119.31550	Accuracy:	specific area
UTM:	Zone-11 N3804865 E287062	Elevation (ft):	340
PLSS:	T03N, R23W (S)	Acres:	35.0

Location: CASITAS SPRINGS. SLOPE WEST OF SANTA ANA ROAD NORTH OF ITS JUNCTION W/ CASITAS PASS ROAD.
Detailed Location: HOLLAND, 1987, NOTES NOT MANY WALNUTS REMAIN, HOUSES AND EUCALYPTUS THERE NOW.
Ecological: MAPPED BY WIESLANDER SURVEY AS JUGLANS CALIFORNICA AND QUERCUS AGRIFOLIA.
General: SEE WWW.DFG.CA.GOV/BIOGEODATA/VEGCAMP/NATURAL_COMM_BACKGROUND.ASP TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.
Owner/Manager: PVT



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<i>Cicindela hirticollis gravida</i>		Element Code: IICOL02101
sandy beach tiger beetle		
Listing Status:	Federal: None	CNDDDB Element Ranks: Global: G5T2
	State: None	State: S1
	Other:	
Habitat:	General: INHABITS AREAS ADJACENT TO NON-BRACKISH WATER ALONG THE COAST OF CALIFORNIA FROM SAN FRANCISCO BAY TO NORTHERN MEXICO.	
	Micro: CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE. SUBTERRANEAN LARVAE PREFER MOIST SAND NOT AFFECTED BY WAVE ACTION.	

Occurrence No.	18	Map Index: 36858	EO Index: 22670	Element Last Seen:	2004-04-22
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	2004-04-22
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2012-09-14
Quad Summary:	Oxnard (3411922)				
County Summary:	Ventura, Pacific Ocean				
Lat/Long:	34.21950 / -119.25719		Accuracy:	nonspecific area	
UTM:	Zone-11 N3788798 E292071		Elevation (ft):	15	
PLSS:	T02N, R23W, Sec. 35 (S)		Acres:	166.9	
Location:	MCGRATH STATE BEACH, JUST SOUTH OF THE SANTA CLARA RIVER MOUTH.				
Detailed Location:					
Ecological:	INHABITED CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE.				
General:	HISTORICAL LOCATION. IN 1970, BEETLE WAS ABUNDANT ON SAND BARS ALONG AN INLAND BAY (MCGRATH LAKE?) LEADING TO THE OCEAN.				
Owner/Manager:	DPR-MCGRATH SB, UNKNOWN				

Occurrence No.	19	Map Index: 15678	EO Index: 22667	Element Last Seen:	1956-06-16
Occ. Rank:	None		Presence: Extirpated	Site Last Seen:	1979-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2012-09-14
Quad Summary:	Oxnard (3411922)				
County Summary:	Ventura, Pacific Ocean				
Lat/Long:	34.14318 / -119.19652		Accuracy:	nonspecific area	
UTM:	Zone-11 N3780211 E297478		Elevation (ft):	10	
PLSS:	T01N, R22W, Sec. 28 (S)		Acres:	51.8	
Location:	PORT HUENEME.				
Detailed Location:					
Ecological:	INHABITED CLEAN, DRY, LIGHT-COLORED SAND IN THE UPPER ZONE, USUALLY CLOSE TO NON-BRACKISH WATER.				
General:	HISTORICAL LOCATION. ALSO REPORTED FROM "OXNARD," PROBABLY FROM BEACH NEAR PORT HUENEME.				
Owner/Manager:	UNKNOWN				

<i>Coelus globosus</i>		Element Code: IICOL4A010
globose dune beetle		
Listing Status:	Federal: None	CNDDDB Element Ranks: Global: G1
	State: None	State: S1
	Other: IUCN_VU-Vulnerable	
Habitat:	General: INHABITANT OF COASTAL SAND DUNE HABITAT; ERRATICALLY DISTRIBUTED FROM TEN MILE CREEK IN MENDOCINO COUNTY SOUTH TO ENSENADA, MEXICO.	
	Micro:	



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INHABITS FOREDUNES AND SAND HUMMOCKS; IT BURROWS BENEATH THE SAND SURFACE AND IS MOST COMMON BENEATH DUNE VEGETATION.

Occurrence No.	19	Map Index:	15678	EO Index:	60669	Element Last Seen:	1926-07-17
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:	1926-07-17		
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:	2010-04-06		

Quad Summary: Oxnard (3411922)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.14318 / -119.19652	Accuracy:	nonspecific area
UTM:	Zone-11 N3780211 E297478	Elevation (ft):	10
PLSS:	T01N, R22W, Sec. 28 (S)	Acres:	51.8

Location: HUENEME.

Detailed Location: MAPPED AT BEACH BY PORT HUENEME, BUT MIGHT HAVE BEEN COLLECTED ALONG ORMAND BEACH JUST TO THE SOUTHEAST.

Ecological:

General: HISTORICAL SPECIMENS FROM UC DAVIS BOHART MUSEUM OF ENTOMOLOGY. 1 COLLECTED 20 APR 1925, 4 COLLECTED 17 JUL 1926.

Owner/Manager: UNKNOWN

Occurrence No.	25	Map Index:	15571	EO Index:	61127	Element Last Seen:	1954-09-25
Occ. Rank:	None	Presence:	Possibly Extirpated	Site Last Seen:	1954-09-25		
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:	2007-11-27		

Quad Summary: Ventura (3411933)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.26851 / -119.27939	Accuracy:	nonspecific area
UTM:	Zone-11 N3794279 E290146	Elevation (ft):	20
PLSS:	T02N, R23W, Sec. 10 (S)	Acres:	87.0

Location: VENTURA.

Detailed Location: MAPPED ALONG THE BEACH AREA

Ecological:

General: 2 SPECIMENS COLLECTED 25 SEP 1954 AND DEPOSITED IN CALIFORNIA STATE COLLECTION OF ARTHROPODS, CDFA.

Owner/Manager: DPR-SAN BUENAVENTURA SB



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Occurrence No.:	42	Map Index:	86612	EO Index:	87615	Element Last Seen:	XXXX-XX-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	2012-08-28
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Pitas Point (3411934)
County Summary: Ventura

Lat/Long:	34.36468 / -119.45044	Accuracy:	nonspecific area
UTM:	Zone-11 N3805314 E274653	Elevation (ft):	15
PLSS:	T03N, R25W, Sec. 01 (S)	Acres:	19.0

Location: PUNTA.
Detailed Location: LOCATION GIVEN ONLY AS PUNTA, MAPPED TO THE BEACH AREA AROUND PUNTA.

Ecological:
General: 1976 PAPER STATES THAT THE POPULATION IS KNOWN TO PERSIST AT THIS LOCATION. NO DATES GIVEN FOR COLLECTIONS OR SURVEYS.
Owner/Manager: UNKNOWN

Danaus plexippus **Element Code:** IILEPP2010
 monarch butterfly

Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5
	State: None		State: S3
Other:			
Habitat:	General: WINTER ROOST SITES EXTEND ALONG THE COAST FROM NORTHERN MENDOCINO TO BAJA CALIFORNIA, MEXICO.		
	Micro: ROOSTS LOCATED IN WIND-PROTECTED TREE GROVES (EUCALYPTUS, MONTEREY PINE, CYPRESS), WITH NECTAR AND WATER SOURCES NEARBY.		

*** SENSITIVE ***

Occurrence No.:	163	Map Index:	15275	EO Index:	26857	Element Last Seen:	1996-01-13
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:		Record Last Updated:	1996-10-01
Occ. Type:	Natural/Native occurrence	Trend:	Fluctuating				

Quad Summary: White Ledge Peak (3411944)
County Summary: Santa Barbara

Lat/Long:		Accuracy:	80 meters
UTM:		Elevation (ft):	240
PLSS:		Acres:	0.0

Location: *SENSITIVE* LOCATION INFORMATION SUPPRESSED.
Detailed Location: PLEASE CONTACT THE CALIFORNIA NATURAL DIVERSITY DATABASE, CALIFORNIA DEPARTMENT OF FISH AND GAME, FOR MORE INFORMATION: (916) 322-2493
Ecological: ROOST TREES ARE EUCALYPTUS. CURRENT SURROUNDING LAND USE IS LIGHT RESIDENTIAL.
General:
Owner/Manager:



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Occurrence No.	164	Map Index:	15273	EO Index:	22831	Element Last Seen:	1985-02-02
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		1985-02-02	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		1996-01-08	

Quad Summary: Pitas Point (3411934), White Ledge Peak (3411944)

County Summary: Santa Barbara, Ventura, Pacific Ocean

Lat/Long:	34.37609 / -119.47790	Accuracy:	1/5 mile
UTM:	Zone-11 N3806640 E272158	Elevation (ft):	50
PLSS:	T04N, R25W (S)	Acres:	0.0

Location: RINCON POINT, AT SANTA BARBARA/VENTURA COUNTY LINE, APPROX 3MI SE OF CARPENTERIA.

Detailed Location:

Ecological: ROOST TREES ARE EUCALYPTUS.

General: APPROXIMATELY 1500 MONARCHS WERE OBSERVED ON 2 FEBRUARY 1985. SURROUNDING LAND USE IS CURRENTLY OPENSOURCE.

Owner/Manager: UNKNOWN

Occurrence No.	165	Map Index:	15580	EO Index:	22828	Element Last Seen:	198X-XX-XX
Occ. Rank:	None	Presence:	Extirpated	Site Last Seen:		1989-12-26	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		1995-06-02	

Quad Summary: Ventura (3411933)

County Summary: Ventura

Lat/Long:	34.26499 / -119.27011	Accuracy:	1/5 mile
UTM:	Zone-11 N3793870 E290993	Elevation (ft):	10
PLSS:	T03N, R23W (S)	Acres:	0.0

Location: SEAWARD AVENUE, ADJACENT TO HWY 101 JUNCTION, VENTURA.

Detailed Location:

Ecological: ROOST TREES WERE EUCALYPTUS.

General: MONARCHS REPORTEDLY CLUSTERED AT THIS SITE FOR SEVERAL YEARS. SITE WAS DESTROYED (DATE UNKNOWN) WHEN THE EUCALYPTUS GROVE WAS CUT DOWN TO ACCOMMODATE A FARMING OPERATION.

Owner/Manager: PVT



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*** SENSITIVE ***

Occurrence No.	166	Map Index:	15570	EO Index:	22825	Element Last Seen:	1999-11-15
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:	1999-11-15	Record Last Updated:	2002-05-02
Occ. Type:	Natural/Native occurrence	Trend:	Fluctuating				

Quad Summary: Ventura (3411933)

County Summary: Ventura

Lat/Long:		Accuracy:	1/5 mile
UTM:		Elevation (ft):	40
PLSS:		Acres:	0.0

Location: *SENSITIVE* LOCATION INFORMATION SUPPRESSED.

Detailed Location: PLEASE CONTACT THE CALIFORNIA NATURAL DIVERSITY DATABASE, CALIFORNIA DEPARTMENT OF FISH AND GAME, FOR MORE INFORMATION: (916) 322-2493

Ecological: ROOST TREES ARE PINES WITHIN A MIXED GROVE OF TREES, INCLUDING EUCALYPTUS, CYPRESS, AND PITTOSPORUM. SITE MAY HAVE BEEN ALTERED SINCE 1985, BUT OUTWARDLY APPEARS UNCHANGED.

General:

Owner/Manager:

Occurrence No.	167	Map Index:	15534	EO Index:	22826	Element Last Seen:	1965-XX-XX
Occ. Rank:	None	Presence:	Extirpated	Site Last Seen:	1985-02-21	Record Last Updated:	1996-01-08
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				

Quad Summary: Ventura (3411933)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.27725 / -119.30871	Accuracy:	1/5 mile
UTM:	Zone-11 N3795309 E287469	Elevation (ft):	10
PLSS:	T03N, R23W (S)	Acres:	0.0

Location: MOUTH OF VENTURA RIVER, BETWEEN SEASIDE WILDERNESS AREA & SURFERS PT, VENTURA.

Detailed Location:

Ecological: ROOST TREES WERE PINES, CYPRESS, AND PALMS.

General: CLUSTERS WERE OBSERVED HERE FROM THE MID-1950'S TO ABOUT 1965, BUT MONARCHS NO LONGER USE THIS SITE. IT APPEARS THAT THE GROVE OF TREES IS DYING, PERHAPS DUE TO GROUND-WATER REMOVAL UPSTREAM.

Owner/Manager: UNKNOWN



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Occurrence No.	168	Map Index:	15639	EO Index:	12902	Element Last Seen:	1999-12-01
Occ. Rank:	Excellent	Presence:	Presumed Extant	Site Last Seen:		1999-12-01	
Occ. Type:	Natural/Native occurrence	Trend:	Fluctuating	Record Last Updated:		2002-05-02	

Quad Summary: Saticoy (3411932)

County Summary: Ventura

Lat/Long:	34.27862 / -119.22271	Accuracy:	1/5 mile
UTM:	Zone-11 N3795285 E295391	Elevation (ft):	260
PLSS:	T02N, R22W (S)	Acres:	0.0

Location: ARUNDELL BARRANCA SITE, APPROXIMATELY 100M NORTH OF TELEGRAPH ROAD, EAST OF VENTURA.

Detailed Location: IN 1994-95, MONARCHS CLUSTERED ~100M NORTH OF THE NORMAL ROOST LOCATION. IN 1999, MONARCHS CLUSTERED 30M NORTH OF NORMAL ROOST LOCATION.

Ecological: HABITAT IS A CONCRETE-LINED CREEK CHANNEL, BORDERED ON EITHER SIDE BY EUCALYPTUS WINDROWS. JAN 1999: ROOST SITE ALTERED - UNDERSTORY REMOVED, TREES TRIMMED.

General: 30K MONARCHS JAN 1987. 20K ON 12 FEB 1989. 10K+ SEEN DURING 1989-90 & 1990-91. 500 IN 1992-93. 7500 SEEN IN 1993-94. 4000 IN 1994-95. 25K ON 2 JAN 1996. 40K ON 23 NOV 97 & 9 JAN 98. 12K ON 23 NOV 1998; 17K ON 9 JAN 99. 1 DEC 1999, 4900K SEEN

Owner/Manager: PVT

Occurrence No.	169	Map Index:	15623	EO Index:	12897	Element Last Seen:	1999-12-01
Occ. Rank:	Good	Presence:	Presumed Extant	Site Last Seen:		1999-12-01	
Occ. Type:	Natural/Native occurrence	Trend:	Fluctuating	Record Last Updated:		2002-05-02	

Quad Summary: Saticoy (3411932)

County Summary: Ventura

Lat/Long:	34.26773 / -119.23576	Accuracy:	1/5 mile
UTM:	Zone-11 N3794104 E294162	Elevation (ft):	160
PLSS:	T02N, R22W (S)	Acres:	0.0

Location: CAMINO REAL PARK, NE OF THE JUNCTION OF HWY 126 & HWY 101, SAN BUENAVENTURA, EAST OF VENTURA.

Detailed Location: LOCALS RECALL MONARCHS USING THIS SITE EVERY YEAR FOR MANY YEARS. 1989 - 1990: "NEW" ROOST SITE USED.

Ecological: SITE IS LOCATED IN A CREEK BED; ROOST TREES ARE EUCALYPTUS IN THE "BARRANCA."

General: 5-10K SEEN 1985. 10-15K IN 86-87. 5-10K IN DEC 88; <100 BY FEB 89. 15K IN 89-90. 3K+ IN 90-91. 500 IN 92-93. 300 IN 93-94. 1K IN 94-95. 10 AT OLD SITE, 100 AT NEW SITE IN 96. 20K, NOV 97. 5K OCT 98; 0, JAN 98. 122 IN 98-99. 1800 IN DEC 99.

Owner/Manager: CITY OF SAN BUENAVENTURA



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Occurrence No.	170	Map Index: 15679	EO Index: 22824	Element Last Seen: 1999-01-10
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen: 1999-01-10
Occ. Type:	Natural/Native occurrence		Trend: Stable	Record Last Updated: 2002-05-10
<hr/>				
Quad Summary:	Saticoy (3411932)			
County Summary:	Ventura			
<hr/>				
Lat/Long:	34.26017 / -119.19529		Accuracy: 1/5 mile	
UTM:	Zone-11 N3793184 E297871		Elevation (ft): 180	
PLSS:	T02N, R22W (S)		Acres: 0.0	
<hr/>				
Location:	HARMON BARRANCA, SOUTH END OF BARRANCA VISTA PARK, 0.5 MILES NE OF MONTALVO.			
Detailed Location:				
Ecological:	ROOST TREES ARE A GROVE OF 50-60 EUCALYPTUS TREES AS WELL AS SOME NATIVE VEGETATION IN THE BARRANCA ADJACENT TO THE PARK.			
General:	50-100 OBSERVED IN FEB 1985. LOW 100'S IN NOV 1986. 50-60 IN OCT 1987. 100'S IN 1988-89. UNKNOWN # PRESENT IN 1990-91. 10 IN 1992-93. 100 IN 1993-94. NONE IN JAN 1995. 2600 IN 1995-96. 1000 IN NOV 1997; 600 BY JAN 98. 700 OBS ON 10 JAN 99.			
Owner/Manager:	UNKNOWN			
<hr/>				
Occurrence No.	171	Map Index: 15649	EO Index: 22823	Element Last Seen: 1983-XX-XX
Occ. Rank:	None		Presence: Possibly Extirpated	Site Last Seen: 1999-01-09
Occ. Type:	Natural/Native occurrence		Trend: Decreasing	Record Last Updated: 2002-05-10
<hr/>				
Quad Summary:	Saticoy (3411932)			
County Summary:	Ventura			
<hr/>				
Lat/Long:	34.26777 / -119.21622		Accuracy: 1/5 mile	
UTM:	Zone-11 N3794068 E295962		Elevation (ft): 200	
PLSS:	T02N, R22W (S)		Acres: 0.0	
<hr/>				
Location:	THILLE STREET SITE, APPROXIMATELY 1 MILE ENE OF THE JUNCTION OF HWY 118 AND HWY 101, EAST OF VENTURA.			
Detailed Location:	SITE IS LOCATED BETWEEN HWY 26 AND TELEPHONE ROAD, EAST OF HWY 101.			
Ecological:	ROOST TREES ARE EUCALYPTUS.			
General:	THOUSANDS OF MONARCHS WERE OBSERVED PATROLLING OVER PERIOD OF MONTHS IN 1983. NO MONARCHS OBSERVED DURING JANUARY 1995 SITE VISIT. 7 OBS FLYING/RESTING ON EUCALYPTUS ON 12 FEB 1997. 4 OBS ON 9 JAN 1999. THIS LIKELY TO BE AN AUTUMNAL SITE			
Owner/Manager:	UNKNOWN			



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Occurrence No.	172	Map Index:	15719	EO Index:	22822	Element Last Seen:	1985-02-10
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		1985-02-10	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2002-05-03	

Quad Summary: Oxnard (3411922)

County Summary: Ventura

Lat/Long:	34.16194 / -119.14872	Accuracy:	1/5 mile
UTM:	Zone-11 N3782198 E301930	Elevation (ft):	30
PLSS:	T01N, R22W (S)	Acres:	0.0

Location: "BLUE GUM GROVE" SITE, W END OF ETTING RD AT OLDS RD, JUST E OF PLEASANT VALLEY RD, OXNARD.

