MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development (PD) Permit for Bandi Access Road, Case No. PL17-0130

Applicant: Chandra Bandi, 17154 Tulsa Street, Granada Hills, CA 91344

Location: South of Yellow Hill Road (no assigned address), Malibu, CA 90265 (located in the Santa Monica Mountains in the unincorporated area of Ventura County)

Assessor's Parcel Nos.: 700-0-030-095, 700-0-030-055, and 700-0-030-115

Parcel Size: 700-0-030-095 (39 acres), 700-0-030-055 (4 acres), and 700-0-030-115 (32 acres)

General Plan Designation: Open Space

Zoning Designation: COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)

Responsible and/or Trustee Agencies: California Department of Fish and Wildlife

Project Description: The Applicant requests a Coastal Planned Development (PD) Permit to construct a private driveway in Ventura County to access a proposed single-family dwelling located on APN 4472-016-004 (addressed as 10112 Yellow Hill Road) in Los Angeles County, immediately across the County line (Case Nos. RCDP T2014-00015 and RENV T2014-00287). The new access driveway will begin at APN 700-0-030-095 and would be located within an existing 60-foot wide access easement (Ventura County Recorder Document No. 46775, Book 4603, Page 952). The private driveway would then pass into APNs 700-0-030-055 and 700-0-030-115 and would be located within a new 40-foot access easement (Ventura County Recorder Instrument No. 20140617-00074852-0 and 20140702-00082676-0). The total length of the driveway is approximately 1,520 feet; however, only 1,305 linear feet is located in the unincorporated area of Ventura County and is further described below.

Proposed Driveway Access: The first 620-foot long section of the access road (i.e. driveway), begins south of Yellow Hill Road and will be paved with asphalt concrete followed by approximately 320 feet of driveway that will remain

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Exhibit 4 Mitigated Negative Declaration (MND) and Response to Comments

unimproved. The final 365-foot section of road, up the Los Angeles County line, will be paved with asphalt concrete. Retaining walls would be constructed along the steeper sloped sections of the driveway. Starting south of Yellow Hill Road there will be retaining walls that are approximately 274.3 feet and 168.6 feet in length, and no more than five feet at maximum height; a retaining wall approximately 75.8 feet in length long and no more than 8 feet at maximum height; and, the final portion of driveway that consists of two retaining walls within Ventura County that are approximately 52.9 feet in length and 110.6 feet in length and no more than 4 feet at maximum height.

Estimated earthwork within Ventura County includes 604 cubic yards of cut and 64 cubic yards of fill. There will be approximately 2,552 cubic yards of over excavation, alluvial removal, compaction and 540 cubic yards will be exported.

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:

1. Section 4B, Biological Resources, Species: The Initial Study found that the proposed project would have potentially significant impacts to special-status wildlife species. Impacts will be less than significant with the implementation of mitigation measures BIO-1, BIO-2, BIO-3, and BIO-4, which require pre-construction surveys and relocation of special-status species (if necessary) and installation of temporary fencing around the development envelope during construction and prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix.

2. Section 4D, Biological Resources, Ecological Communities – ESHA: The Initial Study found that the proposed project would have potentially significant impacts to ESHA. Impacts will be less than significant with the implementation of Mitigation Measures BIO-5 and BIO-6, which require the following: compensatory mitigation for the loss of ESHA that was caused by previous clearing and will be caused by the proposed development and an approved fuel modification plan would be required to minimize impacts to ESHA from fuel modification activities.

3. Section 4F, Biological Resources: The Initial Study found that the proposed project would have a potentially significant impact to biological resources.

Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 through BIO-6.

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: January 10, 2020 through February 10, 2020

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at https://vcrma.org/divisions/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 Noe Torres, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at Noe.Torres@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:

Noe Torres, Case Planner
(805) 654-3635

Reviewed for Release to the Public by:

Jennifer Welch, Manager
Residential Permits Section

Initial Study for Bandi Access Road
Coastal Planned Development (PD) Permit

Section A – Project Description

1. **Project Case Number:** Coastal Planned Development (PD) Permit Case No. PL17-0130

2. **Name of Applicant:** Chandra S. Bandi, 17154 Tulsa Street, Granada Hills, CA 91344 ("Applicant")

3. **Project Location and Assessor's Parcel Numbers:** The subject property is located in the Santa Monica Mountains area of unincorporated Ventura County. The Tax Assessor's parcel numbers (APN) that constitute the project site are 700-0-030-095 (39 acres), 700-0-030-055 (4 acres), and 700-0-030-115 (32 acres) (Attachment 1, Aerial Location Map).

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

   a. **General Plan Land Use Map Designation:** Open Space

   b. **Coastal Area Plan Land Use Map Designation:** Open Space

   c. **Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)

5. **Description of the Environmental Setting:** The project site is located within the western portion of the Santa Monica Mountains in the Malibu area of Los Angeles and Ventura Counties. The project site is located in steep terrain in a relatively undeveloped area of the Santa Monica Mountains along a predominantly southeast-facing mountainside that over looks Arroyo Sequit Canyon. Elevations range from 1,150 feet to 1,466 feet above mean sea level (amsl). The project site is situated below the ridgeline separating Arroyo Sequit Canyon from Little Sycamore Canyon to the west.

   The proposed location of the single-family dwelling would be located on a graded area cut into a southeast-facing slope located downslope from Yellow Hill Road in Los Angeles County immediately across the County line. An approximately one-quarter mile long, unpaved access driveway connects the building pad with

Yellow Hill Road to the northeast. The access driveway will extend through Los Angeles County and Ventura County.

On-site vegetation consists of Bigpod Ceanothus (*Ceanothus megacarpus*) Shrubland Alliance, Laurel Sumac (*Malosma laurina*) Shrubland Alliance, Chamise (*Adenostoma fasciculatum*) Shrubland Alliance, and Birch Leaf Mountain Mahogany (*Cercocarpus betuloides*) Shrubland Alliance. Scrub alliances including California Sagebrush (*Artemisia californica*) Shrubland Alliance, Black Sage (*Salvia mellifera*) Shrubland Alliance, and California buckwheat (*Eriogonum fasciculatum*) Shrubland Alliance were less common than the chaparral stands and occurred on steep south-facing slopes, rocky areas, or previously disturbed areas. These communities correspond to the generalized category of coastal sage scrub and support shorter shrub species, greater expanse of bare ground, and a relatively higher cover percentage of grasses and herbaceous species [Initial Study Biological Assessment (ISBA), prepared by Werner Biological Consulting, August 2018] (Attachment 2).

Surrounding land use consists of rural open space and scattered residential development within a steep mountainous setting with few roads. The project site is surrounded by single-family residences to the north and west and open space, vacant, and undeveloped land, owned by the National Park Service, to the east, northeast, and northwest. APNs 700-0-030-095 and 700-0-030-115, which the driveway crosses, have existing residential development.

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

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Use
North	COS-10 ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Single-Family Dwelling and National Park Service
East	Los Angeles County	Los Angeles County	Undeveloped Open Space (National Park Service land)
South	Los Angeles County	Los Angeles County	Undeveloped Open Space
West	COS-10 ac-sdf/M	Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone	Single-Family Dwelling

It should be noted that on November 8, 2018, the Woolsey Fire ignited and burned 96,949 acres of land in Los Angeles and Ventura Counties. In the unincorporated area of Ventura County's coastal zone (south coast region), 19

single-family dwellings were destroyed in the Santa Monica Mountains; nine condominium units and three homes on the seaward side of U.S. Highway 1 (Pacific Coast Highway) were destroyed; and, approximately 27 structures were damaged. All vegetation onsite was burned by the Woolsey Fire. The parcel currently exhibits features typical of post-fire conditions, consisting of a landscape with charred remains of vegetation and soils, and predominately denuded of vegetation.

6. **Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct a private driveway in Ventura County to access a proposed single-family dwelling located on APN 4472-016-004 (addressed as 10112 Yellow Hill Road) in Los Angeles County, immediately across the County line (Case Nos. RCDP T2014-00015 and RENV T2014-00287). The new access driveway will begin at APN 700-0-030-095 and would be located within an existing 60-foot wide access easement (Ventura County Recorder Document No. 46775, Book 4603, Page 952). The private driveway would then pass into APNs 700-0-030-055 and 700-0-030-115 and would be located within a new 40-foot access easement (Ventura County Recorder Instrument No. 20140617-00074852-0 and 20140702-00082676-0). The total length of the driveway is approximately 1,520 feet; however, only 1,305 linear feet is located in the unincorporated area of Ventura County and is further described below.

   Proposed Driveway Access: The first 620-foot long section of the access road (i.e. driveway), begins south of Yellow Hill Road and will be paved with asphalt concrete followed by approximately 320 feet of driveway that will remain unimproved. The final 365-foot section of road, up the Los Angeles County line, will be paved with asphalt concrete. Retaining walls would be constructed along the steeper sloped sections of the driveway. Starting south of Yellow Hill Road there will be retaining walls that are approximately 274.3 feet and 168.6 feet in length, and no more than five feet at maximum height; a retaining wall approximately 75.8 feet in length long and no more than 8 feet at maximum height; and, the final portion of driveway that consists of two retaining walls within Ventura County that are approximately 52.9 feet in length and 110.6 feet in length and no more than 4 feet at maximum height.

   Estimated earthwork within Ventura County includes 604 cubic yards of cut and 64 cubic yards of fill. There will be approximately 2,552 cubic yards of over excavation, alluvial removal, compaction and 540 cubic yards will be exported (Attachment 3, Project Plan).

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

8. **Methodology for Evaluating Cumulative Impacts:** “Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The

individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time [California Environmental Quality Act (CEQA) Guidelines, 2014c, Section 15355].

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

Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a 5-mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the project due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 4 of this initial study includes a map of pending and recently approved projects within the Ventura County Unincorporated Area.