Detailed Location:

Ecological: ROOST TREES ARE EUCALYPTUS, PLANTED IN A TIGHT ROW, FORMING A WINDBREAK.

General: APPROXIMATELY 15 MONARCHS WERE OBSERVED ON 10 FEB 1985. SURROUNDING AREA IS A FLOOD PLAIN UTILIZED FOR AGRICULTURE, BUT GRADUALLY TURNING INTO HOUSING TRACTS AND INDUSTRIAL COMPLEXES.

Owner/Manager: UNKNOWN

Occurrence No.	268	Map Index:	26311	EO Index:	4714	Element Last Seen:	1999-11-30
Occ. Rank:	Fair	Presence:	Presumed Extant	Site Last Seen:		1999-11-30	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2000-09-26	

Quad Summary: White Ledge Peak (3411944)

County Summary: Santa Barbara, Ventura

Lat/Long:	34.37755 / -119.47808	Accuracy:	nonspecific area
UTM:	Zone-11 N3806802 E272146	Elevation (ft):	40
PLSS:	T03N, R25W (S)	Acres:	16.7

Location: RINCON CREEK, JUST NORTH OF HWY 101 NEAR RINCON POINT, 3 MILES SE OF CARPINTERIA.

Detailed Location: SITE IS FAIRLY CLOSE TO THE OCEAN, BUT THE FACT THAT THE GROVE IS IN THE GULLY OF THE CREEK, PLUS BEING SHIEDED BY THE SURROUNDING HILLS, PROTECT THE SITE FROM WINDS.

Ecological: PRIMARILY AN AUTUMNAL SITE, BUT SOME MONARCHS USUALLY PERSIST PAST JANUARY 1. HABITAT CONSISTS OF A SMALL GROVE OF EUCALYPTUS TREES IN A GULLY OF RINCON CREEK; PROTECTED ON THE EAST AND WEST HILLS, AND FROM THE SOUTH BY HWY 101 EMBANKMENT.

General: 1000 MONARCHS OBSERVED IN FALL 1990. A SINGLE VISIT TO THIS SITE IN 1993-94 FOUND ONLY FLYERS. 300 OBSERVED IN SMALL CLUSTERS ON 13 JAN 96. 5 FLYERS OBSERVED, 13 JAN 99. 38 OBSERVED, 30 NOV 99.

Owner/Manager: UNKNOWN



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Occurrence No.	294	Map Index: 33183	EO Index: 2193	Element Last Seen: 1999-11-15
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen: 1999-11-15
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2002-05-07

Quad Summary: Ventura (3411933)

County Summary: Ventura

Lat/Long:	34.28731 / -119.31037	Accuracy:	2/5 mile
UTM:	Zone-11 N3796429 E287342	Elevation (ft):	30
PLSS:	T03N, R23W (S)	Acres:	0.0

Location: TAYLOR RANCH, WEST OF THE VENTURA RIVER AND NORTH OF MAIN STREET, IN THE VENTURA RIVER FLOODPLAIN.

Detailed Location:

Ecological: ROOST TREES CONSIST OF A EUCALYPTUS WINDROW SURROUNDING AN ORCHARD.

General: 20K+ OBSERVED ROOSTING IN 1989-90. SEVERAL HUNDRED FLYERS OBSERVED IN 1993-94. NONE OBSERVED FROM ENTRANCE IN JAN 1998. 4000 OBSERVED ON 23 NOV 1998. 8000 OBSERVED ON 15 NOV 1999.

Owner/Manager: PVT

Occurrence No.	311	Map Index: 33346	EO Index: 13334	Element Last Seen: 1999-11-15
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen: 1999-11-15
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2002-05-06

Quad Summary: Ventura (3411933)

County Summary: Ventura

Lat/Long:	34.26029 / -119.26264	Accuracy:	nonspecific area
UTM:	Zone-11 N3793333 E291669	Elevation (ft):	50
PLSS:	T03N, R23W (S)	Acres:	8.9

Location: JUST EAST OF HARBOR BLVD, BETWEEN HWY 101 & ARUNDELL BARRANCA, VENTURA.

Detailed Location:

Ecological: HABITAT CONSISTS OF TWO OR THREE WINDROWS OF EUCALYPTUS; AGRICULTURAL FIELDS ARE LOCATED ON THE EAST SIDE OF THE EUCALYPTUS WINDROWS.

General: 5000 MONARCHS OBSERVED IN NOV 1992; 100 LEFT BY JAN 1993. 4000 MONARCHS WERE PRESENT AT THE PEAK DURING 1993-94. 2000 OBS DURING NOV-DEC 1994, JAN 1995. 12K OBS ON 30 NOV 97; 4K BY 8 JAN 98. 30K OBS IN NOV 98, 1K BY JAN 99. 3K OBS NOV 99.

Owner/Manager: PVT



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Occurrence No.	317	Map Index:	33431	EO Index:	29295	Element Last Seen:	1995-12-28
Occ. Rank:	Fair	Presence:	Presumed Extant	Site Last Seen:		1995-12-28	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		1996-08-05	

Quad Summary: White Ledge Peak (3411944)

County Summary: Santa Barbara

Lat/Long:	34.38949 / -119.48239	Accuracy:	1/5 mile
UTM:	Zone-11 N3808136 E271782	Elevation (ft):	240
PLSS:	T04N, R25W (S)	Acres:	0.0

Location: WEST END OF CINDY LANE, 0.5 MILE NORTH OF THE INTERSECTION OF HWY 101 AND HWY 150, CARPINTERIA.

Detailed Location: SITE IS LOCATED AT THE WEST END OF CINDY LANE BEHIND SOME INDUSTRIAL BUILDINGS.

Ecological: HABITAT IS LOCATED WITHIN AN INDUSTRIAL PARK AND CONSISTS OF PLANTED EUCALYPTUS AS THE ROOST SITE; SURROUNDING NECTAR SOURCE IS CITRUS ORCHARD

General: 2000 OBSERVED IN NOVEMBER 1995; BY 28 DECEMBER 1995, 100'S WERE OBSERVED.

Owner/Manager: PVT

Tryonia imitator

Element Code: IMGASJ7040

mimic tryonia (=California brackishwater snail)

Listing Status: **Federal:** None

CNDDDB Element Ranks: **Global:** G2G3

State: None

State: S2S3

Other: IUCN_DD-Data Deficient

Habitat: **General:** INHABITS COASTAL LAGOONS, ESTUARIES AND SALT MARSHES, FROM SONOMA COUNTY SOUTH TO SAN DIEGO COUNTY.

Micro: FOUND ONLY IN PERMANENTLY SUBMERGED AREAS IN A VARIETY OF SEDIMENT TYPES; ABLE TO WITHSTAND A WIDE RANGE OF SALINITIES.

Occurrence No.	41	Map Index:	36227	EO Index:	86187	Element Last Seen:	2007-03-XX
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		2007-03-XX	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2012-02-23	

Quad Summary: Oxnard (3411922)

County Summary: Ventura, Pacific Ocean

Lat/Long:	34.14323 / -119.18635	Accuracy:	nonspecific area
UTM:	Zone-11 N3780196 E298416	Elevation (ft):	10
PLSS:	T01N, R22W, Sec. 28 (S)	Acres:	44.4

Location: OXNARD DRAIN (J STREET CANAL), ORMOND BEACH AREA, SE OF PORT HUENEME

Detailed Location: LOCATIONS GIVEN AS "OXNARD DRAIN, IN A DRAINAGE AREA" AND "J STREET DRAIN, IN A DRAINAGE AREA IN A LAGOON JUST DOWNSTREAM OF A CONCRETE CHANNEL AND A CONSTRUCTION SITE".

Ecological:

General: 5 EACH COLLECTED AT 2 LOCATIONS ALONG DRAIN IN MAR 2007 (NMNH 1104703, 1104704).

Owner/Manager: CITY OF OXNARD, PVT



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<i>Chaenactis glabriuscula var. orcuttiana</i>		Element Code: PDAST20095	
Orcutt's pincushion			
Listing Status:	Federal: None	CNDDB Element Ranks:	Global: G5T1
	State: None		State: S1
	Other: Rare Plant Rank - 1B.1		
Habitat:	General: COASTAL BLUFF SCRUB, COASTAL DUNES.		
	Micro: SANDY SITES. 3-100M.		

Occurrence No.	24	Map Index: 47567	EO Index: 47567	Element Last Seen: 1961-05-23
Occ. Rank:	None		Presence: Possibly Extirpated	Site Last Seen: 1961-05-23
Occ. Type:	Natural/Native occurrence		Trend: Decreasing	Record Last Updated: 2010-06-14
Quad Summary:	Ventura (3411933)			
County Summary:	Ventura, Pacific Ocean			
Lat/Long:	34.26432 / -119.27206		Accuracy:	nonspecific area
UTM:	Zone-11 N3793799 E290812		Elevation (ft):	
PLSS:	T02N, R23W, Sec. 10 (S)		Acres:	141.4
Location:	PIERPONT BAY BOULEVARD, VENTURA.			
Detailed Location:	MAPPED BY CNDDB AS BEST GUESS ALONG PIERPONT BLVD.			
Ecological:				
General:	FORMERLY COMMON LOCALLY IN PIERPONT BAY AREA, LARGELY EXTIRPATED IN 1961.			
Owner/Manager:	UNKNOWN			

<i>Centromadia parryi ssp. australis</i>		Element Code: PDAST4R0P4	
southern tarplant			
Listing Status:	Federal: None	CNDDB Element Ranks:	Global: G4T2
	State: None		State: S2
	Other: Rare Plant Rank - 1B.1		
Habitat:	General: MARSHES AND SWAMPS (MARGINS), VALLEY AND FOOTHILL GRASSLAND.		
	Micro: OFTEN IN DISTURBED SITES NEAR THE COAST AT MARSH EDGES; ALSO IN ALKALINE SOILS SOMETIMES WITH SALTGRASS. SOMETIMES ON VERNAL POOL MARGINS. 0-425M.		

Occurrence No.	42	Map Index: 39582	EO Index: 34584	Element Last Seen: 1974-08-01
Occ. Rank:	None		Presence: Possibly Extirpated	Site Last Seen: 1997-11-06
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-08-31
Quad Summary:	Pitas Point (3411934)			
County Summary:	Ventura, Pacific Ocean			
Lat/Long:	34.31903 / -119.38919		Accuracy:	nonspecific area
UTM:	Zone-11 N3800115 E280168		Elevation (ft):	20
PLSS:	T03N, R24W, Sec. 22 (S)		Acres:	33.8
Location:	ALONG SIDE OF RAIL LINES EAST OF MOUTH OF PADRE JOHN (SIC) CANYON.			
Detailed Location:				
Ecological:	SANDY SOIL.			
General:	EXACT LOCATION SEEN IN 1974 NOT KNOWN; NOT FOUND IN 1997 SURVEYS.			
Owner/Manager:	UNKNOWN			

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<i>Lasthenia glabrata ssp. coulteri</i>		Element Code: PDAST5L0A1	
Coulter's goldfields			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G4T3
	State: None		State: S2.1
	Other: Rare Plant Rank - 1B.1, BLM_S-Sensitive		
Habitat:	General:	COASTAL SALT MARSHES, PLAYAS, VALLEY AND FOOTHILL GRASSLAND, VERNAL POOLS.	
	Micro:	USUALLY FOUND ON ALKALINE SOILS IN PLAYAS, SINKS, AND GRASSLANDS. 1-1400M.	

Occurrence No.	6	Map Index:	80653	EO Index:	7261	Element Last Seen:	1981-04-02
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:	1981-04-02	Record Last Updated:	2010-11-10
Occ. Type:	Natural/Native occurrence		Trend:	Unknown			

Quad Summary: Point Mugu (3411911), Camarillo (3411921), Oxnard (3411922)
County Summary: Ventura

Lat/Long:	34.12037 / -119.12977	Accuracy:	1 mile
UTM:	Zone-11 N3777551 E303580	Elevation (ft):	10
PLSS:	T01N, R21W, Sec. 31 (S)	Acres:	0.0

Location: PERIMETER ROAD, POINT MUGU, PACIFIC MISSILE TEST CENTER.
Detailed Location: EXACT LOCATION ALONG PERIMETER ROAD UNKNOWN. MAPPED BY CNDDDB AS BEST GUESS CENTERED ON PERIMETER ROAD IN VICINITY OF MARSH AREA AND DUCK PONDS WHICH IS APPROPRIATE HABITAT FOR SPECIES.

Ecological:
General: SITE BASED ON A 1981 COLLECTION. ZEDLER REPORT CITING "MUGU LAGOON" IS ATTRIBUTED TO THIS SITE. BOTH SOURCES REFER TO LASTHENIA GLABRATA WITH NO SUBSPECIES DESIGNATION. L. GLABRATA SSP. COULTERI INFERRED FROM RANGE MAPS. NEEDS FIELDWORK.
Owner/Manager: DOD-NAVY

Occurrence No.	52	Map Index:	31516	EO Index:	9348	Element Last Seen:	1895-05-13
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:	1895-05-13	Record Last Updated:	1995-07-11
Occ. Type:	Natural/Native occurrence		Trend:	Unknown			

Quad Summary: Ventura (3411933)
County Summary: Ventura, Pacific Ocean

Lat/Long:	34.28732 / -119.30084	Accuracy:	1 mile
UTM:	Zone-11 N3796410 E288219	Elevation (ft):	40
PLSS:	T03N, R23W (S)	Acres:	0.0

Location: VENTURA.
Detailed Location: EXACT LOCATION UNKNOWN. MAPPED BY CNDDDB IN THE VICINITY OF VENTURA AND THE VENTURA RIVER.

Ecological:
General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS AN 1895 PETTIBONE COLLECTION. ORIGINAL LABEL L. GLABRATA ANNOTATED TO SSP. COULTERI BY ORNDUFF IN 1961.
Owner/Manager: UNKNOWN



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Occurrence No.: 53	Map Index: 31515	EO Index: 2508	Element Last Seen: 2002-03-08
Occ. Rank: Good		Presence: Presumed Extant	Site Last Seen: 2002-03-08
Occ. Type: Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2010-11-24

Quad Summary: Oxnard (3411922)
County Summary: Ventura

Lat/Long: 34.13953 / -119.17839	Accuracy: 80 meters
UTM: Zone-11 N3779770 E299141	Elevation (ft): 10
PLSS: T01N, R22W, Sec. 27 (S)	Acres: 0.0

Location: AT TERMINUS OF MCWANE BLVD, ~0.5 MILE SOUTH OF HUENEME ROAD AND SAVIERS ROAD INTERSECTION, PORT HUENEME, ORMOND BEACH.

Detailed Location: IN THE NW 1/4 SW 1/4 SECTION 27.

Ecological: MOIST, SILTY LOAM, BORDERS OF SALINE HARD-PANS. DISTURBED SALT MARSH/MUD FLATS WITH POLYPOGON MONSPELIENSIS, SALICORNIA SP., SUAEDA SP., AND SPERGULARIA SP. BELDINGS SAVANNAH SPARROW REPORTED FROM THIS AREA.

General: APPROXIMATELY 20 PLANTS OBSERVED IN 1998 BY DORSETT AND WAS REPORTED TO BE THE SAME AS PREVIOUS VISIT AT AN UNKNOWN DATE. DAVY 1901 AND 1902 COLLECTIONS FROM "HUENEME" ARE ALSO ATTRIBUTED TO THIS OCCURRENCE.

Owner/Manager: TNC-ORMOND BEACH

<i>Malacothrix similis</i>	Element Code: PDAST660D0
Mexican malacothrix	
Listing Status: Federal: None	CNDDB Element Ranks: Global: G2G3
State: None	State: SH
Other: Rare Plant Rank - 1A	
Habitat: General: COASTAL DUNES.	
Micro: 0-40M.	

Occurrence No.: 3	Map Index: 15678	EO Index: 71023	Element Last Seen: 1925-04-19
Occ. Rank: None		Presence: Possibly Extirpated	Site Last Seen: 1925-04-19
Occ. Type: Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2007-10-12

Quad Summary: Oxnard (3411922)
County Summary: Ventura, Pacific Ocean

Lat/Long: 34.14318 / -119.19652	Accuracy: nonspecific area
UTM: Zone-11 N3780211 E297478	Elevation (ft):
PLSS: T01N, R22W, Sec. 28 (S)	Acres: 51.8

Location: HUENEME BEACH.

Detailed Location: AMONG SAND DUNES BACK OF BEACH. EXACT LOCATION UNKNOWN. MAPPED IN VICINITY OF PORT HUENEME BEACH PARK.

Ecological:

General: OCCURRENCE BASED ON TWO 1925 COLLECTIONS. LIKELY EXTIRPATED ACCORDING TO W.S. DAVIS. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN



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<i>Lepidium virginicum var. robinsonii</i>		Element Code: PDBRA1M114	
Robinson's pepper-grass			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5T3
	State: None		State: S3
	Other: Rare Plant Rank - 1B.2		
Habitat:	General: CHAPARRAL, COASTAL SCRUB.		
	Micro: DRY SOILS, SHRUBLAND. 1-945M.		
Occurrence No.	158	Map Index: 85304	EO Index: 86326
Occ. Rank:	Unknown	Presence: Presumed Extant	Element Last Seen: XXXX-XX-XX
Occ. Type:	Natural/Native occurrence	Trend: Unknown	Site Last Seen: XXXX-XX-XX
			Record Last Updated: 2012-03-05
Quad Summary:	Ojai (3411942)		
County Summary:	Ventura		
Lat/Long:	34.46096 / -119.16663	Accuracy:	nonspecific area
UTM:	Zone-11 N3815398 E300986	Elevation (ft):	
PLSS:	T04N, R22W, Sec. 03 (S)	Acres:	77.0
Location:	ILVENTO PRESERVE, OJAI VALLEY.		
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED BY CNDDDB TO ENCOMPASS ILVENTO PRESERVE.		
Ecological:			
General:	ONLY SOURCE OF INFORMATION FOR THIS OCCURRENCE IS A 2003 AREA CHECKLIST BY MAGNEY, UNKNOWN WHEN PLANTS SEEN. NEEDS FIELDWORK.		
Owner/Manager:	OJAI VALLEY LAND CONSERVANCY		



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<i>Streptanthus campestris</i>		Element Code: PDBRA2G0B0	
southern jewel-flower			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G2
	State: None		State: S2.3
	Other: Rare Plant Rank - 1B.3, USFS_S-Sensitive		
Habitat:	General: CHAPARRAL, LOWER MONTANE CONIFEROUS FOREST, PINYON-JUNIPER WOODLAND.		
	Micro: OPEN, ROCKY AREAS. 600-2790M.		
Occurrence No.	16	Map Index: 55454	EO Index: 55454
Occ. Rank:	Unknown	Presence: Presumed Extant	Element Last Seen: 1994-06-16
Occ. Type:	Natural/Native occurrence	Trend: Unknown	Site Last Seen: 1994-06-16
			Record Last Updated: 2010-04-30
Quad Summary:	White Ledge Peak (3411944)		
County Summary:	Ventura		
Lat/Long:	34.48057 / -119.43567		Accuracy: nonspecific area
UTM:	Zone-11 N3818135 E276321		Elevation (ft): 4700
PLSS:	T05N, R24W, Sec. 30 (S)		Acres: 31.5
Location:	0.5 AIR MILE ENE OF DIVIDE PEAK, OCEAN VIEW TRAIL, SANTA YNEZ MOUNTAINS.		
Detailed Location:	MAPPED BY CNDDDB ACCORDING TO T-R-S PROVIDED BY TAYLOR: T5N, R24W, SE 1/4 OF SW 1/4 OF SECTION 30.		
Ecological:	40 DEGREE SLOPE ON SEDIMENTARY CLIFFS IN A PSEUDOTSUGA MACROCARPA GROVE WITH QUERCUS CHRYSOLEPIS, ACER MACROPHYLLUM, AND LITHOCARPUS DENSIFLORUS.		
General:	PRIMARY SOURCE OF INFORMATION FOR THIS SITE IS 1994 COLLECTION BY TAYLOR. 1948 COLLECTION BY POLLARD (SN CAS) ATTRIBUTED TO THIS SITE.		
Owner/Manager:	USFS-LOS PADRES NF		



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Aphanisma blitoides		Element Code: PDCHE02010	
aphanisma			
Listing Status:	Federal: None	CNDDB Element Ranks:	Global: G3G4
	State: None		State: S3
	Other: Rare Plant Rank - 1B.2		
Habitat:	General: COASTAL BLUFF SCRUB, COASTAL DUNES, COASTAL SCRUB.		
	Micro: ON BLUFFS AND SLOPES NEAR THE OCEAN IN SANDY OR CLAY SOILS. IN STEEP DECLINE ON THE ISLANDS AND THE MAINLAND. 1-305M.		

Occurrence No.	8	Map Index: 17566	EO Index: 11754	Element Last Seen: 1963-06-01
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1963-06-01
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2012-05-02
Quad Summary:	Ventura (3411933)			
County Summary:	Ventura			
Lat/Long:	34.29028 / -119.33293	Accuracy:	nonspecific area	
UTM:	Zone-11 N3796806 E285271	Elevation (ft):		
PLSS:	T03N, R23W, Sec. 31 (S)	Acres:	69.0	
Location:	NEAR VENTURA, ABOUT 1.5 MILES WEST OF VENTURA RIVER.			
Detailed Location:	AT THE BASE OF BULLDOZED COASTAL BLUFF OF TAYLOR RANCH. EXACT LOCATION UNKNOWN. MAPPED AS BEST GUESS BY CNDDDB IN VICINITY OF COASTAL BLUFFS ALONG HIGHWAY 101, FROM 1 TO 2 ROAD MILES NORTHWEST OF VENTURA RIVER.			
Ecological:	SURFACE OF A SAND AND GRAVEL DETRITUS DUMP AT THE BASE OF BULLDOZED COASTAL BLUFF.			
General:	MAIN SOURCE OF INFORMATION FOR THIS SITE IS A 1963 POLLARD COLLECTION. NEEDS FIELDWORK.			
Owner/Manager:	UNKNOWN			



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<i>Atriplex coulteri</i>		Element Code: PDCHE040E0
Coulter's saltbush		
Listing Status:	Federal: None	CNDDDB Element Ranks: Global: G2
	State: None	State: S2
	Other: Rare Plant Rank - 1B.2	
Habitat:	General: COASTAL BLUFF SCRUB, COASTAL DUNES, COASTAL SCRUB, VALLEY AND FOOTHILL GRASSLAND.	
	Micro: OCEAN BLUFFS, RIDGETOPS, AS WELL AS ALKALINE LOW PLACES. 10-440M.	

Occurrence No.	86	Map Index: 17566	EO Index: 86879	Element Last Seen: 1963-06-02
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1963-06-02
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2012-05-03
Quad Summary:	Ventura (3411933)			
County Summary:	Ventura			
Lat/Long:	34.29028 / -119.33293		Accuracy:	nonspecific area
UTM:	Zone-11 N3796806 E285271		Elevation (ft):	
PLSS:	T03N, R23W, Sec. 31 (S)		Acres:	69.0
Location:	COASTAL BLUFF APPROXIMATELY 1.5 MILES WEST OF VENTURA RIVER.			
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED AS BEST GUESS BY CNDDDB IN VICINITY OF COASTAL BLUFFS ALONG HIGHWAY 101, FROM 1 TO 2 ROAD MILES NORTHWEST OF VENTURA RIVER.			
Ecological:	DRY, SANDY-CALCAREOUS SLOPE OF COASTAL BLUFF, WITH PLANTAGO INSULARIS.			
General:	ONLY SOURCE OF INFORMATION FOR THIS OCCURRENCE IS A 1963 COLLECTION BY POLLARD. THERE IS A 1963 POLLARD COLLECTION HERE FROM THE SAME DATE FOR A. PACIFICA; UNKNOWN THESE ATRIPLEX CO-OCCUR HERE OR IF THIS IS A MIS-ID OF THE SAME POPULATION.			
Owner/Manager:	UNKNOWN			



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<i>Atriplex pacifica</i>		Element Code: PDCHE041C0	
south coast saltscale			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G3G4
	State: None		State: S2
	Other: Rare Plant Rank - 1B.2		
Habitat:	General: COASTAL SCRUB, COASTAL BLUFF SCRUB, PLAYAS, CHENOPOD SCRUB.		
	Micro: ALKALI SOILS. 1-500M.		

Occurrence No.	89	Map Index: 86442	EO Index: 87481	Element Last Seen: 1972-06-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1972-06-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2012-08-03

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.29314 / -119.33862	Accuracy:	1/10 mile
UTM:	Zone-11 N3797135 E284755	Elevation (ft):	
PLSS:	T03N, R23W, Sec. 31 (S)	Acres:	0.0

Location: SOUTHERN PACIFIC RAILROAD R-O-W AT FREEWAY OVERPASS, APPROXIMATELY 1.5 MILES WEST OF VENTURA RIVER.
Detailed Location: MAPPED AS BEST GUESS BY CNDDDB AT THE HWY 1 OVERPASS OF THE RAILROAD. ADDITIONAL LOCALITIES ATTRIBUTED HERE INCLUDE "COASTAL BLUFF ~1.5 MI W OF VENTURA RIVER ESTUARY" AND "~100 YDS FROM BEACH AND 1.5 MI W OF VENTURA RIVER ESTUARY."
Ecological: DRIED MUD FLAT, NEAR FOOT OF MARITIME BLUFF, DRY, SANDY-CALCAREOUS SLOPE OF COASTAL BLUFF.
General: OCCURRENCE IS BASED ON THREE POLLARD COLLECTIONS FROM 1963, 1967, AND 1972. THERE IS A 1963 POLLARD COLLECTION HERE FROM THE SAME DATE FOR A. COULTERI; UNKNOWN IF THESE ATRIPLEX CO-OCCUR HERE OR IF THIS IS A MIS-ID OF THE SAME POPULATION.
Owner/Manager: UNKNOWN



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Atriplex serenana var. davidsonii

Element Code: PDCHE041T1

Davidson's saltscale

Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5T2?
	State: None		State: S2?
	Other: Rare Plant Rank - 1B.2		
Habitat:	General: COASTAL BLUFF SCRUB, COASTAL SCRUB.		
	Micro: ALKALINE SOIL. 3-250M.		

Occurrence No.	5	Map Index: 34629	EO Index: 5412	Element Last Seen: 1971-01-07
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1971-01-07
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1996-02-23

Quad Summary: Ojai (3411942), Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.44357 / -119.25309	Accuracy:	nonspecific area
UTM:	Zone-11 N3813642 E293000	Elevation (ft):	750
PLSS:	T04N, R23W (S)	Acres:	121.8

Location: OJAI, ALONG RAILROAD TRACKS NEAR SAN ANTONIO ROAD.

Detailed Location: LABEL READS "BASE OF BANK ON NORTH SIDE OF SOUTHERN PACIFIC RR RIGHT-OF-WAY NEAR SAN ANTONIO ROAD, OJAI".

Ecological:

General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1971 COLLECTIONS BY POLLARD.

Owner/Manager: UNKNOWN

Astragalus didymocarpus var. milesianus

Element Code: PDFAB0F2X3

Miles' milk-vetch

Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G5T2
	State: None		State: S2.2
	Other: Rare Plant Rank - 1B.2		
Habitat:	General: COASTAL SCRUB.		
	Micro: CLAY SOILS. 20-90M.		

Occurrence No.	1	Map Index: 46250	EO Index: 46250	Element Last Seen: XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2001-10-24

Quad Summary: Ojai (3411942), Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.44804 / -119.24362	Accuracy:	1 mile
UTM:	Zone-11 N3814119 E293881	Elevation (ft):	
PLSS:	T04N, R23W, Sec. 12 (S)	Acres:	0.0

Location: OJAI AREA.

Detailed Location: MAPPED AS BEST GUESS AT OJAI BY CNDDDB.

Ecological:

General: NEEDS FIELDWORK, ONLY SOURCE OF INFORMATION IS MENTION IN TEXT OF FLORA OF SANTA BARBARA REGION.

Owner/Manager: UNKNOWN



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<i>Astragalus pycnostachyus var. lanosissimus</i>		Element Code: PDFAB0F7B1	
Ventura Marsh milk-vetch			
Listing Status:	Federal: Endangered	CNDDDB Element Ranks:	Global: G2T1
	State: Endangered		State: S1
	Other: Rare Plant Rank - 1B.1		
Habitat:	General: COASTAL SALT MARSH.		
	Micro: WITHIN REACH OF HIGH TIDE OR PROTECTED BY BARRIER BEACHES, MORE RARELY NEAR SEEPS ON SANDY BLUFFS. 1-35M.		

Occurrence No.	2	Map Index: 15601	EO Index: 19299	Element Last Seen: 1967-09-29
Occ. Rank:	None		Presence: Extirpated	Site Last Seen: 1987-08-02
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1995-11-14

Quad Summary:	Oxnard (3411922)			
County Summary:	Ventura			
Lat/Long:	34.22694 / -119.25623	Accuracy:	1/5 mile	
UTM:	Zone-11 N3789621 E292177	Elevation (ft):	30	
PLSS:	T02N, R23W (S)	Acres:	0.0	

Location: ALONG HARBOR BLVD ACROSS ROAD FROM ENTRANCE TO MCGRATH STATE BEACH, MOUTH OF SANTA CLARA RIVER.
Detailed Location:
Ecological: NO HABITAT REMAINS AT THIS LOCATION WHICH IS OVERGROWN WITH INTRODUCED PLANTS.
General: COLLECTION FROM A SINGLE PLANT, NOT FOUND AT THIS LOCATION SINCE 1967. ACCORDING TO CHASE, "APPARENTLY MORE PLANTS WERE IN A MOWED AREA OF LAWN AT THE ENTRANCE." NOT SEEN IN 1987 SEARCH- PRESUMED EXTIRPATED FROM THIS SITE.
Owner/Manager: DPR-MCGRATH SB, VEN COUNTY

Occurrence No.	6	Map Index: 40344	EO Index: 35351	Element Last Seen: 1911-08-XX
Occ. Rank:	None		Presence: Possibly Extirpated	Site Last Seen: 1987-08-30
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2009-07-14

Quad Summary:	Oxnard (3411922), Saticoy (3411932), Ventura (3411933), Pitas Point (3411934)			
County Summary:	Ventura, Pacific Ocean			
Lat/Long:	34.29973 / -119.29666	Accuracy:	5 miles	
UTM:	Zone-11 N3797778 E288635	Elevation (ft):	200	
PLSS:	T03N, R23W, Sec. 33 (S)	Acres:	0.0	

Location: VENTURA.
Detailed Location: EXACT LOCATION NOT KNOWN. MAPPED IN THE GENERAL AREA OF THE CITY OF VENTURA.
Ecological:
General: MAIN SOURCE OF INFORMATION FOR THIS SITE IS 1911 COLLECTION BY ESSIG. VICINITY OF PIERPORT BEACH AND SAN BUENAVENTURA STATE BEACH SEARCHED BY BURGESS IN 1987, BUT NO PLANTS FOUND. ONLY marginally suitable habitat remaining at these sites.
Owner/Manager: UNKNOWN



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Occurrence No.	7	Map Index:	36587	EO Index:	32877	Element Last Seen:	2009-XX-XX
Occ. Rank:	Poor	Presence:	Presumed Extant	Site Last Seen:	2009-XX-XX	Record Last Updated:	2010-02-03
Occ. Type:	Natural/Native occurrence	Trend:	Decreasing				
Quad Summary:	Oxnard (3411922)						
County Summary:	Ventura						
Lat/Long:	34.19935 / -119.24048	Accuracy:	specific area				
UTM:	Zone-11 N3786529 E293561	Elevation (ft):	30				
PLSS:	T01N, R23W, Sec. 01 (S)	Acres:	5.5				
Location:	VICINITY OF MANDALAY BEACH. NE OF INTERSECTION OF HARBOR BLVD AND WEST FIFTH STREET, NEAR MCGRATH STATE PARK, OXNARD.						
Detailed Location:	NORTH SHORE SITE. 2 POPULATIONS ABOUT 30 FT APART; ONE ON THE OUTER EDGE OF A LARGE BASIN THAT WAS USED IN THE PAST (1955-1981) FOR DUMPING OIL SLUDGE. 1901 AND 1925 COLLECTIONS FROM 'OXNARD' ARE PROBABLY FROM THIS VICINITY.						
Ecological:	DEGRADED COASTAL DUNE ON IMPORTED FILL. WITH BACCHARIS PILULARIS, B. SALICIFOLIA, SALIX LASIOLEPIS, AND MYOPORUM LAETUM. PATCHES OF CARPOBROTUS, AMMOPHILA ARENARIA, BROMUS RUBENS, CENTAUREA, CORTADERIA, AND POLYPOGON MONSPELIENSIS.						
General:	374 IN 1997 (27 APPEARED TO BE INFECTED WITH FUNGUS), 192 IN 1998, 35 (REPRODUCTIVE ONLY) IN 1999, 39 IN 2000 (HERBIVORY FROM SNAILS & RABBITS EVIDENT). REBOUNDED TO 300 IN 2001. 280 IN 2002, 104 IN 2006, 63 IN 2007, 43 IN 2008, 27 IN 2009.						
Owner/Manager:	PVT						
Occurrence No.	8	Map Index:	15642	EO Index:	42603	Element Last Seen:	1927-08-28
Occ. Rank:	None	Presence:	Possibly Extirpated	Site Last Seen:	1927-08-28	Record Last Updated:	2010-01-29
Occ. Type:	Natural/Native occurrence	Trend:	Unknown				
Quad Summary:	Oxnard (3411922)						
County Summary:	Ventura, Pacific Ocean						
Lat/Long:	34.15780 / -119.22152	Accuracy:	nonspecific area				
UTM:	Zone-11 N3781882 E295208	Elevation (ft):	10				
PLSS:	T01N, R22W, Sec. 19 (S)	Acres:	632.7				
Location:	SILVER STRAND BEACH NEAR HUENEME.						
Detailed Location:	EXACT LOCATION NOT KNOWN; MAPPED AT CNDDDB TO INCLUDE SILVER STRAND AREA NORTH OF THE MOUTH OF PORT HUENEME HARBOR.						
Ecological:							
General:	ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1927 COLLECTION BY T. CRAIG. MUCH DEVELOPEMENT IN AREA SINCE COLLECTION WAS MADE; SITE PRESUMED EXTIRPATED.						
Owner/Manager:	UNKNOWN						



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<i>Sidalcea neomexicana</i>		Element Code: PDMAL110J0	
Salt Spring checkerbloom			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G4?
	State: None		State: S2S3
	Other: Rare Plant Rank - 2.2		
Habitat:	General: ALKALI PLAYAS, BRACKISH MARSHES, CHAPARRAL, COASTAL SCRUB, LOWER MONTANE CONIFEROUS FOREST, MOJAVEAN DESERT SCRUB.		
	Micro: ALKALI SPRINGS AND MARSHES. 0-1500M.		