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

Permit No.	APN	Permit Type	Description	Status
PL15-0005	700-0-070-395 700-0-070-375	CCC	Conditional Certificate of Compliance (CC of C) (Case No. PL15-0005) in order to bring an existing 19.16-acre lot into compliance with the Subdivision Map Act and the Ventura County Subdivision Ordinance (VCSO).	Approved
PL17-0103	700-0-010-595 700-0-010-605	PD	Coastal PD Permit for the construction of new single-family dwelling with an attached garage, outdoor patio, decks, and a swimming pool.	Approved
PL18-0129	673-0-420-365 673-0-420-375	CUP	The permit authorizes the continued operation of an animal husbandry/keeping operation for an additional 20-years. In addition, this CUP is modified to include the	Approved

Permit No.	APN	Permit Type	Description	Status
			following additional existing, unpermitted accessory structures related to animal husbandry/keeping which were constructed without permits	
PL16-0006	700-0-030-065 700-0-170-300	PD & LLA	Coastal PD Permit for the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment between two lots. No development is proposed.	Pending
PL16-0114	694-0-170-240	CUP	20-year time extension to existing CUP 4301 and also requests to convert two Caretaker Units (700 S.F. each) into one Caretaker Unit (1,400 S.F.). The Applicant also requests to convert another Caretaker Unit (700S.F.) into an on-site ranch office (700 S.F.). This will result in a total of 4 caretaker units on the property where 6 were previously permitted, no change in square footage is proposed.	Pending
PL17-0005	700-0-200-655	PD	Coastal PD Permit for the demolition of an existing single-family dwelling with attached garage and the construction of new single-family dwelling with attached garage and an accessory dwelling unit.	Pending
PL17-0088	701-0-030-350	PD	Coastal PD Permit for the construction of a new swimming pool, pool deck, and covered open-air non-habitable pool cabana.	Pending
PL17-0104	700-0-060-010	PD	Major Modification to Planned Development (PD) Permit No. 1609 for demolition of existing dwelling, carport and septic system and to construction of a new Single Family Dwelling.	Pending
PL17-0123	692-0-010-030	CUP	Conditional Use Permit and Planned Development Permit for the construction of 14,280 sq. ft. covered horse riding rink, a 6,674 sq. ft. horse barn (with one 1/2 bathroom and one clothes washer) with an attached 2,026 sq. ft.	Pending

Permit No.	APN	Permit Type	Description	Status
			portal, the demolition of a 656 sq. ft. guest house constructing a replacement 1,150 sq. ft. accessory dwelling unit and a 128 sq. ft. gate house that is setback 40 feet from the property line in the Open Space/Scenic Resource Protection Overlay zone and the Open Space Lake Sherwood/Hidden Valley Area Plan land use designation. v	
PL17-0130	700-0-030-095 700-0-030-055 700-0-030-115	PD	Coastal PD Permit for the construction of 800 linear feet of private driveway to access a proposed single-family dwelling located in Los Angeles County immediately east of Ventura/Los Angeles County line.	Pending
PL18-0010	701-0-040-095 700-0-140-245	PD	Coastal PD Permit for the restoration of the unpermitted clearing of Coastal sage scrub to abate code violations, CV17-0225 and CV17-0227.	Pending
PL18-0020	700-0-140-235	PD	Coastal PD Permit for the construction of new single-family dwelling with an attached garage, detached pool house, swimming pool and spa, and open gazebo to be sited on an existing approved graded pad per Coastal PD Permit No. 1959. Restoration of 1.3-acres of vegetation is included to abate code violation ZV01-0088.	Pending
PL18-0033	700-0-270-075	PD	Coastal PD for the construction of a new 2,052 sq. ft. two-story single-family dwelling with an attached 641- sq. ft. garage.	Pending
PL18-0097	700-0-080-055	PD	Coastal PD Permit for residential improvements to an existing single-family dwelling to include interior remodeling, an exterior spiral staircase and new rooftop deck with solar panels and a variance to construct new handrails above the height limit for the zone district.	Pending
PL18-0113	700-0-050-	PD	Coastal PD Permit for the	Pending

Permit No.	APN	Permit Type	Description	Status
	385 700-0-050-140 700-0-050-215 700-0-050-245		restoration of native vegetation and soil remediation to abate code violation related to unpermitted vegetation removal and grading.	
PL18-0141	694-0-150-010	CUP	Minor modification for a 10-year time extension of an existing conditional use permit for a non-stealth wireless communication facility located at 2700 Potrero Rd, Thousand Oaks. No expansions of service or modifications of existing equipment/facility are proposed.	Pending
PL18-0142	700-0-220-255	SPAJ	Site Plan Adjustment for the construction of non-habitable attic storage space above the permitted, existing attached garage.	Pending
PL18-0152	694-0-170-165	PMW/LLA	Lot Line Adjustment between 2 legal lots. Parcel A will increase to 60.44 Acres and Parcel B will decrease to 412.78 acres.	Pending
PL18-0155	694-0-210-760	CUP	Minor Modification to CUP No. 3397 for the continued operation of an existing animal compound for a 10-year period.	Pending
PL19-0001	694-0-210-680	CUP	Minor Modification to CUP No. 3397 for the continued use of an existing animal compound that houses and trains exotic and domestic animals. This modification is removing a 6.54-acre parcel from the entitlement which is to the east side of the site.	Pending
PL19-0005	700-0-070-450 700-0-060-140 700-0-060-260 700-0-060-	PD	Emergency Coastal PD Permit for debris removal and construction of check dams from the Little Sycamore Creek in relation to the Woolsey Fire.	Pending

Permit No.	APN	Permit Type	Description	Status
	310			
PL19-0011	700-0-060-170	PD	Coastal PD for the construction of a 2,700 sq. ft. single-story single-family dwelling with an attached 994 sq. ft. 3-car garage with a 400 sq. ft. accessory dwelling unit above the garage and an attached 1,1000 sq. ft. covered patio.	Pending
PL19-0029	701-0-040-095	SPAJ	Site Plan Adjustment to abate a violation associated with Coastal PD Permit Case No. LU07-0031 (Violation PV12-0022).	Pending
PL19-0044	694-0-140-065 694-0-160-130	CUP	Request for minor modification to existing land-use entitlement LU08-0109 for continued operation of two farm worker dwelling units (FWDU) for an additional 20-year period. The two existing FWDUs are a part of "Twin Acres Ranch and were originally permitted under CUP 5047	Pending
PL19-0072	700-0-270-015 700-0-270-045 700-0-270-085	PD	Minor Modification to remove the permit expiration date to Planned Development Permit No. 745-1(PD 745-1) for continued operation of the Neptune's Net Restaurant.	Pending
PL19-0092	700-0-270-095	PD	Coastal PD for the construction of a new two-story single-family dwelling (Lot 10 of the Marisol Tract) to be located on the pre-graded pad in the Marisol Development found in the unincorporated area of Ventura County near Malibu.	Pending
PL19-0096	701-0-030-370 701-0-030-380	SPAJ	Site Plan adjustment to CUP No. LU10-0108 for the operation and maintenance of a fitness and wellness camp with the business name The Ranch Malibu located on APN 701-0-030-37 and addressed as 12220 Cotharin Road. The Site Plan Adjustment is to construct a 3,000 sq. ft. recreational hall that is	Pending

Permit No.	APN	Permit Type	Description	Status
			replacing a 2,150 sq. ft. fitness building that was lost in the Woolsey Fire.	
PL19-0101	700-0-010-585 700-0-010-615	SPAJ	Site plan adjustment to Planned Development permit LU05-0169. The proposed adjustment is for the modification to the main dwelling currently being constructed under building permit C18-1142.	Pending
PL19-0113	700-0-260-180	PD	The applicant requests approval of a Coastal Planned Development (PD) Permit for the construction of a new single-story 9,644 square foot (sq. ft) single-family dwelling and a 1,250 sq. ft. attached accessory dwelling unit with a total livable square footage of 10,894 sq. ft. on an existing 2-acre parcel	Pending

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

Section B – Initial Study Checklist and Discussion of Responses[1]

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

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

Impact Discussion:

2A-1 and 2A-2. The proposed project does not overlie a defined groundwater basin and is not in hydrologic continuity with an overdrafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The proposed project includes the construction of a new private driveway which lies within Ventura County and would serve a proposed single-family dwelling that would be located in Los Angeles County immediately across the County line. Water for the single-family dwelling will be provided by an on-site water well, and an on-site septic system would provide sewage disposal, both of which will be located in Los Angeles County. The proposed water well will be located approximately 50 feet away from the Ventura County line and will not be located near any other wells. The nearest well in Ventura County is located more than 1,400 linear feet to the northwest and upslope. Based on the limited well production output in this vicinity, future

net individual and cumulative ground water extractions is considered to have a less-than-significant impact to groundwater quantity.

The project will include approximately 1,200 feet of paved access road, which will reduce the surface water or rain infiltration; however, compared to the large undeveloped parcels within Ventura County (39 acres and 32 acres, respectively), coupled with good absorption rate of area soils, any potential loss of groundwater recharge impact will be less-than-significant.

2A-3 and 2A-4. The proposed project will result in an increase in groundwater extraction, but is expected to use less than one-acre-foot per year (AFY) from an undefined groundwater unit in the Santa Monica Mountains. The proposed project area is not in hydrologic continuity with an overdrafted basin, and there is no evidence of overdraft in the region. The proposed project is not likely to result in overdraft conditions and is considered to have a less-than-significant impact to groundwater extraction.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

2B-1 and 2B-2. The proposed project does not overlie a defined groundwater basin and is not in hydrologic continuity with an overdrafted basin. There is no evidence of overdraft in the region. The lithology of the area consists of fractured bedrock of the Santa Monica Mountains. The proposed project includes the construction of a new private access road in Ventura County to access a proposed single-family dwelling, which will be located in Los Angeles County immediately across the County line. Sewer service is not available in the area, and the proposed single-family dwelling will install a new septic system for disposal of effluent. Construction of the septic system will be subject to the Los Angeles County Environmental Health Division regulation and will meet the requirements of the California State Water Resources Control Board (SWRCB). A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project will not degrade groundwater quality, and construction of a future on-site septic system is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan.

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2C-1 and 2C-2. The proposed project does not rely on or propose the use of surface water supplies in a fully appropriated stream reach as designated by SWRCB, or where unappropriated surface water is unavailable. Water for the proposed single-family dwelling will be supplied by an on-site water well located in Los Angeles County. The proposed project is considered to have a less-than-significant impact on surface water quantity.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

2D-2. The proposed project includes the construction of a new private driveway in Ventura County to access a proposed single-family dwelling located in Los Angeles County immediately across the County line. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other permits. The proposed project is located in both Ventura County and Los Angeles County will exceed 1 acre of disturbed area. The project will be required to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, "Development Construction Program" Subpart 4.F, where the Applicant will be required to include Best Management Practices (BMP) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site greater than 1 acre and determined as High Risk to protect surface water quality during construction (Tables 9 in Subpart 4.F, SW-HR and SW-2 Forms).