Occurrence No.	9	Map Index: 35232	EO Index: 19990	Element Last Seen: 1962-05-10
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1962-05-10
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1996-06-28

Quad Summary: Matilija (3411943)
County Summary: Ventura

Lat/Long:	34.39004 / -119.30737	Accuracy:	nonspecific area
UTM:	Zone-11 N3807817 E287877	Elevation (ft):	400
PLSS:	T04N, R23W (S)	Acres:	94.1

Location: SOUTHERN PACIFIC RAILROAD BETWEEN SANTA ANA BLVD AND SAN ANTONIO CREEK BRIDGE, OAK VIEW.
Detailed Location:
Ecological:
General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1962 COLLECTION BY POLLARD.
Owner/Manager: UNKNOWN

<i>Navarretia ojaiensis</i>		Element Code: PDPLM0C130	
Ojai navarretia			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G1
	State: None		State: S1
	Other: Rare Plant Rank - 1B.1		
Habitat:	General: CHAPARRAL, COASTAL SCRUB, VALLEY AND FOOTHILL GRASSLAND.		
	Micro: OPENINGS IN SHRUBLANDS OR GRASSLANDS. 275-620M.		

Occurrence No.	2	Map Index: 72067	EO Index: 72982	Element Last Seen: 1999-07-14
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1999-07-14
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2008-08-26

Quad Summary: Ventura (3411933)
County Summary: Ventura

Lat/Long:	34.37303 / -119.33119	Accuracy:	80 meters
UTM:	Zone-11 N3805981 E285643	Elevation (ft):	600
PLSS:	T04N, R23W, Sec. 31 (S)	Acres:	0.0

Location: COYOTE CREEK CANYON BELOW LAKE CASITAS DAM, RED MOUNTAIN.
Detailed Location: AT SCE TOWER #1-2N. MAPPED BY CNDDDB ACCORDING TO DIGITAL DATA SUBMITTED BY MAGNEY IN 2008.
Ecological:
General: UNKNOWN NUMBER OF PLANTS SEEN IN 1999.
Owner/Manager: USBOR



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Occurrence No.	6	Map Index: 72068	EO Index: 72986	Element Last Seen: 2008-06-28
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 2008-06-28
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2008-08-26

Quad Summary: Ojai (3411942)
County Summary: Ventura

Lat/Long:	34.46925 / -119.23258	Accuracy:	specific area
UTM:	Zone-11 N3816450 E294947	Elevation (ft):	1500
PLSS:	T05N, R22W, Sec. 31 (S)	Acres:	4.0

Location: APPROXIMATELY 0.25-0.85 MI W OF GRIDLEY CANYON RD ALONG FOOTHILL TRAIL, N OF OJAI.
Detailed Location: MAPPED AS 5 POLYS ACCORDING TO DIGITAL DATA SUBMITTED BY MAGNEY IN 2008. A 1960 POLLARD COLLECTION FROM "FOOTHILL TRAIL" AND A 1970 POLLARD COLLECTION FROM "FOOTHILL TRAIL, 0.5 MI W OF GRIDLEY CANYON RD" ALSO ATTRIBUTED TO THIS SITE.
Ecological: SMALL GRASSLAND AREA/OPENING IN CHAPARRAL, CLAYEY SOIL, BASE OF N-FACING SLOPE, USUALLY ON A GENTLE TO STEEP N-FACING SLOPE, GRASS SPECIES COVER RELATIVELY SPARSE.
General: W-MOST POLY: 200 PLANTS IN 2008. 2RD POLY: 1100+ PLANTS IN 2008. 3RD POLY: 200+ PLANTS IN 2008. 2 E-MOST POLYS: 20+ PLANTS IN 2008 ALONG TRAIL, 3000+ PLANTS IN 2008 AT PEAK 1596.
Owner/Manager: PVT

Occurrence No.	7	Map Index: 72069	EO Index: 72987	Element Last Seen: 2008-06-15
Occ. Rank:	Excellent		Presence: Presumed Extant	Site Last Seen: 2008-06-15
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2008-09-10

Quad Summary: Ojai (3411942), Matilija (3411943)
County Summary: Ventura

Lat/Long:	34.47065 / -119.25028	Accuracy:	specific area
UTM:	Zone-11 N3816641 E293325	Elevation (ft):	1600
PLSS:	T05N, R23W, Sec. 35 (S)	Acres:	2.0

Location: APPROXIMATELY 0.1-0.4 MI E OF THE INTERSECTION OF FOOTHILL TRAIL WITH STEWART CANYON ON FOOTHILL TRAIL, N OF OJAI.
Detailed Location: MAPPED BY CNDDDB AS 2 POLYGONS ACCORDING TO DIGITAL DATA SUBMITTED BY MAGNEY IN 2008.
Ecological: WILDFLOWER FIELD PATCHES IN OPENINGS OF QUERCUS AGRIFOLIA ALLIANCE & CEANOTHUS-CERCOCARPUS ALLIANCE. GENTLE N-FACING SLOPES, NEAR BASE OF SLOPE; CLAYEY SOILS; FULL SUN OR SHADED. ASSOC INCL BLOOMERIA CROCEA, CORETHROGYNE FILAGINIFOLIA, ETC.
General: W POLY: 1000 PLANTS IN 2008. E-POLY: ~12 PLANTS IN 2008.
Owner/Manager: PVT, USFS-LOS PADRES NF



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Occurrence No.	8	Map Index: 72135	EO Index: 72988	Element Last Seen: 2008-06-08
Occ. Rank:	Unknown	Presence: Presumed Extant	Site Last Seen: 2008-06-08	
Occ. Type:	Natural/Native occurrence	Trend: Unknown	Record Last Updated: 2009-01-12	

Quad Summary: Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.42674 / -119.26317	Accuracy:	specific area
UTM:	Zone-11 N3811796 E292032	Elevation (ft):	654
PLSS:	T04N, R23W, Sec. 14 (S)	Acres:	7.0

Location: IN THE VICINITY OF VILLANOVA PREP SCHOOL, W SIDE OF HERMOSA RD, N OF CAMP COMFORT.

Detailed Location: W POLY BASED ON A 2008 BURGESS MAP. E POLY BASED ON DIGITAL DATA SUBMITTED BY MAGNEY IN 2008. PLANTS MAY OCCUR IN OTHER AREAS ALONG HERMOSA RD; NEEDS FIELDWORK.

Ecological: GROWING ON DRY CLAY LOAM IN SOUTHERN CA GRASSLAND/SOUTHERN OAK WOODLAND AMONG GRASSES AND FORBS. GENTLE N-FACING SLOPE IN FULL SUN.

General: W POLY: 100S IN 2008 ON BOTH SIDES OF TRAIL (IN SOME AREAS PLANTS WERE DENSE, OTHER AREAS MORE DISPERSED). E POLY: UNK # PLANTS SEEN IN 2008. GOWEN FOUND PLANTS 25-50 YARDS FROM HERMOSA RD ON THE PVT SIDE OF FENCE; EXACT LOCATION UNK.

Owner/Manager: UNKNOWN

Occurrence No.	9	Map Index: 72065	EO Index: 72989	Element Last Seen: 1963-07-26
Occ. Rank:	Unknown	Presence: Presumed Extant	Site Last Seen: 1963-07-26	
Occ. Type:	Natural/Native occurrence	Trend: Unknown	Record Last Updated: 2008-08-26	

Quad Summary: Ojai (3411942)

County Summary: Ventura

Lat/Long:	34.40308 / -119.24255	Accuracy:	nonspecific area
UTM:	Zone-11 N3809130 E293868	Elevation (ft):	2000
PLSS:	T04N, R23W, Sec. 25 (S)	Acres:	64.0

Location: SULPHUR MTN RD, CA. 8 MI S OF JUNCTION WITH STATE HWY 150.

Detailed Location: EXACT LOCATION UNKNOWN. MAPPED BY CNDDDB APPROX 8 MI SW OF THE INTERSECTION OF SULPHUR MTN RD AND HWY 150 ALONG SULPHUR MTN RD. MAGNEY SYAS THAT THE POPULATION IS LIKELY ON APN 0350070230 BUT HAS NOT BEEN FIELD-CHECKED.

Ecological:

General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS A 1963 CHANDLER COLLECTION. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN



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Occurrence No.	10	Map Index: 72070	EO Index: 72991	Element Last Seen:	2008-05-31
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	2008-05-31
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2008-08-27
Quad Summary:	Matilija (3411943)				
County Summary:	Ventura				
Lat/Long:	34.42206 / -119.26769		Accuracy:	80 meters	
UTM:	Zone-11 N3811287 E291604		Elevation (ft):	567	
PLSS:	T04N, R23W, Sec. 14 (S)		Acres:	0.0	
Location:	SAN ANTONIO HILL ALONG CREEK RD NEAR THE CONFLUENCE OF SAN ANTONIO CREEK AND LION CREEK, S OF OJAI.				
Detailed Location:	MAPPED ACCORDING TO DIGITAL DATA SUBMITTED BY MAGNEY IN 2008. POPULATION IS ON APN 0330130105, MILNER TRUST PROPERTY.				
Ecological:	MEADOW.				
General:	UNKNOWN NUMBER OF PLANTS SEEN IN 2008.				
Owner/Manager:	PVT				
Occurrence No.	11	Map Index: 73366	EO Index: 74332	Element Last Seen:	1948-06-15
Occ. Rank:	None		Presence: Extirpated	Site Last Seen:	1948-06-15
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2009-01-12
Quad Summary:	Ojai (3411942), Matilija (3411943)				
County Summary:	Ventura				
Lat/Long:	34.45981 / -119.25231		Accuracy:	1/5 mile	
UTM:	Zone-11 N3815443 E293112		Elevation (ft):	1000	
PLSS:	T04N, R23W, Sec. 02 (S)		Acres:	0.0	
Location:	BETWEEN CALIFORNIA PREP SCHOOL AND OJAI, MOUNT PINOS REGION.				
Detailed Location:	MAPPED ACCORDING TO INFORMATION FROM MAGNEY (2008 & 2009) REGARDING THE LOCATION OF THE CALIFORNIA PREPARATORY SCHOOL THAT POLLARD TAUGHT AT IN THE LATE 1940S.				
Ecological:	MEADOW.				
General:	ONLY SOURCE OF INFORMATION FOR THIS SITE IS A 1948 POLLARD COLLECTION. MAGNEY (2009) NOTES THAT THIS POPULATION IS EXTIRPATED; IT IS NOW PART OF THE DEL ORO TRACT.				
Owner/Manager:	PVT				



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Delphinium umbraculorum

Element Code: PDRAN0B1W0

umbrella larkspur

Listing Status: Federal: None

CNDDDB Element Ranks: Global: G2G3

State: None

State: S2S3.3

Other: Rare Plant Rank - 1B.3, BLM_S-Sensitive, USFS_S-Sensitive

Habitat: General: CISMONTANE WOODLAND.

Micro: MESIC SITES. 400-1600M.

Occurrence No.	1	Map Index:	59088	EO Index:	59124	Element Last Seen:	1964-05-21
Occ. Rank:	Unknown	Presence:	Presumed Extant	Site Last Seen:		1964-05-21	
Occ. Type:	Natural/Native occurrence	Trend:	Unknown	Record Last Updated:		2005-01-04	

Quad Summary: White Ledge Peak (3411944), Old Man Mountain (3411954)

County Summary: Ventura

Lat/Long:	34.49692 / -119.40069	Accuracy:	nonspecific area
UTM:	Zone-11 N3819872 E279577	Elevation (ft):	2000
PLSS:	T05N, R24W, Sec. 21 (S)	Acres:	64.4

Location: MURIETTA CANYON.

Detailed Location: GLADE IN BOTTOM OF CANYON AT 2000 FOOT ELEVATION.

Ecological: GLADE.

General: 1964 POLLARD COLLECTION IS THE ONLY SOURCE FOR THIS OCCURRENCE. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN



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<i>Horkelia cuneata var. puberula</i>		Element Code: PDROS0W045	
mesa horkelia			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G4T2
	State: None		State: S2.1
	Other: Rare Plant Rank - 1B.1, USFS_S-Sensitive		
Habitat:	General: CHAPARRAL, CISMONTANE WOODLAND, COASTAL SCRUB.		
	Micro: SANDY OR GRAVELLY SITES. 70-810M.		

Occurrence No.	37	Map Index: 46250	EO Index: 54975	Element Last Seen: 1895-04-25
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1895-04-25
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2004-04-05
Quad Summary:	Ojai (3411942), Matilija (3411943)			
County Summary:	Ventura			
Lat/Long:	34.44804 / -119.24362		Accuracy:	1 mile
UTM:	Zone-11 N3814119 E293881		Elevation (ft):	725
PLSS:	T04N, R23W, Sec. 12 (S)		Acres:	0.0
Location:	OJAI VALLEY NEAR THE CEMETERY.			
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED AS BEST GUESS BY CNDDDB, IN THE VICINITY OF THE CEMETERY IN OJAI.			
Ecological:				
General:	1896 COLL BY HUBBY FROM "OJAI VALLEY" ATTRIBUTED TO THIS SITE. PER B. ERTTER, PETTIBONE & HUBBY COLL VARIES TOWARD SSP. CUNEATA. POPULATIONS MAY BE EXTIRPATED DUE TO DEVELOPMENT IN AREA SINCE DATE OF COLLECTION. NEEDS FIELDWORK.			
Owner/Manager:	UNKNOWN			

Occurrence No.	38	Map Index: 54976	EO Index: 54976	Element Last Seen: XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2004-04-05
Quad Summary:	Pitas Point (3411934), White Ledge Peak (3411944)			
County Summary:	Ventura			
Lat/Long:	34.38426 / -119.39861		Accuracy:	1 mile
UTM:	Zone-11 N3807371 E279472		Elevation (ft):	770
PLSS:	T04N, R24W, Sec. 33 (S)		Acres:	0.0
Location:	CASITAS PASS.			
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED AS BEST GUESS BY CNDDDB, IN THE VICINITY OF E AND W CASITAS PASS, ON HWY 150.			
Ecological:				
General:	ONLY INFORMATION FOR THIS SITE IS UNDATED COLLECTION BY HALL. NEEDS FIELDWORK.			
Owner/Manager:	UNKNOWN			

<i>Chloropyron maritimum ssp. maritimum</i>		Element Code: PDSCROJ0C2	
salt marsh bird's-beak			
Listing Status:	Federal: Endangered	CNDDDB Element Ranks:	Global: G4?T1
	State: Endangered		State: S1
	Other: Rare Plant Rank - 1B.2		
Habitat:	General: COASTAL SALT MARSH, COASTAL DUNES.		
	Micro: LIMITED TO THE HIGHER ZONES OF THE SALT MARSH HABITAT. 0-30M.		



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Occurrence No.	9	Map Index: 15642	EO Index: 17516	Element Last Seen: 1927-08-28
Occ. Rank:	None		Presence: Possibly Extirpated	Site Last Seen: 1927-08-28
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-10-16

Quad Summary: Oxnard (3411922)
County Summary: Ventura, Pacific Ocean

Lat/Long:	34.15780 / -119.22152	Accuracy:	nonspecific area
UTM:	Zone-11 N3781882 E295208	Elevation (ft):	5
PLSS:	T01N, R22W, Sec. 19 (S)	Acres:	632.7

Location: SILVER STRAND BEACH, PORT HUENEME.

Detailed Location:

Ecological:

General: MAIN SOURCE OF INFORMATION FOR THIS SITE IS A 1927 CRAIG COLLECTION. ALLEN (1974) NOTES THAT THE PLANT IS PROBABLY EXTINCT HERE.

Owner/Manager: UNKNOWN

Occurrence No.	10	Map Index: 15588	EO Index: 17517	Element Last Seen: 1960-XX-XX
Occ. Rank:	None		Presence: Possibly Extirpated	Site Last Seen: 1984-08-23
Occ. Type:	Natural/Native occurrence		Trend: Decreasing	Record Last Updated: 1995-11-14

Quad Summary: Oxnard (3411922)
County Summary: Ventura, Pacific Ocean

Lat/Long:	34.23555 / -119.26427	Accuracy:	1 mile
UTM:	Zone-11 N3790592 E291458	Elevation (ft):	10
PLSS:	T99X, R99X (S)	Acres:	0.0

Location: SANTA CLARA RIVER, NEAR OXNARD.

Detailed Location: EXACT LOCATION NOT KNOWN. MAPPED NEAR MOUTH OF RIVER IN VICINITY OF MCGRATH STATE BEACH. A 1901 DAVY COLLECTION FROM "NEAR PUMPING STATION- OXNARD, PATTERSON RANCH" ALSO ATTRIBUTED TO THIS SITE.

Ecological:

General: COLLECTED HERE IN 1935 BY SHREVE. SEEN AT THIS SITE IN 1960 ACCORDING TO FOX AND KNUDSEN (1982). SEARCHED IN 1981 AND 1984, BUT NOT FOUND. INCLUDES FORMER EO #8.

Owner/Manager: DPR, CITY OF VENTURA



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Occurrence No.	23	Map Index: 15718	EO Index: 18816	Element Last Seen: 2005-06-30
Occ. Rank:	Fair		Presence: Presumed Extant	Site Last Seen: 2005-06-30
Occ. Type:	Natural/Native occurrence		Trend: Decreasing	Record Last Updated: 2009-08-26

Quad Summary: Point Mugu (3411911), Oxnard (3411922)
County Summary: Ventura

Lat/Long:	34.11680 / -119.14494	Accuracy:	specific area
UTM:	Zone-11 N3777184 E302172	Elevation (ft):	10
PLSS:	T01S, R22W, Sec. 01 (S)	Acres:	221.0

Location: MARSH NW OF MUGU LAGOON; MOSTLY BETWEEN ARNOLD RD AND RUNWAY, PACIFIC MISSILE TEST CENTER, POINT MUGU.

Detailed Location: NUMEROUS COLONIES IN THIS VICINITY. PORTIONS OF SITE DISTURBED AND DEGRADED.

Ecological: BACK DUNES AND SALTMARSH IN AREA HIGH IN SAND SILT AND CLAY. WITH SALICORNIA VIRGINICA, DISTICHLIS SPICATA, JAUMEA CARNOSA, FRANKENIA GRANDIFOLIA, LIMONIUM CALIFORNICUM, LASTHENIA GLABRATA, POLYPOGON MONSPELIENSIS, ATRIPLEX PATULA, ETC.

General: SEEN IN 1980. <43,300 PLANTS IN 1981. SEEN IN 1982 & 1983. 10,000+ BTWN EOS #23, 25 & 40 IN 1984. SEEN IN 1987. 8 SEEN IN SMALL COLONY W OF ARNOLD RD IN 2003. SEEN IN 2004. 63 PLANTS IN 2005 N OF PERIMETER RD. INCL FRMR EO #S 22, 26, 28-30.

Owner/Manager: DOD-NAVY, PVT-SCE

Occurrence No.	24	Map Index: 15701	EO Index: 17510	Element Last Seen: 2009-08-03
Occ. Rank:	Fair		Presence: Presumed Extant	Site Last Seen: 2009-08-03
Occ. Type:	Natural/Native occurrence		Trend: Fluctuating	Record Last Updated: 2009-08-27

Quad Summary: Oxnard (3411922)
County Summary: Ventura

Lat/Long:	34.13085 / -119.17248	Accuracy:	specific area
UTM:	Zone-11 N3778796 E299666	Elevation (ft):	5
PLSS:	T01N, R22W, Sec. 34 (S)	Acres:	16.0

Location: ORMOND BEACH, JUST BEHIND DUNES IN THE VICINITY OF THE SCE POWER GENERATION FACILITY, OXNARD.

Detailed Location:

Ecological: BACK DUNES AND UPPER SALTMARSH. ON SAND TO SANDY LOAM SOILS, SOMETIMES WITH SALT CRUST. ASSOCIATED WITH UPPER SALTMARSH VEGETATION; SALICORNIA VIRGINICA, DISTICHLIS SPICATA, MONANTHOCLOE, POLYPOGON, FRANKENIA, JAUMEA CARNOSA, CUSCUTA.

General: 300-400 PLANTS REPORTED IN 1981, 100+ IN 1984, 400+ IN 1991, ~100 IN 2009.

Owner/Manager: PVT-SCE



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Occurrence No.	41	Map Index: 36772	EO Index: 12305	Element Last Seen: 1980-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1980-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-10-16

Quad Summary:	Oxnard (3411922)			
County Summary:	Ventura			

Lat/Long:	34.13992 / -119.18165	Accuracy:	1/5 mile	
UTM:	Zone-11 N3779820 E298842	Elevation (ft):	15	
PLSS:	T01N, R22W, Sec. 28 (S)	Acres:	0.0	

Location:	ALONG MCWANE ROAD NEAR OXNARD DRAIN, ABOUT 0.7 MILE SOUTH OF SANTA CLARA HIGH SCHOOL, OXNARD.			
Detailed Location:	END OF ROAD IN AREA OF COUNTY OWNED WETLANDS.			
Ecological:	ASSOCIATED WITH SALICORNIA VIRGINICA, FRANKENIA GRANDIFOLIA, JAUMEA CARNOSA AND LIMONIUM CALIFORNICUM.			
General:	SITE REPORTED TO FOX BY LOCKEHART IN 1980. NEEDS FIELDWORK.			
Owner/Manager:	VEN COUNTY			



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<i>Nolina cismontana</i>		Element Code: PMAGA080E0	
chaparral nolina			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G2
	State: None		State: S2
	Other: Rare Plant Rank - 1B.2, USFS_S-Sensitive		
Habitat:	General: CHAPARRAL, COASTAL SCRUB.		
	Micro: PRIMARILY ON SANDSTONE AND SHALE SUBSTRATES; ALSO KNOWN FROM GABBRO. 140-1275M.		

Occurrence No.	23	Map Index: 54604	EO Index: 54604	Element Last Seen:	1986-06-02
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	1986-06-02
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2004-03-11
Quad Summary:	Matilija (3411943)				
County Summary:	Ventura				
Lat/Long:	34.44029 / -119.33709		Accuracy:	1 mile	
UTM:	Zone-11 N3813454 E285272		Elevation (ft):	1050	
PLSS:	T04N, R23W, Sec. 07 (S)		Acres:	0.0	
Location:	NEAR THE HEAD OF SANTA ANA VALLEY, N OF LAKE CASITAS AND HWY 150.				
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED AS BEST GUESS BY CNDDDB, 2.0 MILES N OF HWY 150, NEAR THE HEAD OF SANTA ANA VALLEY.				
Ecological:	GROWING NEAR THE TOP OF SW-FACING SLOPE WITH ADENOSTOMA, MALOSMA, YUCCA AND LOTUS. NO ROSETTES FLOWERING THIS YEAR.				
General:	ABOUT 30-40 PLANTS SEEN IN 1986. ALL HAD BEEN BURNED DURING THE OJAI FIRE, 4 JULY 1985. NEEDS FIELDWORK.				
Owner/Manager:	UNKNOWN				

Occurrence No.	24	Map Index: 54605	EO Index: 54605	Element Last Seen:	XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2004-03-11
Quad Summary:	Matilija (3411943), White Ledge Peak (3411944)				
County Summary:	Ventura				
Lat/Long:	34.41715 / -119.36804		Accuracy:	4/5 mile	
UTM:	Zone-11 N3810954 E282368		Elevation (ft):	900	
PLSS:	T04N, R24W, Sec. 23 (S)		Acres:	0.0	
Location:	COYOTE CREEK IN THE VICINITY OF LAKE CASITAS.				
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED AS BEST GUESS BY CNDDDB, IN THE VICINITY OF COYOTE CREEK NEAR THE NW ARM OF LAKE CASITAS, 0.5 MILE W OF HWY 150.				
Ecological:	THIS IS AN ANAMOLOUS LOCALITY. THE FOLIAGE, WHICH IS EVERGREEN, IS VERY SIMILAR TO YUCCA WHIPPLEI AND SOME POPULATIONS MAY HAVE BEEN OVERLOOKED WHEN NOT IN BLOOM.				
General:	UNKNOWN DATE OF SITE VISIT OR NUMBER OF PLANTS SEEN. NEEDS FIELDWORK.				
Owner/Manager:	UNKNOWN				



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<i>Sagittaria sanfordii</i>		Element Code: PMALI040Q0	
Sanford's arrowhead			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G3
	State: None		State: S3
	Other: Rare Plant Rank - 1B.2, BLM_S-Sensitive		
Habitat:	General: MARSHES AND SWAMPS.		
	Micro: IN STANDING OR SLOW-MOVING FRESHWATER PONDS, MARSHES, AND DITCHES. 0-610M.		

Occurrence No.	2	Map Index: 24642	EO Index: 6889	Element Last Seen: 1983-XX-XX
Occ. Rank:	None		Presence: Extirpated	Site Last Seen: 1986-01-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2007-09-28

Quad Summary:	Matilija (3411943)
County Summary:	Ventura

Lat/Long:	34.42309 / -119.29035	Accuracy:	80 meters
UTM:	Zone-11 N3811448 E289524	Elevation (ft):	600
PLSS:	T04N, R23W (S)	Acres:	0.0

Location:	MIRROR LAKE, MIRA MONTE, OJAI VALLEY.
Detailed Location:	
Ecological:	SEASONAL POOL WITH EMERGENT WETLAND VEGETATION.
General:	1983 OBS WAS LAST KNOWN SITE IN VENTURA CO. INCLUDES 1945, 1947 & 1952 POLLARD COLLECTIONS FROM "MIRROR LAKE" AND "MUDDY LAKE." REMAINING PORTION OF LAKE (NOW DEGRADED) TO BE MANAGED BY HOMEOWNER'S ASSOCIATION. NO PLANTS SEEN IN '86.
Owner/Manager:	PVT



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<i>Calochortus plummerae</i>		Element Code: PMLI0D150
Plummer's mariposa-lily		
Listing Status:	Federal: None	CNDDB Element Ranks: Global: G4
	State: None	State: S4
	Other: Rare Plant Rank - 4.2, USFS_S-Sensitive	
Habitat:	General: COASTAL SCRUB, CHAPARRAL, VALLEY AND FOOTHILL GRASSLAND, CISMONTANE WOODLAND, LOWER MONTANE CONIFEROUS FOREST.	
	Micro: OCCURS ON ROCKY AND SANDY SITES, USUALLY OF GRANITIC OR ALLUVIAL MATERIAL. CAN BE VERY COMMON AFTER FIRE. 100-1700 M.	

Occurrence No.	196	Map Index: 77493	EO Index: 78448	Element Last Seen:	2008-06-28
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	2008-06-28
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2009-12-03
Quad Summary:	Ojai (3411942)				
County Summary:	Ventura				
Lat/Long:	34.46884 / -119.23116		Accuracy:	specific area	
UTM:	Zone-11 N3816401 E295076		Elevation (ft):	1500	
PLSS:	T05N, R22W, Sec. 31 (S)		Acres:	1.0	
Location:	0.4 AIR MILE WEST OF THE INTERSECTION OF GRIDLEY ROAD AND HERMITAGE ROAD, NORTH OF OJAI.				
Detailed Location:	TWO COLONIES ALONG RIDGELINE NEAR FOOTHILL TRAIL, IN THE NW 1/4 OF THE SW 1/4 OF SECTION 31.				
Ecological:					
General:	1 PLANT OBSERVED IN EASTERN COLONY AND 4 PLANTS OBSERVED IN WESTERN COLONY IN 2008.				
Owner/Manager:	UNKNOWN				

<i>Calochortus fimbriatus</i>		Element Code: PMLI0D1J2
late-flowered mariposa-lily		
Listing Status:	Federal: None	CNDDB Element Ranks: Global: G3G4
	State: None	State: S2.2
	Other: Rare Plant Rank - 1B.2, USFS_S-Sensitive	
Habitat:	General: CHAPARRAL, CISMONTANE WOODLAND.	
	Micro: DRY, OPEN COASTAL WOODLAND, CHAPARRAL; ON SERPENTINE. 270-1910M.	

Occurrence No.	1	Map Index: 27683	EO Index: 26813	Element Last Seen:	1960-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	1960-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	1995-12-05
Quad Summary:	Ventura (3411933)				
County Summary:	Ventura				
Lat/Long:	34.35268 / -119.34420		Accuracy:	1 mile	
UTM:	Zone-11 N3803751 E284394		Elevation (ft):	1400	
PLSS:	T03N, R24W (S)		Acres:	0.0	
Location:	RED MOUNTAIN, EAST END OF RINCON HILLS.				
Detailed Location:	MAPPED NORTHWEST OF VENTURA. COLLECTION MADE AT 1400' ELEVATION ACCORDING TO SOURCE.				
Ecological:	ON BURN.				
General:	ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1960 COLLECTION (COLLECTOR AND HERBARIUM NOT CITED) NOTED BY MAGNEY.				
Owner/Manager:	UNKNOWN				



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Occurrence No.	2	Map Index: 27681	EO Index: 737	Element Last Seen: 1963-07-25
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1963-07-25
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2011-07-18

Quad Summary: Ojai (3411942)

County Summary: Ventura

Lat/Long:	34.43204 / -119.21982	Accuracy:	1 mile
UTM:	Zone-11 N3812296 E296029	Elevation (ft):	
PLSS:	T04N, R22W (S)	Acres:	0.0

Location: BLACK MOUNTAIN.

Detailed Location: MAPPED ON BLACK MOUNTAIN JUST SOUTHEAST OF OJAI.

Ecological: BURN AREA.

General: SITE BASED ON A 1963 COLLECTION CITED BY MAGNEY (COLLECTOR AND HERBARIUM UNKNOWN). AN 1895 MASTICK COLLECTION FROM "UPPER PART OF OJAI VALLEY" IS ALSO ATTRIBUTED TO THIS SITE. INCLUDES FORMER OCCURRENCE #3. NEEDS FIELDWORK.

Owner/Manager: UNKNOWN

Occurrence No.	4	Map Index: 27680	EO Index: 772	Element Last Seen: 1963-11-12
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1963-11-12
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2011-07-18

Quad Summary: Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.47581 / -119.25548	Accuracy:	nonspecific area
UTM:	Zone-11 N3817223 E292860	Elevation (ft):	
PLSS:	T05N, R23W, Sec. 35 (S)	Acres:	141.7

Location: PRATT CANYON TRAIL, STEWART CANYON, OJAI VALLEY.

Detailed Location: EXACT LOCATION UNKNOWN. MAPPED BY CNDDDB AS BEST GUESS ALONG THE PORTION OF PRATT TRAIL CLOSEST TO STEWART CANYON.

Ecological:

General: SITE REPORTED FROM A 1944 POLLARD COLLECTION AND A 1963 OBSERVATION / COLLECTION. THE SECOND OBSERVATION / COLLECTION MIGHT BE A MIS-TRANSCRIBED REFERENCE TO POLLARD'S COLLECTION (BOTH COLLECTED ON NOVEMBER 12).

Owner/Manager: UNKNOWN



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Occurrence No.	5	Map Index: 27679	EO Index: 773	Element Last Seen: 1946-07-08
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1946-07-08
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2011-07-18

Quad Summary: Matilija (3411943)
County Summary: Ventura

Lat/Long:	34.46839 / -119.30841	Accuracy:	1 mile
UTM:	Zone-11 N3816510 E287979	Elevation (ft):	
PLSS:	T05N, R23W, Sec. 32 (S)	Acres:	0.0

Location: NEAR KENNEDY CANYON, SANTA YNEZ MOUNTAINS.
Detailed Location: MAPPED BY CNDDDB AS BEST GUESS AROUND KENNEDY CANYON NORTHWEST OF OJAI.
Ecological: GROWING IN A BURNED AREA.
General: SITE BASED ON TWO 1946 POLLARD COLLECTIONS, NEEDS FIELDWORK.
Owner/Manager: UNKNOWN

Occurrence No.	6	Map Index: 27678	EO Index: 771	Element Last Seen: XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1995-12-05

Quad Summary: White Ledge Peak (3411944), Old Man Mountain (3411954)
County Summary: Ventura

Lat/Long:	34.49232 / -119.41547	Accuracy:	4/5 mile
UTM:	Zone-11 N3819394 E278208	Elevation (ft):	3000
PLSS:	T05N, R24W, Sec. 29 (S)	Acres:	0.0

Location: UPPER MURIETTA CANYON.
Detailed Location: TRIBUTARY TO MATILIJA CANYON, NORTHWEST OF MATILIJA.
Ecological:
General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS AN ANONYMOUS, UNDATED COLLECTION CITED BY MAGNEY.
Owner/Manager: UNKNOWN

Occurrence No.	8	Map Index: 27677	EO Index: 769	Element Last Seen: 1923-07-24
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 1923-07-24
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2011-07-13

Quad Summary: White Ledge Peak (3411944), Carpinteria (3411945)
County Summary: Santa Barbara

Lat/Long:	34.42659 / -119.50215	Accuracy:	nonspecific area
UTM:	Zone-11 N3812296 E270066	Elevation (ft):	900
PLSS:	T04N, R25W, Sec. 16 (S)	Acres:	18.0

Location: FRANKLIN CANYON TRAIL BEYOND CARPINTERIA.
Detailed Location: MAPPED BY CNDDDB AS BEST GUESS AROUND THE PORTION OF FRANKLIN TRAIL AT ABOUT 900 FEET IN ELEVATION BASED ON ELEVATION ON COLLECTION LABEL.
Ecological: ON OPEN, DRY HILLSIDES.
General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1923 COLLECTION BY GRANT. NEEDS FIELDWORK.
Owner/Manager: UNKNOWN



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Occurrence No.: 53	Map Index: 83402	EO Index: 84415	Element Last Seen: 2001-XX-XX
Occ. Rank: Unknown		Presence: Presumed Extant	Site Last Seen: 2001-XX-XX
Occ. Type: Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2011-07-14

Quad Summary: Ojai (3411942), Lion Canyon (3411952)

County Summary: Ventura

Lat/Long: 34.49313 / -119.22318	Accuracy: 1 mile
UTM: Zone-11 N3819079 E295868	Elevation (ft):
PLSS: T05N, R22W, Sec. 19 (S)	Acres: 0.0

Location: GRIDLEY TRAIL, NORTH OF OJAI.

Detailed Location: EXACT LOCATION UNKNOWN. MAPPED BY CNDDDB AS BEST GUESS AROUND THE PORTION OF THE TRAIL IN GRIDLEY CANYON THAT IS ON USFS LAND.

Ecological:

General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS AN ANONYMOUS 2001 OBSERVATION FROM "GRIDLEY TRAIL, VENTURA CO / USFS" CITED IN A "SOCAL BIODIVERSITY STATUS REPORT" FROM THE U.S. FOREST SERVICE. NEEDS FIELDWORK.

Owner/Manager: USFS-LOS PADRES NF

Occurrence No.: 58	Map Index: 54604	EO Index: 84427	Element Last Seen: 1994-07-16
Occ. Rank: Unknown		Presence: Presumed Extant	Site Last Seen: 1994-07-16
Occ. Type: Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2011-07-18

Quad Summary: Matilija (3411943)

County Summary: Ventura

Lat/Long: 34.44029 / -119.33709	Accuracy: 1 mile
UTM: Zone-11 N3813454 E285272	Elevation (ft): 1450
PLSS: T04N, R23W, Sec. 07 (S)	Acres: 0.0

Location: TAFT RANCH, ADJACENT TO SANTA ANA CREEK, OJAI VALLEY.

Detailed Location: EXACT LOCATION UNKNOWN. MAPPED BY CNDDDB AS BEST GUESS AT THE DAM AREA NEAR SANTA ANA CREEK BASED ON LOCATION INFORMATION FROM OTHER BURGESS COLLECTIONS FROM THE SAME DAY WHICH ALSO STATE "AT DAM SITE".

Ecological: DRY, ROCKY, CLAY LOAM. FULL SUN. WEST-FACING SLOPE. CHAPARRAL.

General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS A 1994 BURGESS ET AL. COLLECTION. NEEDS FIELDWORK.

Owner/Manager: PVT

Fritillaria ojaiensis

Element Code: PMLILOV0N0

Ojai fritillary

Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G2
	State: None		State: S2
	Other: Rare Plant Rank - 1B.2, BLM_S-Sensitive, USFS_S-Sensitive		

Habitat: **General:** BROADLEAVED UPLAND FOREST (MESIC), CHAPARRAL, LOWER MONTANE CONIFEROUS FOREST.
Micro: ROCKY SITES; ONE REPORTED AS "MOIST SHALE TALUS." 300-670M.