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X				X	

Existing Conditions: Post-Woolsey Fire

As indicated under the environmental setting (Section A.5), the Woolsey Fire of November 2018 burned the entire project site where the access road is proposed. The project site currently exhibits features typical of a post-fire condition, consisting of a landscape with charred remains of vegetation, soils and predominately denuded of vegetation. Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Habitat burned by wildfire that met the definition of Environmentally Sensitive Habitat Areas (ESHA) before the fire shall be afforded the protections of ESHA. For the purposes of impact analysis and mitigation, the site conditions that existed prior to the fire conditions are considered baseline, which is characterized in the ISBA (Attachment 2).

Baseline: Pre-Fire Conditions

Biological assessment surveys were conducted at the project site by Werner Biological Consulting, on April 27, 2018, May 6, 2018, May 9, 2018, and June 18, 2018 (Attachment 2). The area surveyed encompasses the entire project site located in both Ventura and Los Angeles Counties, as well as the immediate surrounding area, for a total of approximately 25 acres. Historically, the project site has experienced fires, including the following: 1930 Potrero No. 42 Fire, the 1956 Sherwood/Zuma Fire, the 1993 Green Meadows Fire (Cal Fire, 2018). Burned shrub skeletons were evident throughout the project site, at the time of the surveys. Based on the biological surveys, the following estimates of land types/vegetation cover were identified for the project site:

Percentage	Land Types/Vegetation Cover
82%	Native vegetation
11%	Mixed native and non-native vegetation (slope)
5%	Mixed native and non-native vegetation (graded)
1.4%	Paved road (Yellow Hill Road)
0.9%	Bare ground (cut slope)

Major vegetation types included the following: Bigpod Ceanothus Shrubland Alliance, Laurel Sumac Shrubland Alliance, Chamise Shrubland Alliance, and Birch Leaf Mountain Mahogany Shrubland Alliance. Scrub alliances include California Sagebrush Shrubland Alliance, Black Sage Shrubland Alliance, and California buckwheat. Shrubland Alliances were less common than the chaparral stands and occurred on steep south-facing slopes, rocky areas, or previously disturbed areas. These communities are considered Coastal sage scrub and support shorter shrub species, greater amounts of bare ground, and a relatively higher cover percentage of grasses and herbaceous species.

The literature search and a query of the California Natural Diversity Database (CNDDB) was conducted for the Triunfo Pass USGS Quadrangle and the surrounding seven quadrangles, including Camarillo, Point Mugu, Newbury Park, Thousand Oaks, Point Dume, Calabasas, and Malibu Beach quadrangles. The search covered a 11-mile radius around the 25-acre survey area (which encompasses the project site). CNDDB analysis and review of other biological resources identified 91 special-status plant species and 56 special-status wildlife species, including State and Federally listed endangered or threatened species; that could potentially occur within the search radius of the parcel.

The proposed development activities in the Ventura County portion (APNs 700-0-030-095, 700-0-030-055, and 700-0-030-115) include only access road improvements (i.e. driveway) and a 10-foot fuel modification zone on either side of the driveway. Construction of the proposed access road and creation of the fuel modification zones are anticipated to result in the removal of approximately 1.26 acres of native vegetation communities that constitute ESHA.

Aerial imagery indicates the access road appeared sometime between 1977 to 1989. Additionally, approximately 1.06 acres of ESHA was removed from an area located in the northwest corner of APN 700-0-030-055 and northeast of APN 700-0-030-115). Therefore, the total ESHA impacts would be 2.32 acres (1.26 acres and 1.06 acres).

Impact Discussion:

4A-1. The surveys did not yield any confirmed presence of Federal or State listed endangered, threatened, or California Rare Plant Rank (CRPR) ranked plant species, with the exception of one California Native Plant Society (CNPS) ranked species, Plummer's mariposa lily (*Calochortus plummerae*) located on the southeast corner of the Los Angeles County lot (APN 4472-016-004). All other special-status plant species identified with a potential to occur in the project area; have a low probability of occurrence on the parcel (Attachment 2, Table 3-2), and are not expected to occur within the proposed development envelope.

Plummer's mariposa lily is a species recognized by CNPS on the CRPR list,[2] with a ranking of 4.2, defined as plants of limited distribution ("watch list"). This species is also considered a Locally Important Species (LIS) by the County of Ventura. Plummer's mariposa lily is not rare or declining and does not meet the definition of rare or endangered under Section 15380 of the State CEQA Guidelines. Due to these reasons, no specific mitigation measures to mitigate the loss of these special-status plant species is proposed. However, since the on-site ESHA is suitable habitat for this species, specific mitigation measures that protect ESHA will provide overarching protection for this plant species (and to other special-status plant species with a potential to occur on the parcel). Based on these circumstances, implementation of the project is not expected to reduce a plant species' populations, habitat, fragment its habitat, or restrict reproductive capacity.

4A-2. No species listed under the Federal or State Endangered Species Acts, Candidate Species, or California Fully Protected Species were observed or are expected to be impacted by the project. However, site surveys documented the presence of two special-status wildlife species on the parcel, which were denoted with a high probability of occurrence in the project area. These species include the coastal whiptail (*Aspidoscelis tigris stejnegeri*) and the San Diego desert woodrat (*Neotoma lepida intermedia);* both recognized as CDFW Species of Special Concern. Coastal whiptails were detected in Ventura County and Los Angele County parcels and could occur throughout the project site. Woodrat middens were observed throughout the project site and could occur throughout the project site in areas with intact ESHA. Suitable habitat for coastal whiptail includes not only intact scrub vegetation and open areas within chaparral, but it also includes dirt roads, shoulders, and other semi-disturbed features. San Diego desert woodrat would primarily use intact scrub and chaparral habitats (especially for building their middens, which are essential for reproduction and shelter), but this species also likely incorporates the adjacent overgrown disturbed areas on site for foraging and other daily activities within their territory.

As the existing dirt access road is already cleared and periodically maintained, these species are less likely to be found in these cleared areas, and, therefore, less likely to be impacted by construction activities. If these reptiles do occur within the cleared

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

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

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

areas, construction activities may result in direct mortality to these reptiles. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these reptile species occurring in natural areas immediately adjacent to the footprint of the access road. These potential indirect impacts are therefore considered significant. Mitigation Measures BIO-1 and BIO-2, which require pre-construction surveys and relocation of special-status species (if necessary) and Mitigation Measure BIO-3 (See Section 4B), which requires installation of temporary fencing around the development envelope during construction, are proposed and are expected to reduce potentially significant impacts to less-than-significant.

Three special-status bird species, which are relatively common in suitable habitats within the Santa Monica Mountains, were observed during the surveys. These special-status bird species included the following: Southern California rufous-crowned sparrow *(Aimophila ruficeps canescens*), oak titmouse *(Baeolophus inornatus)*, and Costa's hummingbird *(Calypte costae)* (ISBA, Attachment 2). As discussed in Section 4A-1, the entire project site is currently bare because all of the vegetation was burned by the Woolsey Fire. With some vegetation cover naturally regenerating prior to construction, there is a low potential for nesting birds to occur on the project site. While the potential is low, avian species could incidentally occur within the areas proposed for construction and be adversely affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibrations). To comply with the protection of such birds afforded by the Migratory Bird Treaty Act and California Fish and Game Code, the proposed project would be subject to a condition of approval requiring the Applicant to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and to submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

Mitigation:

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

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

Requirement: Two weeks prior to the initiation of, and periodically throughout, ground disturbance activities, a County-approved qualified biologist shall conduct surveys for special-status wildlife, coastal whiptail (*Aspidoscelis tigris stejnegeri*) and the San Diego desert woodrat (*Neotoma lepida intermedia)*, to ensure that these species are not harmed within fenced areas (temporary fencing as required by Mitigation Measure BIO-3). Individuals of these species that are found shall be relocated to suitable undisturbed habitat, outside of the areas directly and indirectly (e.g., noise) affected by ground disturbance activities. A County-approved biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit shall conduct surveys and relocation activities according to methods approved by the CDFW.

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

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

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

Mitigation Measure BIO-2: Woodrat Nest Avoidance and Relocation

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

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

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

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

a. Create new habitat on adjacent areas not impacted by the project by providing a vertical structure using local native material, such as tree and shrub trimmings,

stacked horizontally in areas that are under shady canopies and upslope of seasonal drainages. Piling rocks removed from the construction area can also be used to help achieve a structure. If multiple nesting material structures are created, they should be a minimum of 25 feet apart. The County-approved biologist shall place the new nesting material under shady areas in order to increase the chance that woodrats will use the nests. These areas should be in locations that do not presently provide this habitat structure to create new nesting opportunity and to reduce potential competition with existing woodrats.

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

c. Nudge the nest with a front end loader type tractor to flush the woodrats from the nest. They will usually abandon the nest and run out into adjacent off site cover.

d. Carefully and slowly pick up the nest material with a front end loader (to allow any additional woodrats to escape), while maintaining a safe distance from the nest to reduce health hazards to the workers. (Dust masks should be used even when operating equipment.)

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

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

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

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

Residual Impact:

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

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

Background/ESHA

ESHA are sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains.[3] ESHA are primarily riparian and wetland habitats and closed-canopy oak woodlands; however, within the Coastal Zone the California Coastal Commission has also recognized coastal sage scrub, chaparral, and California's native perennial grasslands as meeting the definition of ESHA.

"A Manual of California Vegetation" (MCV)[4] assigns rarity rank to habitats and defines Global (G) and State (S) numbers to indicate the overall rarity of a plant community throughout its global and state range. Plant communities are assigned a numeric code between 1 and 5, with 1 being the rarest. According to CNPS, communities with a State Rank of 3 or lower are considered "rare" plant communities. As discussed above in Section 4.A, majority of the vegetation mapped on the project site are Bigpod Ceanothus Shrubland Alliance (G4S4).

Based on the MCV rarity rankings, these habitats would not qualify as ESHA. However, these habitats and vegetation types are relatively rare in the Santa Monica Mountains and play an important role in the ecosystem of the Coastal Zone. The increasing threats

[3] Dixon, J., 2003. Designation of ESHA in the Santa Monica Mountains. California Coastal Commission.

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

from development and other anthropogenic impacts are also exacerbating the loss of these habitats. The Coastal Area Plan designates important habitat and serves to provide protective measures for the Santa Monica Mountains' unique coastal resources; including plant and animal species. Based on these facts, the Coastal sage scrub and chaparral communities occurring on the parcel are considered ESHA.

Impact Discussion

4B-1 and 4B-2. Plant communities are considered special status if they are designated as sensitive by CDFW (2010) or if they are identified as Locally Important Species (LIS) by the County of Ventura. Plant communities are also provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as ESHA. All habitats within the survey area and the remainder of the parcel, with the exception of the existing dirt road and cleared land, are considered ESHA.