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Occurrence No.	6	Map Index: 15650	EO Index: 21961	Element Last Seen: 1987-04-04
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen: 1987-04-04
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2004-04-01

Quad Summary: Ojai (3411942)
County Summary: Ventura

Lat/Long:	34.48681 / -119.21479	Accuracy:	specific area
UTM:	Zone-11 N3818361 E296624	Elevation (ft):	2200
PLSS:	T05N, R22W, Sec. 29 (S)	Acres:	2.5

Location: GRIDLEY CANYON, ALONG GRIDLEY SPRINGS TRAIL, ABOUT 1.75 AIR MILES ESE OF NORDHOFF PEAK, LOS PADRES NATIONAL FOREST.

Detailed Location: ALONG WEST SIDE OF TRAIL ABOUT 2 MILES NORTH OF GRIDLEY TRAILHEAD AND 0.5 MILE SOUTH OF GRIDLEY SPRINGS CAMPGROUND. MAPPED WITHIN THE SW 1/4 NW 1/4 SECTION 29 AND SE 1/4 NE 1/4 SECTION 30.

Ecological: IN CHAPARRAL (BURNED IN 1985) WITH ADENOSTOMA FASCICULATUM, ARCTOSTAPHYLOS GLANDULOSA SSP MOLLIS, ERIOPHYLLUM CONFERTIFLORUM, CASTILLEJA MARTINII, PENTAGRAMMA TRIANGULARIS, TAUSCHIA ARGUTA, SANICULA, AVENA ET AL. ON SANDY LOAM SOIL.

General: 63 PLANTS OBSERVED IN 1987. PLANTS ALSO OBSERVED AT THIS SITE IN 1983 AND 1984.

Owner/Manager: USFS-LOS PADRES NF

Occurrence No.	7	Map Index: 40308	EO Index: 35315	Element Last Seen: 1991-03-26
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen: 1991-03-26
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2004-04-02

Quad Summary: Ojai (3411942)
County Summary: Ventura

Lat/Long:	34.49522 / -119.22689	Accuracy:	specific area
UTM:	Zone-11 N3819318 E295533	Elevation (ft):	2700
PLSS:	T05N, R22W, Sec. 19 (S)	Acres:	25.0

Location: GRIDLEY CANYON, ALONG TRAIL NEAR GRIDLEY CAMPGROUND ABOUT 1 MILE EAST OF NORDHOFF PEAK, LOS PADRES NATIONAL FOREST.

Detailed Location: PLANTS FOUND ALONG TRAIL ABOUT 2.5 MILES NORTH OF TRAILHEAD, 300 YARDS UP TRAIL FROM CAMPGROUND, AND ALONG STREAM ADJACENT TO CAMPGROUND. OCCURRENCE IN SW1/4 SEC 19 AND N1/2 ADJACENT SEC 30.

Ecological: IN N-FACING CHAPARRAL WITH CEANOTHUS OLIGANTHUS, C. CRASSIFOLIUS, MIMULUS AURANTIACUS, SANICULA ARGUTA, TAUSCHIA ARGUTA, AND PENTAGRAMMA TRIANGULARIS. ALSO IN BAY-WILLOW-MAPLE RIPARIAN AREA WITH POLYPODIUM, RIBES SPECIOSUM, AND ADIANTUM.

General: 65 PLANTS IN 3 AREAS OBSERVED IN 1991.

Owner/Manager: USFS-LOS PADRES NF



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Occurrence No.	8	Map Index: 40309	EO Index: 35316	Element Last Seen: XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-12-03

Quad Summary: Ojai (3411942)

County Summary: Ventura

Lat/Long:	34.48280 / -119.15949	Accuracy:	nonspecific area
UTM:	Zone-11 N3817806 E301693	Elevation (ft):	2400
PLSS:	T05N, R22W, Sec. 26 (S)	Acres:	226.3

Location: HORN CANYON, NORTHEAST OF OJAI VALLEY.

Detailed Location: EXACT LOCATION NOT KNOWN; MAPPED AS NON-SPECIFIC FEATURE ALONG ENTIRE CANYON TO REFLECT UNCERTAINTY.

Ecological:

General: ONLY SOURCE OF INFORMATION FOR THIS OCCURRENCE IS SITE NAME NOTED BY MAGNEY.

Owner/Manager: USFS-LOS PADRES NF

Occurrence No.	9	Map Index: 40310	EO Index: 35317	Element Last Seen: XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-12-03

Quad Summary: Ojai (3411942), Matilija (3411943)

County Summary: Ventura

Lat/Long:	34.47959 / -119.25402	Accuracy:	nonspecific area
UTM:	Zone-11 N3817640 E293003	Elevation (ft):	2400
PLSS:	T05N, R23W, Sec. 26 (S)	Acres:	148.1

Location: STEWART CANYON, NORTH OF OJAI.

Detailed Location: EXACT LOCATION NOT KNOWN; MAPPED AS NON-SPECIFIC FEATURE ALONG ENTIRE CANYON TO REFLECT UNCERTAINTY.

Ecological:

General: ONLY SOURCE OF INFORMATION FOR THIS OCCURRENCE IS SITE NAME NOTED BY MAGNEY.

Owner/Manager: USFS-LOS PADRES NF

Occurrence No.	10	Map Index: 40311	EO Index: 35318	Element Last Seen: XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 1998-12-03

Quad Summary: Matilija (3411943), White Ledge Peak (3411944)

County Summary: Ventura

Lat/Long:	34.47811 / -119.39172	Accuracy:	nonspecific area
UTM:	Zone-11 N3817766 E280351	Elevation (ft):	4400
PLSS:	T05N, R24W, Sec. 33 (S)	Acres:	381.8

Location: EAST END OF SANTA YNEZ MOUNTAINS ON OCEAN VIEW TRAIL, WEST OF OJAI.

Detailed Location: EXACT LOCATION NOT KNOWN; MAPPED AS NON-SPECIFIC FEATURE ALONG ENTIRE TRAIL TO REFLECT UNCERTAINTY.

Ecological:

General: ONLY SOURCE OF INFORMATION FOR THIS OCCURRENCE IS SITE NAME NOTED BY MAGNEY.

Owner/Manager: USFS-LOS PADRES NF



Multiple Occurrences per Page
California Department of Fish and Game
California Natural Diversity Database



Occurrence No.:	13	Map Index: 54900	EO Index: 54900	Element Last Seen:	2000-04-08
Occ. Rank:	Excellent		Presence: Presumed Extant	Site Last Seen:	2000-04-08
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2004-04-01

Quad Summary: Santa Paula Peak (3411941), Ojai (3411942)

County Summary: Ventura

Lat/Long:	34.47992 / -119.12523	Accuracy:	specific area
UTM:	Zone-11 N3817420 E304833	Elevation (ft):	3303
PLSS:	T05N, R21W, Sec. 31 (S)	Acres:	2.6

Location: EAST SIDE OF SISAR CANYON, ABOUT 0.85 MILE NNW OF HOWELL PLACE, NORTHWEST OF SANTA PAULA PEAK.
Detailed Location: ON THE WHITE LEDGE TRAIL, ALONG NORDHOFF RIDGE. MAPPED WITHIN THE NW 1/4 OF THE NW 1/4 OF SECTION 31.
Ecological: PSEUDOTSUGA MACROCARPA, KECKIELLA CORDIFOLIA, RHAMNUS ILICIFOLIA, PELLAEA MUCRONATA, DELPHINIUM, CLARKIA, PENTAGRAMMA TRIANGULARIS, POTENTILLA GLANDULOSA, DUDLEYA LANCEOLATA, UMBELLULARIA CALIFORNICA, ARCTOSTAPHYLOS GLANDULOSA, ET AL.
General: ABOUT 470 PLANTS SEEN IN 2000. POSSIBLE THE LARGEST KNOWN POPULATION OF THIS TAXON.
Owner/Manager: USFS-LOS PADRES NF

Occurrence No.:	14	Map Index: 54902	EO Index: 54902	Element Last Seen:	2000-04-08
Occ. Rank:	Good		Presence: Presumed Extant	Site Last Seen:	2000-04-08
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2004-04-01

Quad Summary: Ojai (3411942)

County Summary: Ventura

Lat/Long:	34.46487 / -119.12839	Accuracy:	specific area
UTM:	Zone-11 N3815757 E304507	Elevation (ft):	2750
PLSS:	T05N, R22W, Sec. 36 (S)	Acres:	3.3

Location: MCGUIRE FLATS, ON THE EAST SIDE OF SISAR CANYON, ABOUT 2 AIRMILES NNE OF SUMMIT SCHOOL, EAST OF OJAI.
Detailed Location: "OAK GROVE", PAST SECOND CREEK CROSSING, IN SISAR CANYON. MAPPED WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 36.
Ecological: ON GENTLE NORTH-FACING SLOPE, WITH UMBELLULARIA CALIFORNICA, QUERCUS AGRIFOLIA, WOODWARDIA FIMBRIATA, SANICULA ARGUTA, RHAMNUS ILICIFOLIA, RIBES MALVACEUM, DELPHINIUM SPP., AND LESSINGIA FILAGINIFOLIA.
General: ABOUT 42 PLANTS SEEN IN 2000. MORE THAN 200 PLANTS SEEN MORE RECENTLY BY MAGNEY.
Owner/Manager: USFS-LOS PADRES NF, PVT?



Multiple Occurrences per Page
California Department of Fish and Game
California Natural Diversity Database



Occurrence No.	15	Map Index: 54903	EO Index: 54903	Element Last Seen:	XXXX-XX-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen:	XXXX-XX-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated:	2004-04-01

Quad Summary:	Ojai (3411942)				
County Summary:	Ventura				

Lat/Long:	34.47753 / -119.18926	Accuracy:	80 meters		
UTM:	Zone-11 N3817281 E298947	Elevation (ft):	1730		
PLSS:	T05N, R22W, Sec. 28 (S)	Acres:	0.0		

Location:	EAST OF SENIOR CANYON, 0.9 AIRMILE NNW OF THACHER SCHOOL, EAST OF OJAI.				
Detailed Location:	ALONG EAST FORK OF SENIOR CANYON, NOT LABELED ON TOPO MAP. MAPPED WITHIN THE SE 1/4 OF THE SW 1/4 OF SECTION 28.				
Ecological:					
General:	ABOUT 5 PLANTS SEEN AT UNKNOWN DATE.				
Owner/Manager:	PVT				



Multiple Occurrences per Page
California Department of Fish and Game
California Natural Diversity Database



<i>Imperata brevifolia</i>		Element Code: PMPOA3D020	
California satintail			
Listing Status:	Federal: None	CNDDDB Element Ranks:	Global: G2
	State: None		State: S2.1
	Other: Rare Plant Rank - 2.1, USFS_S-Sensitive		
Habitat:	General: COASTAL SCRUB, CHAPARRAL, RIPARIAN SCRUB, MOJAVEAN SCRUB, MEADOWS AND SEEPS (ALKALI).		
	Micro: MESIC SITES, ALKALI SEEPS, RIPARIAN AREAS. 0-500M.		

Occurrence No.	13	Map Index: 69065	EO Index: 69834	Element Last Seen: 2005-09-25
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 2005-09-25
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2010-05-26
Quad Summary:	Matilija (3411943), Wheeler Springs (3411953)			
County Summary:	Ventura			
Lat/Long:	34.49367 / -119.32797		Accuracy:	nonspecific area
UTM:	Zone-11 N3819355 E286246		Elevation (ft):	1300
PLSS:	T05N, R23W, Sec. 30 (S)		Acres:	141.0
Location:	LYON SPRINGS, NEAR MATILIJIA LAKE.			
Detailed Location:	EXACT LOCATION UNKNOWN. MAPPED BY CNDDDB ALONG MATILIJIA CANYON ROAD IN (WEST TO EAST) SECTIONS 24, 19, 30 AND 29 BASED ON MULTIPLE COLLECTIONS WITH VAGUE LOCATIONAL INFORMATION.			
Ecological:	OBSERVATIONS AND COLLECTIONS AFTER 2000 WERE FROM A SULFUR SEEP ON AN ALMOST INACCESSIBLE SLOPE, BUT SOME OLDER COLLECTIONS WERE APPARENTLY FROM THE CANYON FLOOR.			
General:	20-50 PLANTS OBSERVED IN 2001. MANY HISTORIC COLLECTIONS INCLUDED IN THIS OCCURRENCE. A PORTION OF THIS OCCURRENCE WAS DROWNED BY MATILIJIA LAKE, ACCORDING TO NOTE ADDED LATER TO A 1947 POLLARD COLLECTION FROM THIS SITE. NEEDS FIELDWORK.			
Owner/Manager:	USFS-LOS PADRES NF, PVT			

Occurrence No.	31	Map Index: 87585	EO Index: 88558	Element Last Seen: 2010-0X-XX
Occ. Rank:	Unknown		Presence: Presumed Extant	Site Last Seen: 2010-0X-XX
Occ. Type:	Natural/Native occurrence		Trend: Unknown	Record Last Updated: 2012-12-11
Quad Summary:	Matilija (3411943)			
County Summary:	Ventura			
Lat/Long:	34.48299 / -119.28937		Accuracy:	80 meters
UTM:	Zone-11 N3818090 E289765		Elevation (ft):	1000
PLSS:	T05N, R23W, Sec. 28 (S)		Acres:	0.0
Location:	1.1 AIR MILES ESE OF MATILIJIA DAM, IN SIDE CANYON NE OF HIGHWAY 33, NW OF OJAI.			
Detailed Location:	NEAR THE CENTER OF THE SE 1/4 OF SECTION 28.			
Ecological:				
General:	PLANTS WERE OBSERVED HERE IN 2010 BUT NO POPULATION SIZE WAS PROVIDED.			
Owner/Manager:	PVT			

CONDITIONS OF APPROVAL FOR PLANNED DEVELOPMENT PERMIT CASE NO. PL12-0152

Resource Management Agency Conditions

Planning Division

1. Project Description

This Planned Development Permit is based on and limited to compliance with the project description found in this condition below, all County land use hearing exhibits in support of the project marked Exhibit No's. 4 through 7 dated August 6, 2015 and conditions of approval set forth below. Together, these documents describe the Project. Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the original approval. Project deviations may require Planning Commission approval for changes to the permit or further CEQA environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) constitutes a violation of the conditions of this permit.

This permit authorizes the operation of a Contractor Service and Storage Yard. The authorized uses include the parking of vehicles, storage of motorized and non-motorized construction equipment, storage of building materials, maintenance of equipment and vehicles, and installation of landscaping. The proposed includes the following components:

- Six individual tenant spaces each with a 384 sq. ft. office and 4 parking spaces
- 2,670 cubic yards of cut and 13,430 cubic yards of fill
- An eight foot chain-link fence with wood slats on the site perimeter and each of the six lease areas
- 8,613 sq. ft. of landscaping
- The permit boundary would encompass 7.7 acres of a 22 acre property on APN 063-0-040-160

Water would be provided by the City of Ventura and waste water disposal would be provided by the Ojai Valley Sanitation District. Access to the site will be provided from North Ventura Avenue by a new 24' wide private paved driveway.

2. PD Modification

Prior to undertaking any operational or inauguration-related activity which is not expressly described in these conditions or Project Description, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

- i. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and,

- ii. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000-15387), as amended from time to time.

3. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD and/or commencement of inauguration and/or operations under this PD shall constitute the Permittee's formal agreement to comply with all conditions of this PD. Failure to abide by and comply with any condition for the granting of this PD shall constitute grounds for enforcement action provided in the *Ventura County Non-Coastal Zoning Ordinance* (2010, Article 14), which shall include, but is not limited to, the following:

- i. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- ii. Suspension of the permitted land uses (Condition No. 1);
- iii. Modification of the PD conditions listed herein;
- iv. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- v. The imposition of civil administrative penalties; and/or
- vi. Revocation of this PD.

The Permittee is responsible for being aware of and complying with the PD conditions and all applicable federal, state and local laws and regulations.

4. Time Limits

a) Construction:

- i. The Permittee shall obtain a Zoning Clearance for Construction of the six new office buildings within one year of the granting or approval of this PD (*Ventura County Non-Coastal Zoning Ordinance, 2005, §8111-4.7*). The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for Construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to construct the permitted land use (above), and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- ii. Prior to the issuance of the Zoning Clearance for Construction of the new office buildings, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Construction of the new offices, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this PD.

b) Use inauguration

- i. The approval decision for this PD becomes effective upon the expiration of the 10 day appeal period following the approval decision, or when any appeals of the decision are finally resolved.
- ii. This PD shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration for the PD Permit (PL12-0152) within one year of the granting or approval of this PD (*Ventura*

County Non-Coastal Zoning Ordinance, 2011, §8111-4.7). The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to construct the permitted land use (above), and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

5. Consolidation of All Approved Exhibits and Permits

Purpose: In order to assure that the facility is operated in compliance with other federal, state or local government regulatory requirements, the Permittee shall obtain all necessary permits or other documentation.

Requirement: The Permittee shall comply with all applicable federal, state and local regulatory requirements.

Documentation: The Permittee shall provide copies of permits or other correspondence to the County Planning Division for review and approval that demonstrates compliance with the other agency requirements.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Construction or as required by the permitting agency.

Monitoring and Reporting: The Planning Division shall maintain the documentation provided by the Permittee in the project file. In the event that a permit is modified by any other agency, the Permittee shall submit revised documentation within 30 days of the modification.

6. Notice of PD Requirements and Retention of PD Conditions On-Site

Purpose: In order to assure compliance, all relevant parties shall be informed of permit requirements.

Requirement: The owners of record, the contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities shall be informed, in writing, by the Permittee of the pertinent conditions of this PD. The Permittee shall retain a copy of the PD on the site available for inspection by all parties.

Documentation: The Permittee shall provide a copy of a letter that informs all relevant parties of the applicability of the PD to the subject operation and facility. This letter shall also specify the location of the copy of the PD to be retained onsite.