Grading and other construction activities associated with the proposed project would occur within the ESHA buffer and could result in inadvertent entrance into sensitive plant communities, removal of sensitive plant communities, or degradation of the edges of these communities creating edge effects. These direct and indirect impacts to sensitive plant communities would result in potentially significant impacts; however, with the implementation of Mitigation Measure BIO-3 that requires construction exclusion fencing for ESHA, impacts would be less than significant.

Sensitive communities adjacent to the development footprint also have the potential to be indirectly impacted by the introduction of invasive species. The introduction and proliferation of invasive plants is a potentially significant impact; however, impacts will be mitigated to less-than-significant level with the implementation of Mitigation Measure BIO-4, prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix. With the implementation of Mitigation Measures BIO-3 and BIO-4, impacts to sensitive plant communities would be mitigated to less than significant.

Mitigation:

<u>Mitigation Measure BIO-3: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing</u>
Purpose: To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and on locally important communities consistent with the Goal 1.5.1 Ventura County General Plan Goal Policies and Programs (updated 2019), ground disturbance and vegetation removal in ESHA outside of the construction is prohibited.

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

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

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

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

Mitigation Measure BIO-4: Invasive Species Seeding and Landscaping

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

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

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

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

Monitoring and Reporting: The Permittee shall provide photos of the landscaping to the Planning Division, or schedule a site inspection with the Planning Division, to verify that the Permittee installed landscaping and irrigation according to the approved plans. The Planning Division maintains copies of the approved plans and photographs in the Project file. The Planning Division, Public Works Agency Grading Inspectors, and Building and Safety, have the authority to conduct site inspections to ensure compliance

with this condition consistent with the requirements of §8183-5 of the *Ventura County Coastal Zoning Ordinance*.

Residual Impact:

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

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

Impact Discussion:

4C-1 - 4C-4. There are no potential jurisdictional waters (including wetlands) present within 500 feet of the proposed access road within the Ventura County portion of the project site. Several unnamed, high-gradient rocky drainages fed by seasonal storms

are located approximately 300 feet southwest of the proposed building pad. These features would not likely be considered jurisdictional by CDFW or U.S. Army Corps of Engineers (USACE). The drainages are shown in the National Wetland Inventory (NWI) database as 'riverine' systems, but the current field data do not support this characterization (Attachment 2). They are not identified by the Ventura County, Public Works Agency (PWA), Watershed Protection District (WPD) as red-line streams, nor are they identified as protected wetlands in the County General Plan. These features are located more than 500 feet from the proposed development envelope. As a result, there would be no impacts to jurisdictional waters (including wetlands)

Residual Impact: None.

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

Impact Discussion:

4D-1 and 4D-2. The entire project site is located within the Coastal Zone. There are approximately 12.28 acres of sensitive plant communities occurring on the project site that constitute ESHA within the area that was surveyed (Attachment 2, Table 3-1). Permanent impacts to ESHA habitat from the proposed access road improvements and required fuel modification zone are estimated to be a total of 2.32 acres. The permanent loss of 2.32 acres of sensitive plant communities that constitute ESHA is considered a significant impact. Therefore, to compensate for the loss of ESHA, recommended Mitigation Measure BIO-5 will require the Permittee to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (4.64 acres of mitigation to offset 2.32 acres of ESHA)

In Southern California, Coastal sage scrub and Bigpod ceanothus chaparral is a fire-dominated vegetation type. Fires are a natural part of these ecosystems, increasing soil formation and fertility, removing thatch and litter, returning nutrients to the soil with the

ash and enabling post-fire native plants to sprout and germinate (CNPS, 2018).[5] In general, areas that supported native vegetation communities, such as ESHA, should experience post-fire recovery of native vegetation, with the native soils contributing as a "seed bank." However, fire can also promote the proliferation of some undesirable invasive plant species over native plant species. Due to the magnitude and intensity of the Woolsey Fire, recovery of natural vegetation on the project site may be constrained or hindered by growth of invasive plant species. With the vegetation cover burned off, areas of the project site that are prone to erosion (due to steep slopes) may also exacerbate unsuitable conditions for natural regeneration of native vegetation.

The proposed access road in Ventura County will require compensatory mitigation of 2.52 acres of ESHA in Ventura County. Therefore, the ESHA compensatory mitigation includes a combination of restoration, enhancement, establishment, and preservation elements, outlined in Mitigation Measure BIO-5, Compensatory Mitigation for Loss of ESHA.

While the County's preferred method for achieving compensatory mitigation for ESHA impacts is on-site mitigation, the Applicant does not own the property where the access road will be located, access will be granted an easement. Therefore, Mitigation Measure BIO-5 requires the Applicant to achieve ESHA compensatory mitigation off-site.

Potential impacts to post-fire recovery ESHA will be prevented through implementation of Mitigation Measure BIO-3, which requires exclusion fencing during construction (see Section 4B). With the implementation of Mitigation Measure BIO-3, direct impacts to ESHA would be mitigated to less-than-significant. Indirect impacts to ESHA could result from the introduction and proliferation of invasive plants. This can occur through the inadvertent transportation of seed or propagules or the intentional use of invasive plants in seed mixes or landscaping. Introduction of invasive plants degrade the quality of plant communities and wildlife habitat and would result in significant impacts to ESHA. However, with the implementation of Mitigation Measure BIO-4 (see Section 4B), potentially significant impacts would be mitigated to less-than-significant, and cumulatively considerable impacts would be less than significant.

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

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

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

would be mitigated to less-than-significant, and cumulatively considerable impacts would be less than significant.

Mitigation:

Mitigation Measure BIO-5 Compensatory Mitigation for Loss of ESHA
Purpose: Provide compensatory mitigation for the loss of ESHA that was caused by previous clearing and will be caused by the proposed development.

Requirement: The Permittee shall restore, enhance, establish and permanently preserve ESHA at a 2:1 mitigation-to-impact ratio offsite in the Santa Monica Mountains. One of these options, or a combination of these options, as described below, must be used to provide 4.64 acres of compensatory mitigation to offset 2.32 acres of ESHA that was degraded/cleared without a permit or carried out prior to January 1, 1977, the effective date of the Coastal Act, and not in conformity with all applicable local laws in effect at the time, and is being removed for development purposes.

Option 1: Offsite Habitat Mitigation Plan (HMP)
The Permittee shall coordinate with a public agency or land conservation organization to prepare, fund and implement an HMP that must include restoring the plant communities referenced in the Initial Study Biological Assessment (ISBA) (Werner Biological Consulting, August 17, 2018) at an offsite location in the Santa Monica Mountains within Ventura County. Offsite areas that qualify for restoration are restricted to areas where ESHA was previously degraded/cleared, or historically present but destroyed by natural disaster, and has not recovered within the past 15 years.

In addition to funding the restoration requirements for the HMP, the Permittee shall also provide the public agency or land conservation organization an amount that is reasonably anticipated to cover the annual costs associated with the management, maintenance, monitoring, reporting, and other activities identified in the HMP for a minimum of seven years.

Option 2: Offsite Conservation Land

The Permittee shall provide for the permanent protection of currently unprotected ESHA in the Santa Monica Mountains by acquiring and/or conveying land (either in fee title or in the form of a conservation easement) containing the unprotected habitats to a public agency or conservation organization approved by the County, or by funding the acquisition and management of such land by a public agency or conservation organization approved by the County. Such land to be protected is hereinafter referred to as “Conservation Land.” The selected Conservation Land must be an undeveloped, legal lot, and have equivalent or greater overall habitat value than the ESHA that was degraded/cleared or that is being removed for approved development purposes. The area selected as the Conservation Land shall be reviewed by the Planning Division and the party responsible for the long-term

stewardship of the Conservation Land, for adequacy. If the selected Conservation Land has less than equivalent habitat value than the ESHA that is being mitigated, the Permittee must also provide funding for the enhancement and restoration of the Conservation Land.

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

Options 1: Offsite HMP

The Permittee shall submit to the Planning Division an HMP that must include restoring the plant communities referenced in the Initial Study Biological Assessment (ISBA) (Werner Biological Consulting, August 17, 2018) on the restoration site. The HMP shall include, but not be limited to, the following information:

- Identification of a specific off-site location for restoration, as applicable.
- Ecological characterization of the baseline of the area to be restored in terms of suitability for restoring ESHA, including a legal description and graphic depiction (sketch map), showing the area and the distribution of existing vegetation types and sensitive species, if any are present in the area.
- Description of the goals and objectives of the restoration, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage.
- Identification of specific methods for restoration (e.g., transplanting, seeding, drill seeding).
- Performance standards for success, and the qualitative and quantitative methods for measuring success.
- Recommendations and requirements for additional restoration and enhancement activities (adaptive management actions) in order for the project to meet the criteria and performance standards.
- Sufficient technical detail on the restoration design such that techniques for site preparation, weed removal, transplanting, and planting locations and times are included.
- The identity and qualifications of the proposed public agency or land conservation organization responsible for protection, and long-term stewardship of the area(s) to be restored;
- Identification of the party(s) responsible for installing restoration components, maintaining the restoration areas, including maintenance of fences as needed, and steps to be taken to prevent degradation and encroachment of non-native plants in this area.
- A report with photographs of the restoration area and a description of the restoration work to demonstrate to the Planning Division that implementation of the Restoration Plan has commenced.

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

- The mitigation site(s) shall attain a native percent cover that reflects that of a high quality reference site, and the plant communities referenced in the Initial Study Biological Assessment (ISBA) (Werner Biological Consulting, August 17, 2018), as proposed by a qualified biologist and approved by the Planning Director in the HMP;

- Nonnative species shall comprise less than five percent cover and zero percent cover of species listed as "High" on the California Invasive Plant Council's Invasive Plant Inventory Database [Updated 2017] (or its successor); and

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

The Permittee shall submit to the Planning Division for review and approval, the HMP, prepared by a County-approved qualified biologist, that satisfies the applicable requirements of this condition. The Permittee shall provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for 7 years (or more, if the success criteria have not been met by Year 7).

In addition, for off-site restoration, the Permittee, in coordination with the proposed public agency or land conservation organization, shall provide estimated costs to implement the HMP to the Planning Division for review and approval. The estimated costs shall include those for materials and labor to conduct the restoration, and for maintaining the restoration area and submitting annual monitoring reports for seven years.

<u>Option 2: Offsite Preservation</u>
The Permittee shall submit to the Planning Division a Conservation Plan addressing the following elements with respect to the Conservation Land and the endowment ("Conservation Plan"):

- The location, acreage, and habitat types for all land proposed to be permanently protected;

- Provisions for initial and long-term stewardship of the Conservation Land and the estimated annual costs. The Permittee shall submit a cost estimate to maintain and monitor the Conservation Land, to prepare annual reports for a minimum of seven years, and a detailed description of how the cost estimate is computed, for review and approval by the Planning Division.

- If the selected Conservation Land has less than equivalent habitat value than the ESHA that is being mitigated, the Permittee must also provide a cost

estimate for materials and labor for the enhancement and restoration of the Conservation Land.

- The annual reporting, as stated in the Conservation Plan, shall be conducted by the party responsible for the long-term stewardship of the Conservation Land. Annual reports regarding the condition and stewardship of the Conservation Land shall be made available to the Planning Director, upon request;

- The identity and qualifications of the proposed public agency or conservation organization responsible for acquisition, protection, and/or long-term stewardship of the Conservation Land;

- A description of, and schedule for, the acquisition and/or conveyance (in fee title or by conservation easement) of the Conservation Land to the party selected to provide for its long-term stewardship;

- The proposed legal instrument that will be utilized to permanently protect the Conservation Land in its natural state.

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

Permanent Protection of ESHA

All off-site ESHA restored (Option No. 1) or preserved as Conservation Land (Option 2) shall be permanently protected through a County-approved conservation easement, deed restriction or other recorded legal instrument that permanently protects the ESHA in its natural state.

The aforementioned deed restriction, conservation easement and/or equivalent legal instrument permanently protecting the off-site land (collectively, “Conservation Instrument”), as applicable, shall each:

a. Include a copy of this condition of approval, a site-specific ESHA map, and legal description and map(s) of the areas that are subject to the Conservation Instrument (“Protected Areas”);

b. Include provisions for the long-term preservation and maintenance of the Protected Areas by describing what maintenance activities are allowed, and by stating that the following are prohibited in the Protected Areas:

(1) removal, mining, excavation, or disturbance of the soil or surface rocks or decaying material such as fallen trees;

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

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

(4) placement of pavements, concrete, asphalt and similar impervious materials, laying of decomposed granite for pathways, or setting of stones, paving bricks, or timbers;

(5) operation of dune buggies, motorcycles, all-terrain vehicles, bicycles, mowers, tractors, or any other types of motorized or non-motorized vehicles or equipment;

(6) removal or alteration of native trees or plants, through such activities as irrigating, mowing, draining, plowing, tilling or disking, except as necessary for controlled burns or fuel reduction as regulated by the Ventura County Fire Protection District, or for removal of non-native species and native habitat restoration or maintenance under the direction of a qualified biologist;

(7) application of insecticides or herbicides, poisons, or fertilizers;

(8) grazing or keeping of cattle, sheep, horses or other livestock, or pet animals;

(9) agricultural activity of any kind including the harvesting of native materials for commercial purposes;

(10) planting, introduction, or dispersal of non-native plant or animal species;

(11) hunting or trapping, except live trapping for purposes of scientific study or removal of non-native species;

(12) manipulating, impounding or altering any natural watercourse, body of water or water circulation and activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters;

(13) artificial lighting that illuminates or is directed towards ESHA; and

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

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

Timing: The Permittee shall submit an HMP (Options 1) or Conservation Plan (Option 2) along with the proposed Conservation Instrument(s) prepared in accordance with the applicable above-stated requirements, to the Planning Director for review and approval prior to the issuance of a Zoning Clearance for construction of the project. Depending on the option(s) selected, the following additional timing requirements shall apply:

Options 1: Off-Site Enhancement, Adaptive Restoration, and Preservation

Prior to issuance of a Zoning Clearance for construction of the project, the Permittee shall submit to the Planning Division (1) the final HMP, (2) verification that all financial obligations to implement the HMP have been received by a public agency or land conservation organization, (3) a copy of the final recorded Conservation Instrument, and (4) annual reports by December 31st of each year during the monitoring period.

Option 2: Offsite Preservation

Prior to issuance of a Zoning Clearance for construction of the project, the Permittee shall submit to the Planning Division (1) the final Conservation Plan, (2) verification that all financial obligations to establish the Conservation Land have been received by a conservation organization, and (3) a copy of the final recorded Conservation Instrument.

Monitoring and Reporting: The Planning Division maintains a copy of this mitigation measure/condition of approval, HMP, Conservation Plan, and recorded Conservation Instrument(s) in the Project file. The Planning Division shall have the authority to inspect the portions of the properties subject to the HMP/Conservation Plan and Conservation Instruments to ensure that they are being utilized and maintained as required. For the life of the project, the Planning Division may enforce all provisions of this mitigation measure/condition of approval, including but not limited to those stated in the HMP/Conservation Plan and Conservation Instrument(s), pursuant to §8183-5 of the *Ventura County Coastal Zoning Ordinance*.

Mitigation Measure BIO-6: Fuel Modification Plan

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

Requirement: The Permittee shall use a County-approved qualified biologist or licensed landscape architect to prepare a Fuel Modification Plan for County Planning

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

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

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

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

Residual Impact(s): With the implementation of Mitigation Measures BIO-3 through BIO-6, the proposed project is expected to reduce potentially significant impacts to ESHA to less-than-significant, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to ESHA.

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

Impact Discussion:

4E-1 – 4E-4. The proposed project is located approximately five miles southeast of the Santa Monica-Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within this designated movement corridor. Prior to the Woolsey Fire, the project area was essentially a continuous block of chaparral and scrub habitats bisected by an overgrown dirt road and building pad. Although located along a steep slope, most of the road is currently passable laterally by wildlife except for several small, but steep, cliff features across which larger wildlife species would likely not choose to move. No movement features besides the paved and dirt roads were documented in the survey area or its surroundings. The project site is located within a broader mountainous environment with habitat connectivity due to a large amount of relatively continuous habitat. There are no fences or other barriers to movement, with the exception of the existing residential dwelling located on Yellow Hill Road.

No physical barriers to connectivity exist on the project site. No fencing is proposed. Retaining walls will extend along the steeper sloped sections of the access road for approximately 685 feet of the access road. The retaining walls located within Ventura County vary in height from less than one foot to 8 feet and are not expected to create barriers to wildlife movement and habitat connectivity (Attachment 2).

The future occupation of the residence will likely increase levels of noise and human presence above existing levels; however, the increased noise levels are not considered to be significant impacts, as the noise levels are consistent with those typical of a residential development. No lighting is proposed as part the of the project located in Ventura County (i.e. access road).

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

4F. The proposed project is consistent with the *Ventura County General Plan* Goals and Policies of the *Ventura County Initial Study Assessment Guidelines.* The project is consistent with *General Plan* Biological Resources Policies 1.5.2-1 and 1.5.2-2, which requires discretionary development, which could potentially impact biological resources to be evaluated by a qualified biologist to assess impacts, and, if necessary, develop

mitigation measures to mitigate any significant impacts to biological resources to less-than-significant. A biological resources evaluation, an ISBA (Werner Biological Consulting, August 2018), was prepared for the proposed project (Attachment 2). With the implementation of Mitigation Measures BIO-1 through BIO-6 that protect the biological resources identified in the ISBA, the proposed project will be consistent with *General Plan* Policies 1.5.2-1 and 1.5.2-2.

The project site is located within areas that are subject to the *Coastal Area Plan. Coastal Area Plan* South Coast Santa Monica Mountains Policy F.3 requires National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands be consulted for discretionary entitlement applications that may adversely affect the biological resources. The Planning Division notified and requested comments from the National Parks Service, Santa Monica Mountains Conservancy, California State Coastal Conservancy, California State Parks, the Trust of Public Lands and Ventura County General Services Agency Parks Division regarding the proposed project. To date, the Planning Division received comments from the National Park Service regarding the proposed project. The commenter stated that the project site lies within the Santa Monica Mountains National Recreation Area, a unit of the national park system. With this designation, the property is deemed suitable for public recreational use. A short portion of the proposed driveway crosses NPS land in Los Angeles County (NPS Tract No. 109-23, APN 4472-016-903). NPS has been working with the Applicant and has confirmed that the Applicant has legal access. The NPS Pacific West Region Lands Office is preparing a “Quitclaim, Acknowledgement and Clarification of Easement Rights” document that correctly describes the terms of the easement and its legal description (Letter from the United States Department of the Interior, National Park Service, dated October 4, 2018).

Additionally, *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 requires all habitat areas to be permanently maintained in open space through an easement or other appropriate means. The Applicant obtained a 40-foot easement from property owners of APNs 700-0-030-055 and 700-0-030-115 to construct a private driveway to access a single-family dwelling located in Los Angeles County immediately across the County line. In addition, APN 700-0-030-095, where the proposed driveway commences, contains a deed restriction (Ventura County Recorder Instrument No. 20030717-0267220) which contains mitigation measures to protect biological resources that exists on the property pursuant to the Condition Certificate of Compliance No. 0211/Parcel Map 5393, which provides overreaching protection of ESHA. The proposed project will be consistent with *Coastal Area Plan South Coast Santa Monica Mountains* Policy F.3 with the implementation of Mitigation Measure BIO-5, which will require the Applicant to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (2.52 acres of mitigation to offset 1.26 acres of ESHA) and all onsite ESHA be permanently protected in perpetuity through a conservation easement or conservation instrument. As a result, the proposed project is consistent with *General Plan* Goals and Policies and *Coastal Area Plan* policies governing biological resources.

Residual Impact(s):

With the implementation of Mitigation Measures BIO-1 through BIO-6, residual impacts will be less than significant.