Timing: Prior to the issuance of the Zoning Clearance for Construction, the informational letter shall be provided to the Planning Division. The copy of the PD shall be retained onsite until expiration of this PD.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

7. Recorded Notice of Land Use Entitlement

Purpose: In order to comply with §8111-8.3 of the *Ventura County Non-Coastal Zoning Ordinance*, a notice shall be recorded on the subject property that describes the responsibilities of the Property Owner and Permittee for compliance with applicable permit conditions.

Requirement: The Permittee and Property Owner of record shall sign, have notarized, and record with the Office of the County Recorder, a Notice of Land Use Entitlement form furnished by the Planning Division, for the tax assessor's parcel that is subject to this PD.

Documentation: The Permittee shall provide to the Planning Division a copy of the recorded Notice of Land Use Entitlement.

Timing: The required documentation shall be provided to the Planning Division prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: The County Planning Division shall maintain a copy of the recorded Notice of Land Use Entitlement in the project file.

8. Condition Compliance, Enforcement, and Other Responsibilities

- a) Cost Responsibilities: The Permittee shall bear the full costs of all staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs. Specifically, the Permittee shall bear the full costs of the following:
- (1) Condition Compliance, which is defined herein to include, but is not limited to, the staff time, materials costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - (2) Monitoring and enforcement costs, and any related fines or penalties assessed pursuant to the provisions of the Ventura County Ordinance Code, as it may be amended (Condition 8.c, below).
- b) Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP/PD, the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
- (1) a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 8.a, above), monitoring and enforcement (Condition 8.c, below). The \$500.00 deposit

- may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
- (2) a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c) **Monitoring and Enforcement Costs:** The \$500.00 deposit and reimbursement agreement (Condition 8.b, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this PD and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- d) **Billing Process:** The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this PD. The Permittee shall have the right to challenge any charge prior to payment.

9. Defense and Indemnity

As a condition of issuance and use of this Modification, including adjustment, modification, or renewal of this Modification, the Permittee must:

- a) Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either its decision to issue this PD or the manner in which the County is interpreting or enforcing the conditions of this Modification; and,
- b) Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such action. Upon demand from the County, the Permittee must reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action the Permittee defended or had control of the defense of the suit. The County may, at its sole discretion, participate in the supervision and oversight of the defense of any such action, and such participation shall not relieve the Permittee of the Permittee's obligations under this condition but such reimbursement will be limited to supervisorial defense litigation costs. Where the County participates in the defense of any such action due to a conflict with the Permittee, Permittee is obligated under this condition to reimburse the County for any court costs and attorney's fees related to such defense.

Neither the issuance of this PD nor compliance with the conditions thereof shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property, nor shall the issuance of this PD serve to impose any liability upon the County of Ventura, its officers, or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the Permittee must indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including

attorney's fees, judgments, or liabilities arising out of the County's decision to issue this PD or the manner in which the County is interpreting or enforcing the conditions of this Modification.

10. Invalidation of Condition(s)

If any of the conditions or limitations of this PD are held to be invalid, that holding shall not invalidate any of the remaining PD conditions or limitations. In the event the Planning Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the *Code of Civil Procedures* (§1094.6), or other applicable law, this PD shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD may be revoked.

11. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for this land use have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or manpower of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the costs of such work. Whenever feasible, the County will use the lowest bidder. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by

the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 8 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

12. Relationship of PD Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the PD area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD condition contained herein is in conflict with any other PD condition contained herein, when principles of law do not provide to the contrary, the PD condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules or regulations, or orders of an authorized governmental agency. Neither the issuance of this PD, nor compliance with the conditions of this PD, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

Prior to the issuance of a zoning clearance for use inauguration, a business tax certificate [and regulatory licenses] shall be obtained for operation of the contractor's service and storage yards.

13. Contact Person

Purpose: In order to facilitate responses to complaints, a contact person shall be designated.

Requirement: The Permittee shall designate a contact person(s) responsible to respond to complaints from citizens and the County regarding the uses permitted by this PD. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the PD site.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide the Planning Division with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the respective project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

14. Resolution of Complaints

The following process shall be used to resolve complaints related to the project:

- a) The Permittee shall post the office telephone number and hours of operations in a visible location on the site. The office phone number shall have an answering machine which shall accommodate voice mail messages on a 24-hour basis. Persons with concerns about the contractors service and storage yard may directly contact the Contact Person;
- b) If a written complaint about this project/PD is received by the County, Planning staff will contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and,
- c) If, following a complaint investigation by County staff, a violation of Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to §8114-3 of the *Non-Coastal Zoning Ordinance* may be initiated.

15. Reporting of Major Incidents

Purpose: In order to safe operations, the Permittee shall report all major incidents that occur within the PD area to the Planning Director.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the PD area.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the PD file.

16. Change of Owner and/or Permittee

Purpose: In order to facilitate County monitoring of the conditionally permitted use, the Permittee shall notify the Planning Division of any change of ownership or Permittee.

Requirement: The Permittee shall submit written notices to the Planning Division that discloses the identity and contact information of any new owner(s) or Permittee(s).

Documentation: The Permittee shall file with the Planning Division:

- An initial notice that discloses the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the responsible corporate, partnership or business officer(s).
- A final notice once the transfer of ownership and/or operational control has occurred.
- A letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD.

Timing: The Permittee shall provide the initial notice to the Planning Division at least 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days after the effective date of the transfer.

Monitoring and Reporting: The Planning Division shall maintain the notices submitted by the Permittee in the project file. The Division has the authority to periodically confirm the information consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

17. Archaeological Resources

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: Permittee shall contract with a Native American monitor to be present during all subsurface grading, trenching, or construction activities on the project site.

Documentation: The Permittee shall submit the contract for these services to the Planning Division Manager for review and approval. The Native American monitor shall submit a report to the Planning Division outlining their field observations.

Timing: Prior to issuance of a grading permit the Permittee shall submit a copy of the executed contract for monitoring services to the Planning Division. Prior to occupancy, the Native American monitor shall submit their report to the Planning Division.

Monitoring and Reporting: The Planning Division maintains a copy of the executed monitoring contract and report in the project file.

18. Archaeological Resources Inadvertently Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources inadvertently 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:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Notify the Planning Director in writing, within three days of the discovery;

- iii. 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;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and,
 - v. Implement the agreed upon recommendations.
- b) If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Immediately notify the County Coroner and the Planning Director;
 - iii. 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;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and,
 - v. Implement the agreed upon recommendations.
 - vi.

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: Archaeologist reports shall be provided to the Planning Division immediately upon completion.

Monitoring and Reporting: The Permittee shall provide any archaeologist report prepared for the project site to the Planning to be made a part of the project file. The Permittee shall implement any recommendations made in the archaeologist's report to the satisfaction of the Planning Director.

19. MM-1 Avoidance of Nesting Birds

Purpose: In order to prevent impacts on nesting birds protected under the Migratory Bird Treaty Act and Californian Department of Fish and Game Code (3503, 3503.5, 3511, 3513 and 3800), land clearing activities shall be regulated.

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

1. Timing of construction: Prohibit land clearing activities during the breeding and nesting season (February 1 – August 31), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (February 1 – August 31)

and avoid occupied bird nests. Surveys shall be conducted to identify any occupied (active) bird nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

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

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

Timing: If land clearing activities will occur between February 1 and August 31, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a zoning clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

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

20. MM-2 Avoidance of Nesting Least Bell's Vireo (LBV)

Purpose: In order to prevent impacts on nesting least Bell's vireo (LBV), protected under the Migratory Bird Treaty Act and Californian Department of Fish and Game Code (3503, 3503.5, 3511, 3513 and 3800), land clearing activities shall be regulated.

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

1. Timing of construction: Prohibit land clearing activities during the LBV breeding and nesting season (typically April 10 – July 31), in which case the following surveys are not required; or
2. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (typically April 10 – July 31) and avoid occupied bird nests. Pre-construction nesting bird surveys must include protocol level surveys for LBV according to current U.S. Fish and Wildlife Service Guidelines for 2009. If LBV are observed within the disturbance area, construction activities will be discontinued until the end of the nesting period (July 31), consultations with the appropriate regulatory agencies will be required, and a California Endangered Species Act (ICESA)/Incidental Take Permit (ITP) must be obtained from the CDFW. All surveys shall be conducted by a County-approved biologist.

If nesting bird surveys result in detection of nesting LBV within 500 feet of construction activities, one or a combination of the following measures will be required: in order to reduce noise levels at the nest to less than 60 dBA's: a sound wall should be installed to protect active nest(s); provide a 1000 foot buffer; and/or delay construction until bird nesting is completed. The applicant and County will consult with CDFW and USFWS to determine what combination of these measures will result in noise levels of less than 60 dBA's.

If LBV is determined to exist within 500 feet of the proposed project, based on pre-construction surveys, a minimum of two cowbird traps shall be placed adjacent to the project area and one at a location determined in consultation with the CDFW during each vireo nesting season for five years, beginning the spring season of the first year of construction shall be required. This timeframe allows cowbird trapping during construction and initial restoration of habitat. Cowbird traps should be operational beginning April 1 through November 30 of each year. Based upon consultation, an opportunity may exist that would allow for a brief closure of the traps during inactivity in the late summer and potential for closure prior to November 30 if reduced activity occurs.

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

Timing: If land clearing activities will occur between April 10 and July 31, nesting bird surveys shall be conducted 30 days prior to initiation of land clearing activities, and weekly thereafter, and the last survey for nesting birds shall be conducted no more than 72 hours prior to initiation of land clearing activities. The Survey Report documenting the results of the first nesting bird survey and the signed contract shall be provided to the Planning Division prior to issuance of a zoning clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division shall review the Survey Report and signed contract for adequacy prior to issuance of a Zoning Clearance for construction. The Planning Division shall maintain copies of the signed contract, Survey Report, and Mitigation Monitoring Report in the project file. If LBV are observed on-site by the biological monitor at any time, the applicant will report observations to the proper agencies before any work on-site is continued.

21. MM-3: Monitoring and Timing of Grading Activities

Purpose: In order to minimize sediment transport into sensitive habitat located along the Ventura River, grading activities shall be timed to occur within the dry season.

Requirement: Grading activities shall only be conducted during the dry season (April 15 to October 31). The Permittee shall retain the services of a County-approved qualified biologist to monitor the effects of grading activities on sensitive riparian habitat.

Documentation: The Permittee shall provide the County a signed contract with County-approved qualified biologist that ensures that the biologist will be present on-site during the construction phase and have the authority to direct grading activities to ensure that these activities do not disturb sensitive biological resources. When the monitoring will occur and what disturbance areas will be monitored by the County-approved qualified biologist must be listed in the contract. The Biologist shall submit a monitoring report with photographs of project implementation to the Planning Division after the completion of grading.

Timing: The contract shall be submitted to the County Planning Division for review and approval prior to the issuance of the Zoning Clearance for Construction. The Biologist shall provide the required monitoring report within 14 days of the completion of grading activities.

Monitoring and Reporting: County staff will review the biologist contract and monitoring report for adequacy. The Planning Division maintains copies of the signed contract and the monitoring reports provided by the Permittee in the project file. The Planning Division has the authority to inspect the property during the monitoring phase of the project to ensure that the County-approved qualified biologist is on-site as required.

22. MM-5 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: In order to minimize light and glare from the Project, all parking lots, exterior structure light fixtures, and freestanding light standards must be a cut-off type that directs lighting downward onto the property to avoid the casting of any direct light onto any adjacent property or roadway. The Permittee shall prepare and implement a lighting plan that includes the following components:

- All outdoor light sources shall be hooded to direct light downward onto buildings, structures, driveways, or yards in order to prevent the illumination of surrounding habitat, consistent with the conceptual lighting plan (Attachment 2).
- Floodlight's must not be used to illuminate outdoor areas.
- All glass and other materials used on building exteriors and structures must be selected to minimize reflective glare.
- A photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs) in the lighting plan.
- Illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development.

An electrical engineer registered by the State of California shall prepare the lighting plan. The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

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

Timing: The Permittee shall submit a lighting plan for review and approval by the Planning Division prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the permit.

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 the Planning Division 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 § 8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

23. Landscaping

Purpose: To comply with the County's requirements.

Requirement: Landscape screening that serves the following functions must be provided and maintained:

- a) Screens undesirable views, incompatible land uses or uses in natural settings. Landscape screening must be provided to screen the open storage area and materials loading area of the project from adjacent uses and motorists traveling along highway 33 in accordance with the Permittee's submitted landscape plan and visual impact analysis.

- b) Provides visual relief and ensures compatibility with community character. The required landscape screening must be designed to require minimal amounts of water and to use required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria, and must achieve the following design objectives:
- I. Use Available Non-potable Sources of Water. The landscaping must integrate the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, where feasible.
 - II. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate or required by other regulations (such as the Tree Protection Ordinance).
 - III. Create Viable Growing Environment. Landscape design must address the needs of the plants to ensure their health, long-term viability and protection.
 - IV. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors and textures, as appropriate given the size of the landscape.
 - V. Use Native or Non-Invasive Plant Species.

Documentation: The Permittee shall submit to the County of Ventura Planning Division for review and approval a draft landscape plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the above requirements, §8109-0.6 (Landscaping) of the *Non-Coastal Zoning Ordinance* and the County's *Landscape Design Criteria*. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for Construction. The Permittee shall install all required landscaping prior to issuance of a Zoning Clearance for Use inauguration.

Monitoring and Reporting: The Planning Division maintains the landscape plans provided by the Permittee in the project file and has the authority to periodically confirm that the landscaping is maintained by the Permittee in accordance with the approved plan consistent with the requirements of §8114-3 of the *Non-Coastal Zoning Ordinance*.

PUBLIC WORKS AGENCY CONDITIONS

Engineering Services Department

24. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for

review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all materials, as detailed on Public Works Agency Form DS-37 and/or DS-44, must be submitted to Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be approved prior to issuance of a zoning clearance, or issuance of a Building Permit.

Monitoring and Reporting: Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

26. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and State standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a registered civil engineer, to the Public Works Agency's Development and Inspection Services Division for review and approval.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. The hydrologic and hydraulic calculations shall include evidence that all the buildable sites in the proposed project will be protected from flooding based on a 1% annual chance storm.

Timing: All documentation, as specified above, must be approved by Public Works Agency prior to issuance of a zoning clearance, or issuance of a Building Permit.

Monitoring and Reporting: Public Works Agency engineers will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

Integrated Waste Management Division

27. Waste Diversion & Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.wasteless.org/ord4445.

Requirement: Ordinance 4445, Sec 4770-2.3, requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: www.wasteless.org/commercialhaulers.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

28. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: www.wasteless.org/ord4421.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 60% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: www.wasteless.org/recycling/greenbuildingCD. A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste & recycling facilities in Ventura County is available at: www.wasteless.org/construction&demolitionrecyclingresources. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: www.wasteless.org/greenwasterecyclingfacilities. A complete list of County-franchised solid waste haulers is available at: www.wasteless.org/commercialhaulers.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

29. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at: www.wasteless.org/ord4421.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at: www.wasteless.org/recycling/greenbuildingCD.

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 60% of the recyclable C&D debris generated by their project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division's issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit.

31. Collection and Loading Areas for Refuse and Recyclables

Purpose: To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Public Resources Code 42900-42901).

Requirement: The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse and recycling bins and recommend aesthetic, gated, trash enclosures. Please review the County's Space Allocation Guidelines at: www.wasteless.org/spaceallocationguidelines.

Documentation: The Permittee shall submit a site plan to the IWMD indicating the location of a trash enclosure, or a designated area on the property, with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

Timing: Prior to Issuance of a Zoning Clearance for Construction, the Permittee must submit a site plan to the IWMD for review/approval that indicates the location of a trash enclosure or designated area on the property for siting refuse and recycling bins.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify a trash

enclosure has been constructed on the premises.

WATERSHED PROTECTION DISTRICT CONDITIONS

Groundwater Quality Section

32. Vehicle and Equipment Maintenance Area

Purpose: In accordance with the Ventura County General Plan Policies 1.3.2.2 & 4a, Vehicle and Equipment Maintenance Area is required.

Requirement: All vehicle and equipment maintenance, if any such area is requested by a prospective tenant of Permittee, shall be conducted on a covered (roof or canopy), concrete pad with a berm to be dedicated for the sole purpose of maintenance of vehicles and equipment. The concrete shall be underlain by a cemented and lapped 80 mil HDPE liner turned up on the edges to prevent leakage. Construct a closed-end sump on the concrete pad to collect any potential liquid runoff from the maintenance area for legal disposal off site.

Documentation: A copy of the approved Vehicle and Equipment Maintenance Area site plan.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit a Vehicle and Equipment Maintenance Area site plan to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved Vehicle and Equipment Maintenance Area site plan will be maintained in the case file. The Permittee shall allow the WPD to inspect the Vehicle and Equipment Maintenance Area upon request.

33. Battery, Liquid and Petroleum Product Removal Area

Purpose: In accordance with the Ventura County General Plan Policies 1.3.2.2 & 4a, Battery, Liquid and Petroleum Product Removal Area is required, if any such area or removal of these products is requested by a prospective tenant of the Permittee,.

Requirement: All vehicles shall have their batteries, liquids and petroleum products removed prior to being stored in the project area. Under no circumstance will vehicles with liquids and petroleum products be allowed to be stored in the project area.

Documentation: The Permittee shall submit a Battery, Liquid and Petroleum Product Removal Area site plan to the WPD for review and approval.

Timing: The Permittee shall obtain WPD approval of the Battery, Liquid and Petroleum Product Removal Area site plan, prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: A copy of the approved Battery, Liquid and Petroleum Product Removal Area site plan will be maintained in the case file. The Permittee shall allow the WPD to inspect the Battery, Liquid and Petroleum Product Removal Area upon request.

34. Containment Area for Hazardous Materials

Purpose: In accordance with the Ventura County General Plan Policies 1.3.2.2 & 4a, Containment Area for Hazardous Materials is required if any hazardous materials are generated or stored on the site by a prospective tenant of Permittee.

Requirement: The Permittee shall submit a site plan to the WPD that shows all hazardous materials, fertilizers and chemicals are stored in a Containment Area properly designated and equipped for the safe storage of the hazardous materials, fertilizers and chemicals.