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		

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

Impact Discussion:

6a and 6b. The project site does not include any land within the Scenic Resource Protection (SRP) Overlay Zone. However, the site is located within the Santa Monica Mountains Overlay Zone. The Santa Monica Mountains consist of rock outcroppings and sensitive habitats, such as riparian corridors, native chaparral, and oak woodlands. Public Resources Code (PRC) Section 30240 requires development in areas adjacent to ESHA be designed to prevent impacts which would significantly degrade those areas. Pursuant to Mitigation Measure BIO-6, the Applicant will be required to submit a fuel modification plan prohibiting invasive and non-native plants within 100 feet of the building envelope. With the implementation of Mitigation Measure BIO-5, which will mitigate for the loss of ESHA, the proposed project will not substantially degrade the vegetation on site. No lighting is proposed as part the of the project (i.e. access road within Ventura County); however, the proposed project will likely incorporate residential lighting that could be visible from public views, if it is excessive or shines into adjacent areas with native vegetation. Therefore, the proposed residence being located in Los Angeles County, will be subject to the Los Angeles County standards related to lighting and glare.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas in order to minimize the alteration of natural land forms and to be visually compatible with the character of surrounding areas. The portion of the project site (proposed access road) located in Ventura County is not visible from State Route 1 (Pacific Coast Highway) or Yerba Buena Road. In addition, Planning Division staff conducted a site visit on October 2, 2018 and determined that the proposed project site was not noticeably visible from any nearby public roadways. The proposed access road is at a lower elevation and hidden by the natural topography. The Arroyo Sequit Park Trail (a National Recreation Trail) is located approximately 2.3 miles east of the project site. The Yellow Hill Trail is located approximately 1 mile southwest of the project site, and the Nicholas Flat Trail is located

approximately one mile southeast of the project site. At these distances and due to the steep terrain, public views of the access road would likely not be visible or would be minimal at best.

Pursuant to the *Ventura County Coastal Zoning Ordinance* Section 8177-4.1.7, all new development to the extent shall not be sited within 500 feet of the park boundary unless no alternative siting on the property is possible. As discussed above in Section A.8, a short portion of the proposed driveway crosses NPS land in Los Angeles County (NPS Tract No. 109-23, APN 4472-016-903). NPS has been working with the Applicant and has confirmed that the Applicant has legal access, and the NPS Pacific West Region Lands Office is preparing a "Quitclaim, Acknowledgement and Clarification of Easement Rights" document that correctly describes the terms of the easement and its legal description (Letter from the United States Department of the Interior, National Park Service, October 4, 2018). The proposed project will be subject to a condition of approval to provide the Planning Division with documentation, including, but not limited to, an approved and recorded instrument from all the property owners and NPS granting the easement from all the property owners and NPS to which the proposed driveway, and copies of permits or agreements from other agencies to verify that the Applicant has obtained or satisfied all applicable Federal, State, local entitlements, and conditions of approval for the proposed project prior to the issuance of a Zoning Clearance for construction. Therefore, the proposed project would result in less-than-significant, project-specific impacts and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

7a. The proposed project is underlain by igneous bedrock assigned to the Conejo Volcanics Formation of middle Miocene geologic age (Updated Geologic & Soils Engineering Report, prepared by SubSurface Designs, Inc., dated February 8, 2018). In accordance with the *Ventura County Initial Study Assessment Guidelines,* the Conejo Volcanics geologic formation is not considered to have a High or Moderate to High incidence of paleontological resources, and a determination of no impact can be made. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

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

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

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

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

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

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

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

e. Implement the agreed upon recommendations.

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

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

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

8A-1 – 8A-2. A Phase I Archaeological Resource Survey and Impact Evaluation was prepared by Archaeologist, Dr. Brandon S. Lewis, on March 10, 2014, to investigate the existence of historical and cultural resources on the project site. The study included a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, and an intensive field survey for the proposed project site.

CHRIS records search indicated that no previously recorded archaeological sites exist within the project boundaries. A total of eight field surveys were conducted and indicated that no archaeological sites have been recorded within a half-mile radius of the project site. An archaeological field survey of the project site was conducted on March 2, 2014. No cultural resources were identified during the site survey.

Pursuant to Public Resources Code Section 21080.3.1 et seq., on May 23, 2019, a formal request [in accordance with Assembly Bill (AB) 52] was sent to Native American representatives for consultation regarding the proposed project's potential impact to tribal coastal resources. As of the date of this initial study, no comments were received.

Based on the results of this Phase I Assessment, no significant archaeological resources exist in the areas proposed for development, and no additional archaeological consideration or work would be required for the proposed project. Although the proposed project is unlikely to result in impacts to archaeological

resources, future ground disturbance activities will be subject to the following condition of approval, to ensure the protection of any subsurface resources if they are inadvertently encountered during ground disturbance activities.

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

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

Requirement: The Permittee shall implement the following procedures:

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

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

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

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

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

   (5) Implement the agreed upon recommendations.

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

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

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

   (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide

recommendations on the proper disposition of the site in a written report format;

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

(5) Implement the agreed upon recommendations.

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

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

8B-1 – 8B-4. The project site currently does not include any existing development other than the previously-cleared dirt pad and unpaved access road. Therefore, the proposed project will not have an impact on historical resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to historical resources.

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								

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

Impact Discussion:

9a and 9b. The project site is located approximately 2.3 miles north of the Pacific Ocean and is located between 1,150 and 1,466 feet amsl. The proposed project's distance from the coast does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not result in a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to coastal beaches or sand dunes.

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

Mitigation/Residual Impact(s): None.

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

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:

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

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

11a. The property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. No new habitable structures are proposed on the portion of the proposed project located in Ventura County; therefore, the effects of ground shaking are considered less than significant. The hazards from ground shaking will affect each project individually, and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

12a. The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a factor for the proposed project, and the site is not within a State of California Seismic Hazards zone for liquefaction. Additionally, the project site is underlain by dense bedrock (Topanga Formation and Conejo Volcanics); therefore, the subject site is not considered susceptible to liquefaction related hazards (Updated Geologic & Soils Engineering Report, SubSurface Design, Inc., February 8, 2018). The hazards from liquefaction will affect each project individually, and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

13a. The project site is located approximately 2.3 miles north of the Pacific Ocean and is located between 1,150 and 1,466 feet amsl. The project site is not located adjacent to a closed or restricted body of water based on aerial imagery [Resource Management Agency Geographic Information System (RMA) GIS Viewer, 2019] and is not subject to seiche hazard. Therefore, the proposed project will not have a project-specific impact related to potential seiche hazard. The hazards from seiche will affect each project individually, and no cumulative seiche hazard will occur as a result of other approved, proposed, or probable projects.

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

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

Mitigation/Residual Impact(s): None

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

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 a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

14a. The project site is located in a hillside area of Ventura County. There are mapped landslides within the property and beneath a portion of the proposed access road. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act (1991, PRC Sections 2690-2699.6), portions of the project site are located in a potential seismically induced landslide zone. The Updated Geologic & Soils Engineering Report (SubSurface Design, Inc., dated February 8, 2018) indicated that there has been no significant movement of this landslide based on aerial photographs dated between 1952 and 2018. Further, the report indicated that should movement occur, the movement will be in the form of slow and creep type. This movement will require some periodic maintenance to the main access to the residence. The proposed project project-specific impacts related to landside hazards will be less-than-significant. The hazards from landslides/mudslides will affect each project individually, and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

15a. The Expansion index test contained in the Updated Geologic & Soils Engineering Report (SubSurface Design, Inc., February 8, 2018) indicated the near surface expansion varies from 0 to 85 (medium). Future development at the project site will be subject to the requirements of the Ventura County Building Code (2016), adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The hazards associated with adverse effects of expansive soils is considered to be less than significant. The hazards from expansive soils will affect each project individually, and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

17a-1. The proposed project will result in an increase in impervious area of approximately 0.3 acres as approximately 980 feet of the construction of the paved access road is located within Ventura County. The drainage from the road will be discharged at various locations into areas of natural vegetation located on surrounding properties. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the new access road considering the size of the surrounding properties (4 acres, 39 acres, and 32 acres) relative to the size of the proposed project.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

17b-1 – 17b-4. The project site is not located within or adjacent to a Federal Emergency Management Agency (FEMA) 1% annual chance (100-year) floodplain as evidenced in the effective Digital Flood Insurance Rate Map (DFIRM) 06111C1130E (January 20, 2010). The project site is located in a "Zone X-Unshaded" 500-year floodplain. The nearest floodplain is the Pacific Ocean, which is located approximately 2.3 miles south and downslope of the project site. Therefore, the proposed project will have a less-than-significant, project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to flooding.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

18a. The proposed project is located within the High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area. Fire Station 56, located at 11855 Pacific Coast Highway in Malibu, is approximately 4.3 miles south of the project site. The proposed project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code (2016) and Ventura County Fire Code. The proposed project will be subject to conditions of approval to ensure the project is in conformance with current California State Law and the Ventura County Fire Code. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative fire hazards impact.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

19a and 19b. The proposed project site is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula, or Naval Base Ventura County airports. The nearest airport to the project site is the Naval Base Mugu Airport, which is located approximately 14 miles to the northwest of the project site. The proposed project will not involve any obstructions to navigable airspace, as the proposed project includes the construction of a 1,305-foot access road in Ventura County for a new single-family dwelling located in Los Angeles County, immediately across the County line. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established deferral criteria set forth in the Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

20a-1. The proposed project includes the construction of a 1,305-foot access road in Ventura County for a new single-family dwelling located in Los Angeles County immediately across the County line. The proposed project will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division (EHD)/Certified Unified Program Agency (CUPA). Therefore, the proposed project will not result in a significant project-specific impact to hazardous materials/waste. The proposed project will not make a cumulatively considerable contribution to a significant cumulative hazardous materials/waste impact.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

21a. In order to determine whether a project will result in a significant noise impact, the Ventura County Initial Study Assessment Guidelines set forth standards to determine whether the proposed use is a “noise sensitive use” or a “noise generator.” Noise sensitive uses include, but are not limited to, dwellings, schools, hospitals, nursing homes, churches, and libraries. The proposed project, which includes the construction of 1,305-foot access road (paved and unpaved) for a single-family dwelling, is not considered a noise sensitive use. However, the new single-family dwelling to be constructed in the Los Angeles County portion of the project site is considered a noise sensitive use.

The proposed project is located approximately 2.3 miles north of State Route 1 (Pacific Coast Highway) and is outside the CNEL 60dB(A) noise contour (RMA GIS Viewer, Noise Contour Maps, 2019). Therefore, proposed and future residential uses will not be subject to noise levels from traffic along State Route 1, which are incompatible with residential uses. In addition, the project site is not located near any railroads or airports

(both of which are approximately 10 miles north and 13 miles northwest of the project site, respectively). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

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

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

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

22a. The project site is situated in a hillside terrain within the Santa Monica Mountains surrounded by natural topography. The proposed project includes the construction of a 1,305-foot access road in Ventura County to access a proposed single-family dwelling located in Los Angeles County, immediately across the County line. The project site is not visible from any road in the County Regional Road Network, and, therefore, does not have the potential to create a new source of disability glare or discomfort glare for motorists. The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to daytime glare.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								

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:

23a. The proposed project includes the construction of a private driveway in Ventura County to access a proposed single-family dwelling located in Los Angeles County, immediately across the County line. The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to public health.

23b. The proposed project will be consistent with the *Ventura County General Plan Goals and Policies* for Item 23 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

24a. The VCAPCD has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the VCAPCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

25a. The proposed project is consistent with the General Plan "Open Space" land use designation, the Coastal Area Plan "Open Space" designation, and the Ventura County CZO zoning designation, COS-10 ac-sdf/M. The proposed project is consistent with the land use and maximum building density requirements of the General Plan. The Applicant is not requesting a change in land use or zoning designations or parcel size.

The surrounding properties have the same zoning designations and land use designations as the project site and consist primarily of open space and rural residential development. The property abuts single-family residences to the north and west and open space, vacant land owned by the National Park Service to the northwest and east. The proposed project includes the construction of an 1.305-foot access road in Ventura County to access a proposed single-family dwelling in Los Angeles County immediately across the County line; therefore, future development will be compatible with the existing residential development within the vicinity of the project site.

The proposed project has been evaluated for conformance with the applicable requirements of the Ventura County CZO. Additionally, pending projects located in the vicinity of the proposed project are also subject to mitigation measures to preserve the natural character of the Santa Monica Mountains by avoiding ESHA or mitigating for the

loss of ESHA in keeping with the development standards set forth in the Ventura County CZO (Section 8175-2 et seq.). Therefore, the project-specific impacts to community character impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant community character impacts.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households?	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X			X			
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

26a. No dwelling units exist on the project site. The proposed project includes the construction of a 1,305-foot access road in Ventura County to access a proposed single-family dwelling in Los Angeles County and will not eliminate three or more existing dwelling units that are affordable to moderate-income or lower-income households. The project, in fact, would result in the development of one new single-family dwelling unit, which will add to the County's housing stock. Therefore, the proposed project will not have a significant project-specific impact to housing. The

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

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(1)-a. The proposed project includes the construction of a 1,305-foot access road in Ventura County to access a proposed single-family dwelling across the County line in Los Angeles County. No additional development proposed as part of this project is located in Ventura County jurisdiction. The project will not generate additional traffic on

the local public roads and the Regional Road Network. Therefore, adverse traffic impacts relating to level of service will be less than significant.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(2)-a. The proposed project includes the construction of a 1,305-foot access road in Ventura County to access a proposed single-family dwelling located immediately across the County line in Los Angeles County. When development occurs, the low volume of traffic that may be generated by the development will not have the potential to alter the existing level of safety of the County-maintained roadways, intersections, and a State highway (State Route 1), located near the project site.

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

<u>Notice of Substandard Access Roads (NSSAR):</u>
Intent: The County requires the Permittee to record a Notice of Substandard Access

Roads (NSSAR) when the project is near a substandard road, which may not be improved to the current County Road Standard in the future.

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

The NSSAR condition shall include the following:

A. The property is served by existing public roads and/or private roads in the Yerba Buena Area that do not meet current County road standards.

B. The Permittee shall acknowledge that Yerba Buena Road, Cotharin Road, Deer Creek Road, and Pacific View Drive in the Yerba Buena Area, and access roads connected to these roads do not meet current County Road Standards.

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

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

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

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

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

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(3)-a. The existing roads leading to the project site, Yerba Buena Road and Yellow Hill Road, meet minimum VCFPD access standards. The project includes the construction of 1,305-foot access road in Ventura County to serve a new single-family dwelling in Los Angeles County, which will be required to meet the adopted Private Road Guidelines and Access Standards of VCFPD as identified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the safety and design of private access.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(4)-a. State Route 1 (Pacific Coast Highway), Yerba Buena Road, and Yellow Hill Road are existing roads that serve the project site. The proposed private driveway will be located within a 40-foot-wide easement and will connect the proposed single-family dwelling located in Los Angeles across the County line to Yellow Hill Road located in Ventura County. The existing unpaved access road will be improved and paved to meet the adopted Private Road Guidelines and Access Standards of the Ventura County Fire Protection District as identified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to tactical access.

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?	X				X			
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

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

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								

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

Impact Discussion:

27d-1. The project site is located approximately 10 miles from the nearest railroad and would not interfere with an existing railroad's facilities or operations. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to railroad facilities or operations.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27e-1 and 27-e-2. The project site is located approximately 13 miles southeast of the nearest airport, Naval Base Mugu Airport, and is not located within a sphere of influence of any County-operated airport. Furthermore, the proposed project includes the construction of a 1,305-foot private driveway in Ventura County to access a proposed single-family dwelling located across the County line in Los Angeles County. The proposed single-family dwelling will be subject to the Los Angeles County development standards to ensure that the proposed project will not interfere with air traffic safety. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to interference with airports.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27f-1. The project site is located approximately 15 miles from the nearest harbor, Port of Hueneme. The proposed project will not result in an increase in demand for commercial boat traffic. Therefore, the proposed project will not have a project-specific adverse impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to existing harbor facilities or operations.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27g-1. The project site is not located over or near any existing pipelines (RMA GIS Viewer, 2019). The nearest pipeline is located approximately 10 miles north of the project site. Therefore, the proposed project will not result in a project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

28a-1. The proposed project includes the construction of a private driveway in Ventura County to access a new single-family dwelling located in Los Angeles County immediately across the County line and will not require a supply of domestic water in Ventura County jurisdiction. Therefore, the proposed project will not have any project-specific or cumulative impacts to water quality.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								
1) Have a permanent supply of water?	X				X			
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
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. The proposed project includes the construction of a private access road in Ventura County to access a new single-family dwelling located across the County line in Los Angeles County. The water well for the proposed single-family dwelling will not be located within Ventura County. The Applicant must drill a water well in Los Angeles County and must conform to their standards to meet or prove a verified permanent supply of water. The portion of the project that is located in Ventura County only includes the private driveway, so Ventura County does not have jurisdiction over permanent water supply Therefore, the proposed project will not have any project-specific or cumulative impacts to water quantity.

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

28b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 28b of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

28c-1. Fire flow for the proposed project is not located within Ventura County jurisdiction. Therefore, the proposed project will not have any project-specific or cumulative impacts to fire flow.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

29a-1. The proposed project includes the construction of a private access road in Ventura County to access a new single-family dwelling located across the County line in Los Angeles County. Sewage disposal system for the proposed single-family dwelling will not be located within Ventura County jurisdiction. Therefore, the proposed project will not have a project-specific or cumulative impacts related to onsite wastewater treatment system.

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

Mitigation/Residual Impact(s): None

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. The proposed project includes the construction of a private access road in Ventura County to access a proposed single-family dwelling located in Los Angeles County immediately across the County line. The proposed project will utilize an OWTS in Los Angeles County and will not require connection to a sewage collection facility. Therefore, the proposed project will not have any project-specific impacts and will not make a cumulative considerably contribution to a significant cumulative impact, related to the use of a sewage collection/treatment facility.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

29c-1. As required by California PRC 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, indicated that Ventura County has at least 15 years of disposal capacity available for waste generated by in-

County projects. Because the County currently exceeds the minimum disposal capacity required by the California PRC, the proposed project will result in less-than-significant, project-specific and cumulative impacts upon Ventura County's solid waste disposal capacity.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

30a. The proposed project includes the construction of a private access road in Ventura County to access a proposed single-family dwelling located across the County line in Los Angeles County. Utilities will not be located within Ventura County jurisdiction. Therefore, determination of no impact can be made.

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The project site is situated approximately one mile east of Little Sycamore Canyon, which is a Ventura County Watershed Protection District (WPD) jurisdictional redline channel. No direct connections to this WPD channel are proposed. It is understood that any impacts from increased impervious area and stormwater drainage design will be conditioned by the PWA, Engineering Services Division, Development & Inspection Services, by reference to Appendix J of the Ventura County Building Code (2016), to require that runoff from the project site be released at no greater than the undeveloped flow rate and in such manner as to not cause an adverse impact downstream in peak velocity or duration. The proposed project design, with incorporation of the WPD conditions, mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will result in less-than-significant project-specific and cumulative impacts, related to redline channels under the jurisdiction of WPD.

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

Mitigation/Residual Impact(s): None.

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

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

Impact Discussion:

31b-1 and 31b-4. The proposed project preserves the existing runoff and local drainage patterns. The project runoff will be similar to the present flow, and no increase in effects on Areas of Special Flood Hazard will occur when compared to the pre-project condition. This project will not create an obstruction of flow in the existing drainage, as runoff from the project site will maintain the drainage conditions that presently exist. The proposed project will result in an increase in impervious surface area due to the new private access driveway; however, the impervious surface areas will drain into existing unimproved open brush areas of the surrounding properties and the flows will be attenuated as they travel down the existing drainages. As such, the offsite drainage patterns will be unaltered. The proposed project will not result in an increase in flow from the existing conditions as the runoff from impervious surfaces will be offset by the existing drainages. There will be no adverse effects to Areas of Special Flood Hazard, regulatory channels, and natural and man-made channels. The proposed project will be completed according to current codes and standards. Therefore, the impacts of the proposed project on drainage facilities not under the jurisdiction of WPD are less than significant.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

32a. The proposed project includes the construction of a private driveway in Ventura County to access a proposed single-family dwelling located across the County line in Los Angeles County. The new single-family dwelling will not be located in Ventura County jurisdiction; therefore, the proposed project will not have a project-specific impacts and would not make a cumulatively considerable contribution to a significant cumulative impact to emergency services.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								

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. The proposed project, construction of a private driveway in Ventura County to serve a proposed single-family dwelling located in Los Angeles County, will not result in the need for additional fire protection services personnel. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the need for fire personnel.