Documentation: A copy of the approved Containment Area for Hazardous Materials site plan.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the Containment Area for Hazardous Materials site plan to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved Containment Area for Hazardous Materials site plan will be maintained in the case file. The Permittee shall allow WPD to inspect the Containment Area for Hazardous Materials upon request.

SURFACE WATER QUALITY SECTION

35. Compliance with Post-construction Stormwater Management Plan (PCSMP)

Purpose: To ensure compliance with the Permit, the proposed project will be subject to the post-construction requirements for surface water quality and stormwater runoff. In accordance with Part 4.E., "Planning and Land Development Program" of the Permit, the application must include performance criteria defined in Section III of the Part 4.E and the Permit and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures dated July 2011 (TGM).

Requirement: The proposed development/redevelopment project shall meet performance criteria defined in Section III of Part 4.E of the Permit and the TGM.

Documentation: The Permittee shall submit the following items to the Watershed Protection District- Surface Water Quality Section (SWQS) for review and approval:

- 1) A complete site plan prepared and stamped by a California licensed civil engineer or land surveyor that accurately delineates the location of the proposed development, existing and proposed impervious surfaces, storm drain system elements, general drainage pattern, and proposed site-specific Post-Construction Stormwater Management Plan (PCSMP) using County PCSMP form including TGM's Appendix G and County TGM Tool available at <http://onestoppermit.ventura.org>. It shall include a detailed drawing prepared and stamped by a California licensed civil engineer or architect verifying that the installation of the PCSMP will meet performance criteria defined in Section III of the Part 4.E of the Permit and the TGM.
- 2) Drainage Study or Hydrology Report prepared and stamped by a California licensed civil engineer including applicable calculations of stormwater quality design flow and volume to meet TGM requirements.

Timing: The above items of the preliminary hydrology and PCSMP shall be submitted to the SWQS for review and approval as a part of the application prior to the determination of project completeness. The final hydrology report, final grading plan, and final PCSMP shall be submitted to the SWQS for review and approval prior to issuance of Zoning Clearance for Construction.

Monitoring and Reporting: SWQS staff will review the final hydrology report, final grading plan and final PCSMP for consistency with the Permit and TGM. Grading Inspectors will conduct inspections during construction to ensure that the installation is consistent with the approved plans. SWQS staff will conduct final inspection to verify that PCSMP controls are installed in accordance with approved PCSMP and other applicable standards, specifications, and regulations prior to approving and/or signing off for occupancy and issuing the Certificate of Occupancy for the proposed project.

36. PCSMP Maintenance Plan and Maintenance Agreement

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) Part 4.E., "Planning and Land Development Program" and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures dated July 2011 (TGM).

Requirement: The Permittee shall provide a Maintenance Plan and annual verification of ongoing maintenance provisions for the required Post-Construction Stormwater Management Plan (PCSMP) controls in accordance with Permit Part 4.E., "Planning and Land Development Program" and TGM.

Documentation: The Permittee shall submit the following items to the SWQS for review and approval:

1. Maintenance Plan (Exhibit "C" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available at <http://onestoppermit.ventura.org>) for proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall include but not limited to the following:
 - (a) The location of each device;
 - (b) The maintenance processes and procedures necessary to provide for continued operation and optimum performance;
 - (c) A timeline for all maintenance activities; and
 - (d) Any technical information that may be applicable to ensure the proper functionality of this device.
2. Maintenance Agreement (County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form is available at <http://onestoppermit.ventura.org>) signed by the Property Owner including a signed statement accepting responsibility for maintenance for the PCSMP. The statement must include written verification that all PCSMP will be properly maintained. At a minimum, this statement shall include the following:
 - (a) Written conditions in the sales or lease agreement, which require the Property Owner

- or tenant to assume responsibility for PCSMP maintenance and annual maintenance inspection;
- (b) Written text in project covenants, conditions and restrictions ("CCRs") to the Home Owners Association; or
 - (c) Any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.
3. Completed and signed Annual Maintenance Verification Report (Exhibit "D" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available under the Surface Water Quality Section tab at <http://onestoppermit.ventura.org>).

Timing: The above listed items (i and ii) shall be submitted to the SWQS for review and approval prior to issuance of approval for Zoning Clearance for Construction. In addition, the Annual Maintenance Verification Report (iii) shall be submitted to SWQS annually prior to September 15th after signing off for occupancy and issuing the Certificate of Occupancy.

Monitoring and Reporting: SWQS staff will review the submitted materials for consistency with the Permit and TGM.

37. Compliance with Stormwater Construction Program (SW-2 Form)

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the enhanced Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the SWQS for review and approval complete and signed SW-2 form (Best Management Practices for Construction sites one acre or greater), which can be found at <http://onestoppermit.ventura.org/>.

Timing: The complete and signed SW-2 form shall be submitted to the SWQS for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: SWQS staff will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Grading Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

38. State General Construction Stormwater Permit No. CAS000002 Requirements

Purpose: To ensure compliance with all water quality provisions in NPDES State General Construction Stormwater Permit No. CAS000002, Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction Activities.

Requirement: Proper filing of all compliance documents required under the General Construction Permit No. CAS000002.

Documentation: The Permittee shall prepare and submit the following items to the Surface Water Quality Section (SWQS) staff for review:

1. Current Notice of Intent (NOI) in accordance with the State Water Resources Control Board requirements under the General Construction Stormwater Permit (No. CAS000002);
2. Current Stormwater Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board requirements under the General Construction Permit; and;
3. If applicable, Change of Information (COI) form and a copy of modified SWPPP at any time a transfer of ownership takes place for the entire development or portions of the common plan of development where construction activities are still on-going.

Timing: The above listed items 1 & 2 shall be submitted to the SWQS staff for review prior to Zoning Clearance for Construction. In addition, if applicable, the COI form and a copy of modified SWPPP (item 3) shall be submitted to Grading Permit staff anytime during project duration.

Monitoring and Reporting: SWQS staff will review the submitted materials for consistency with the General Construction Permit. Up-to-date and site-specific SWPPP shall be kept on-site for periodic review by the Grading Permit inspectors.

Floodplain Management

39. Floodplain Clearance required prior to Zoning Clearance for Use Inauguration.

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policy 2.10.2 to technically verify that impacts to the proposed development are less than significant from flooding conditions during the 1% annual chance storm event.

Requirement: The Permittee shall obtain a Floodplain Clearance from the County Public Works Agency Floodplain Manager. The Clearance will be verified by the County Public Works Agency Floodplain Manager that the proposed development is located outside the mapped boundaries of the 1% annual chance floodplain as determined from the latest available Digital Flood Insurance Rate Map (DFIRM) provided by the Federal Emergency Management Agency (FEMA).

Documentation: A Floodplain Clearance issued by the County Public Works Agency Floodplain Manager

Timing: The Floodplain Clearance shall be obtained prior to Zoning Clearance for Use Inauguration.

Ventura County Fire Protection District Conditions

40. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 10 inch (10") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150") from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches (4") in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install approved address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

41. Access Driveways Design, Contractor Storage Yards

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide drive aisles having a minimum clear width of 25 feet.
a. Without buildings in the yards, installation shall comply with:

- i. Main access road into the site shall be asphalt or concrete or approved all-weather surface
- ii. Remainder of drive aisles to each storage yard shall meet residential standards or beyond and be engineered to support additional expected loads based upon use of the yards
- iii. No requirements within each storage yard when access from all points within the yard is located within 250 feet of an approved surface drive aisle. Larger yards may need additional alternate surface access within the yard
- iv. Hazardous operations and hazardous material storage may require full paved access.

b. With buildings in the yards, installation shall comply with:

- i. Full paved access to within 150 feet of all portions of the exterior walls of each building.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of construction/business operations.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the project.

42. Access Road / Driveway Maintenance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall maintain all on-site access road(s) and driveway(s) not included in a maintenance agreement. Repairs shall be made as needed or as required by the Fire District to maintain the original design and installation of the access road(s) and driveway(s).

Documentation: A copy of the Covenants, Conditions and Restrictions or such other documentation as may be deemed acceptable by the Fire Prevention Bureau.

Timing: The Permittee shall provide evidence of provisions for maintenance to the County Fire Prevention Bureau upon request.

Monitoring and Reporting: The Fire District has the authority to inspect all on-site access road(s) and driveway(s) as it deems necessary. The Permittee shall be responsible for ongoing maintenance of the access road and driveways and shall conduct repairs as required by the Fire District.

43. Vertical Clearance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

44. Turning Radius

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum [40] foot outside turning radius at all turns along the access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the access for the life of the development.

45. Turnarounds

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- a. Does not exceed a 5% cross-slope in any direction.
- b. Located within 150 feet of the end of the access road / driveway
- c. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- d. Kept free of obstructions at all times.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit access plans to the Fire Prevention Bureau for approval before issuance of building permits. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the turnaround areas for the life of the development.

46. Access Road Certification

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all access road(s)/driveway(s) certified by a registered Civil Engineer as having an all-weather surface in conformance with Public Works and / or Fire District Standards.

Documentation: A copy of the approved road certification.

Timing: The Permittee shall submit the certification to the Fire Prevention Bureau for approval before final occupancy.

Monitoring and Reporting: A copy of the certification shall be kept on file with the Fire Prevention Bureau.

47. Fire Lanes

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall post all fire lanes in accordance with California Vehicle Code, the International Fire Code and current Ventura County Fire Protection District Fire Lane Standards. All fire lane markings / signs shall be located within recorded access easements. The Permittee shall maintain all required fire lane markings / signs to be clearly visible.

Documentation: A stamped copy of the approved fire lane plan.

Timing: The Permittee shall submit two (2) copies of the site plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required fire lanes shall be installed before final occupancy.

Monitoring and Reporting: A copy of the approved fire lane plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all fire lanes are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire lanes for the life of the development.

48. Access Road Gates

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

Requirement: The Permittee shall design and install all gates along required fire access roads / driveways consistent with Fire Protection District Standards.

Documentation: A stamped copy of the approved gate plans.

Timing: The Permittee shall submit gate plans to the Fire Prevention Bureau for approval before the installation of any access gates. The submittal shall include a copy of zoning clearance issued by the Planning Department.

Monitoring and Reporting: A copy of the approved gate plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that access gates are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the gates for the life of the development.

49. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 250 gallons per minute at 20 psi for a minimum two hour duration. A minimum flow of 1,250 gallons per minute shall be provided from any one hydrant.

Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau.

50. Fire Hydrant(s)

Purpose: To provide fire hydrants capable of meeting the required fire flow and duration.

Requirement: The Permittee shall provide fire hydrant(s) per the current adopted edition of the Ventura County Fire Code, Appendix C. Design and installation shall conform to the minimum standard of the Ventura County Water Works Manual.

Documentation: A stamped copy of the approved fire hydrant location plan.

Timing: The Permittee shall submit a site plan to the Fire Prevention Bureau for fire hydrant

placement and approval before the issuance of building permits. The plans shall indicate all existing fire hydrants located within 500 feet of the project site, the type of hydrant (i.e. wet or dry barrel) and the number and size of outlets. All required fire hydrants shall be installed per the approved plans and in-service before the start of construction.

Monitoring and Reporting: A copy of the approved fire hydrant plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire hydrants are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire hydrants for the life of the development.

51. Hydrant Location Markers

Purpose: To assist with rapid locating of fire hydrants during emergency responses.

Requirement: The Permittee shall install blue reflective fire hydrant location markers on the access road per Ventura County Fire Protection District Standards.

Documentation: A stamped copy of the approved fire hydrant location plan and Ventura County Fire Protection District Fire Hydrant Standards.

Timing: The Permittee shall install all required blue reflective fire hydrant location markers at the time access is installed. If the final asphalt cap is not in place at the time of occupancy, the markers shall be installed and shall be replaced when the final asphalt cap is completed.

Monitoring and Reporting: A copy of the approved fire hydrant plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire hydrants and markers are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire hydrants and markers for the life of the development.

52. Water System Plans

Purpose: To ensure adequate water supply for firefighting to the project.

Requirement: The Permittee shall submit plans to the Fire Prevention Bureau for water systems, not located within a water purveyor's easement, that supply fire hydrants and/or fire sprinkler systems.

Documentation: A stamped copy of the approved water system plans.

Timing: The Permittee shall submit water system plans to the Fire Prevention Bureau for approval before the installation of the water system.

Monitoring and Reporting: A copy of the approved water system plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the water system is installed according to the approved plans. Unless a

modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the water system for the life of the development.

53. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all enclosed structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire sprinkler system for the life of the development.

54. Fire Alarm

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have a fire alarm system installed in all structures. The fire alarm system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire alarm plans.

Timing: The Permittee shall submit fire alarm plans to the Fire Prevention Bureau for approval before the installation of the fire alarm system.

Monitoring and Reporting: A copy of the approved fire alarm plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire alarm system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the fire alarm system for the life of the development.

55. Address Number Plan

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall submit a plan to the Fire Prevention Bureau indicating the

method in which buildings are to be addressed.

Documentation: A stamped copy of the approved addressing plan.

Timing: The Permittee shall submit an addressing plan to the Fire Prevention Bureau for approval before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans.

56. Address Directory

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install an address directory at all entrances to the project. The design of the directories shall be in accordance with Fire District addressing standards.

Documentation: A stamped copy of the approved address directory plan.

Timing: The Permittee shall submit an address directory plan to the Fire Prevention Bureau for approval before final occupancy.

Monitoring and Reporting: A copy of the approved address directory plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the address directories are installed according to the approved plans.

57. Trash Dumpster Locations

Purpose: To ensure adequate exposure protection is provided for surround structures.

Requirement: The Permittee shall ensure that commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of building openings, building combustible walls or combustible roof eave lines unless protected by approved automatic fire sprinklers.

Documentation: A stamped copy of the approved site plan indicating commercial trash dumpster and container locations.

Timing: The Permittee shall submit site plans indicating all commercial trash dumpster and container locations to the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the approved site plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the commercial trash dumpster and containers are installed according to the approved site plan. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the approved locations for the life of the development.

58. Hazard Abatement

Purpose: To ensure compliance with Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall have all grass or brush adjacent to structure's footprint cleared for a distance of 100 feet or to the property line if less than 100 feet. All grass and brush shall be removed a distance of 10 feet on each side of all access road(s)/driveway(s) within the project.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirement for Construction" or the "Notice to Abate" issued under the Fire District's Fire Hazard Reduction Program.

Timing: The Permittee shall remove all grass and brush as outlined by the Ventura County Fire Protection District's Fire Hazard Reduction Program guidelines before the start of construction on any structure.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct on-site inspections to ensure compliance with this condition.

59. Fire Department Clearance

Purpose: To inform the Permittee of all fire department requirements applicable to the proposed project.

Requirement: The Permittee shall complete a VCFPD Form #126 "Requirements for Construction." for any new structures or additions to existing structures before issuance of building permits.

Documentation: The Permittee shall submit to the VCFPD a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: Prior to the issuance of building permits, the submitted VCFPD Form #126 Application must be approved by the Fire Prevention Bureau.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

60. Fire Code Permits

Purpose: In order to minimize fire hazards, the project shall be constructed in conformance with the requirements of the Ventura County Fire Code.

Requirement: The Permittee and/or tenant shall obtain all applicable Fire Code permits.

Documentation: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for review and approval.

Timing: Prior to final occupancy clearance, installation or use of any required item or system, the Permittee must obtain approval of all necessary Fire Code permits.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

61. Tents, Canopies and Temporary Membrane Structures

Purpose: To comply with the requirements of the California Fire Code and California Code of Regulations Titles 19 and 24.

Requirement: The Permittee shall obtain a Fire Code permit for all temporary structures (e.g. tents, canopies, etc.). Temporary tent(s) are limited to a maximum of 180 days in a 12 month period at a single property. Each day a tent is erected counts towards the 180 day limit. The 180 day limit does not restart each time a tent is taken down. Any tent(s) exceeding the 180 day limitation shall comply with the California Building Code for permanent buildings. This will require a fire sprinkler system and a building permit. The submittal shall include the following requirements:

- a. Site plans showing the size of the tent(s), interior layout of tables and chairs, exits and fire extinguisher locations
- b. Site plans showing location of tent(s) in relation to existing buildings, other tents/canopies, cooking facilities, parking locations, heating equipment (i.e. LPG forced air heaters) and fuel operated generators.
- c. A certificate of flame retardant for tent fabrics.
- d. For outdoor festivals and concession booths, plans shall indicate which booths provide cooking and non-cooking, aisle widths between booths, emergency vehicle access and existing hydrant locations.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval at least two (2) weeks before installing any tent.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the structures are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee and his successors in interest shall maintain the conditions of the Fire Code permit for the duration of the event.

62. Prefabricated Sea Cargo / Metal Storage Containers

Purpose: To ensure a reasonable degree of life and property protection is provided.

Requirement: The Permittee shall comply with Ventura County Building Department and Ventura County Fire Protection District Standards or shall meet requirements as a new building under the Building and Fire Codes.

Documentation: A signed copy of the project plans with Fire Prevention Bureau's approval.

Timing: The Permittee shall submit documentation indicating that the proposed containers met the requirements of Ventura County Fire Protection District standards to the Fire Prevention Bureau for approval before use of any container.

Monitoring and Reporting: A copy of the approval shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the prefabricated sea cargo/metal storage containers are installed according to the approval. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and his successors in interest, shall maintain the approved use and installation of the prefabricated sea cargo/metal storage containers for the life of the project.

63. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

64. Out of Area Service Agreement

Purpose: To ensure compliance with the requirements of LAFCO.

Requirement: Pursuant to the North Avenue Area Plan and the project description, the City of San Buenaventura would provide potable water to the project. In order for the City to provide water to the proposed use, the property owner would be required to enter into an Out of Area Service Agreement with the City. Pursuant to Government Code Section 56133, any city or district wishing to provide new or extended services outside of its municipal boundary via a

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contract or agreement must first receive LAFCO approval. The Permittee shall enter into an Out of Agency Service Agreement (OASA) with the City and obtain approval from LAFCO.

Documentation: A copy of the approved OASA submitted to the Planning Division for review and approval.

Timing: Prior to the issuance of a zoning clearance for construction, the Permittee shall receive LAFCO approval of an OASA.

Monitoring: The copy of the approved OASA shall be kept on file with LAFCO and the Planning Division.