33b-2. As stated in this Initial Study (above), the nearest fire station to the project site is Ventura County Fire Station 56, which is located approximately five miles southeast of the project site on State Route 1 (Pacific Coast Highway). The distance from Fire Station 56 to the project site is adequate. A new fire station or equipment will not be required to serve the proposed project. Therefore, the proposed project would not have a project-specific impact or contribute to a cumulatively considerable significant impact to fire personnel, equipment, or facilities.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			

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

Impact Discussion:

35a and 35b. The proposed project includes the construction of a 1,305-foot access road in Ventura County to serve a new single-family dwelling locate immediately across County line in Los Angeles County. The proposed project in Ventura County jurisdiction will not result in an increased demand for recreation, parks, and/or trails and corridors in the local area. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

35c. The project site lies within Santa Monica Mountains National Recreation Area (SMMNRA), a unit of the national park system. On October 4, 2018 the National Park Service reviewed the project site to determine if it is suitable for public recreational use.[7] A short portion of the proposed driveway crosses NPS land in Los Angeles County (NPS Tract No. 109-23, APN 4472-016-903). NPS has been working with the Applicant and has confirmed that the Applicant has legal access, and the NPS Pacific West Region Lands Office is preparing a "Quitclaim, Acknowledgement and Clarification of Easement Rights" document that correctly describes the terms of the easement and its legal description (Letter from the United States Department of the Interior, National Park Service, October 4, 2018). The proposed project will be subject to a condition of approval to provide the Planning Division with documentation, including, but not limited

[7] Letter from the United States Department of the Interior, National Park Service, David Szymanski, Superintendent, to Pearl Suphakarn, Case Planner, Resource Management Agency, Ventura County Planning Division, dated October 4, 2018.

to, an approved and recorded instrument granting the easement from the property owners and NPS for the proposed driveway, and copies of permits or agreements from other agencies to verify that the Applicant has obtained or satisfied all applicable Federal, State, and local entitlements and conditions that pertain to the proposed project prior to the issuance of the Zoning Clearance for construction.

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

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

Mitigation/Residual Impact(s): None.

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

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

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

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

Section C – Mandatory Findings of Significance

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

Findings Discussion:

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

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

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

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

Section D – Determination of Environmental Document

Based on this initial evaluation:

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

Noe Torres, Case Planner

1-6-2020
Date

Attachments:

Attachment 1 – Aerial Location Map
Attachment 2 – Initial Study Biological Assessment, Werner Biological Consulting, August 2018
Attachment 3 – Project Plans
Attachment 4 – List and Map of Ventura County Pending and Recently Approved Projects, November 2019
Attachment 5 – Works Cited

Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 11-14-2019
Source: Pictometry: 2018

RMAgis

County of Ventura
Planning Director Hearing
Aerial Photography
PL17-0130

0 62.5 125 250 Feet

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

RH

Initial Study Biological Assessment
10112 Yellow Hill Road Development Project
Malibu area, Ventura County

Prepared by:

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P.O. Box 547
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Prepared for:

Chandra Bandi
17154 Tulsa Street
Granada Hills, CA 91344

August 2018

Initial Study Biological Assessment

Original ISBA report date: March 30, 2014

Revision report date: August 17, 2018

Case number: PL17-0130

Permit type: Planned Development Permit

Applicant: Chandra Bandi

Case Planner: Whitney Wilkinson

Total parcel(s) size: 82 acres

Assessor Parcel Number(s): 700-0-030-095, 700-0-030-055, 700-0-030-115

Development proposal description: Improvements to existing road and fuel modifications for new single-family home on adjacent Los Angeles County parcel

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: **8/17/2018**
Name (printed): **Scott Werner**	Title: **Principal Biologist/Owner**	Company: **Werner Biological Consulting**
Phone: **805-272-5871**	email: **scott@wernerbio.com**	

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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Summary

A biological survey and effects analysis was conducted for a proposed development project involving a single-family home located in the Malibu area of Los Angeles County that will require improvements to an access road and fuel modifications within Ventura County. This report is specific to Ventura County Planning Division regulations but includes a summary and analysis of the entire project within both counties. No species listed as endangered, threatened, or rare according to the California Endangered Species Act and Federal Endangered Species Act, Fully Protected by the California Department of Fish and Wildlife (CDFW), or candidate species were encountered. Several other special-status species were, however, encountered in the project area, including coastal whiptail (*Aspidoscelis tigris stejnegeri*) and likely San Diego desert woodrat (*Neotoma lepida intermedia*), both of which are designated as Species of Special Concern by CDFW. In addition, most of the vegetation that will be destroyed or degraded as a result of the project is considered to be Environmentally Sensitive Habitat Areas (ESHA) as defined under the Ventura County Coastal Zoning Ordinance (VCPD 2017b). Mitigation measures have been provided that, if effectively implemented, will reduce the impacts to a level of Less than Significant under the California Environmental Quality Act (CEQA).

Section 1: Construction Footprint Description

Development Proposal Description

The project will involve improvement and paving of sections of an existing 1,420-foot dirt access road located in Ventura County, in order to accommodate a proposed single-family home to be constructed on an existing building pad at the southern end of the access road in Los Angeles County (Los Angeles County APN 4472-016-004). In addition, the home's fuel modification zones will extend into Ventura County. Construction of the three-story single-family home will include landscaping, fuel modification zones, driveway, fire department turnaround, and utilities. The first 736-foot long road section south of the Yellow Hill Road centerline will be paved with asphalt concrete, followed by a non-graded 315-foot section left as is. The final southerly 369-foot section will be paved with asphalt concrete to the Los Angeles County line. Within Los Angeles County, the access road paving will continue for approximately 80 feet within APN 4472-016-903, and then onto the single-family home parcel of APN 4472-016-004. Although there are at least three building pads within the survey area, 'building pad' in this report refers to the pad on Los Angeles County APN 4472-016-004 where the proposed single-family home will be built, unless noted otherwise. A Biological Assessment report describing the biological resource impacts within Los Angeles County has been submitted to the Los Angeles County Department of Regional Planning (WBC 2018a).

The affected road sections will be expanded from the current width of 13 to 16 feet to a width of 20 feet by excavating the slope and adding retaining walls and with several ribbon gutters for drainage. Portions of the adjoining slope will be removed and recompacted up to 5 feet for adequate stabilization. The excavation cut amount in Ventura County is expected to be 604 cubic yards (cy). Fill will be 64 cy, and the remaining 540 cy will be exported. Four retaining walls between approximately 60 and 530 feet in length and of variable heights will be installed along the uphill slope of the access road and building pad. The three walls along the access road will be between one and five feet tall, while the southernmost and longest wall along the building pad and adjacent road will be between two and fourteen feet tall. A 75-

foot long retaining wall up to eight feet tall will be installed on the downhill side of the access road near Yellow Hill Road to compensate for a small landslide.

A fuel modification plan was approved by the County of Los Angeles Fire Department in September 2014 (County of Los Angeles Fire Department 2014) and includes a description of the fuel modifications for the portion of the access road located in Ventura County, as well as proposed landscaping notes. The fuel modification zone treatment descriptions are provided in Appendix 3. In brief, there will be a landscaped 20-foot zone (Zone A – Setback Zone) around the home, an irrigated landscaped zone out to 100 feet (Zone B – Irrigated Zone), a non-irrigated zone composed of mixed native and non-native plant species with reduced flammability out to 200 feet (Zone C – Native Brush Thinning Zone), and a 10-foot zone similar to Zone A (irrigated and landscaped with native plants as feasible) around the access road. Zones B and C will encroach approximately 130 feet into Ventura County APN 700-0-030-115.

A 10-foot utility easement will overlap the access road fuel modification zone on APNs 700-0-030-055 and 700-0-030-115. The utility easement will extend to 20 feet from the road on APN 700-0-030-095 but will not require any initial vegetation disturbance.

Construction Footprint Size
The area of soil disturbance in Ventura County required to improve the road is approximately 0.77 acres, consisting of the two separate sections described above.

Vegetation disturbances in Ventura County will include the following:

- 0.11 acres for the middle 315-section that would not be improved but would require blading to remove overgrown native and non-native vegetation for drivability.
- 0.43 acres for the 10-foot fuel modification zones on each side of the road beyond the proposed graded area described above.
- 0.11 acres for the portion of the 100-foot Fuel Modification Zone B (Irrigated Zone) within Ventura County (APN 700-0-030-115).
- 0.91 acres for the portion of the 200-foot Fuel Modification Zone C (Native Brush Thinning Zone) within Ventura County (APN 700-0-030-115).

Total grading work in Los Angeles County, including the road and residence, is expected to be approximately 0.66 acres. Vegetation disturbances in Los Angeles County (beyond the proposed graded areas) will include approximately 0.10 acres for the 20-foot Fuel Modification Zone A (Setback Zone), approximately 1.05 acres for the 100-foot Fuel Modification Zone B (Irrigated Zone), and approximately 1.32 acres for the 200-foot Fuel Modification Zone C (Native Brush Thinning Zone).

Development Area Size (construction footprint size without driveway and brush clearance area)
Soil and vegetation disturbances within Ventura County consist entirely of road improvements and fuel modification zones.

On the Los Angeles County portion of the development, the development area is composed of the single-family home with attached garage, deck, patio, and pool. This area equals approximately 6,600 square feet, or 0.15 acres. The amount of ESHA within the development area is approximately 2,110 square feet, or 0.05 acres.

Project Design for Impact Avoidance or Minimization

The proposed project will utilize existing disturbed areas such as the access road and building pad while keeping newly graded areas to the minimum extent needed for construction of the single-family home. The scope of development is relatively small compared to other nearby existing residences and ranches, and it will not involve any extraneous agricultural or livestock facilities.

Coastal Zone/Overlay Zones
Coastal Zone Open Space

Zoning
COS-10 ac-sdf/M

Elevation
1,224–1,391 feet (373–424 meters) above mean sea level (amsl) for the disturbance areas in Ventura County (1,085–1,391 feet, or 373–424 meters, amsl for both counties)

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, ISBAs 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.

Prior to the current survey, a biological assessment report was prepared by Forde Biological Consultants (FBC) in March 2014 (FBC 2014). Survey results and other elements from that report have been included in this ISBA where appropriate. The survey area in FBC (2014) covered a similar area as was done in 2018 and is listed in Table 2-1, but it is not discussed further.

Survey Area 1 (SA1) – 2018 Survey

Location. SA1 encompasses the entire proponent project area on both Ventura and Los Angeles Counties and the immediate surrounding area, for a total of approximately 25 acres. SA1 is in an undeveloped area of the Santa Monica Mountains, approximately 4.8 miles north of the Pacific Ocean and Pacific Coast Highway, 14.8 miles east of Point Mugu, and 2.5 miles northwest of the City of Malibu boundary. The existing dirt road to be improved was used as the primary access point and approximate center line of the survey area. The survey area extends generally along either side of the access road at distances of 150 to 250 feet. The survey area was not flagged.

Survey Area Environmental Setting. The survey area is located in steep terrain in a relatively undeveloped area of the Santa Monica Mountains along a predominantly southeast-facing mountainside that overlooks Arroyo Sequit Canyon. Elevations range from 1,150 feet to 1,466 feet amsl. Arroyo Sequit is located approximately 1.0 mile to the southeast in the canyon bottom at an approximate elevation of 340 feet amsl. The site sits just below the local ridgeline separating Arroyo Sequit Canyon with Little Sycamore Canyon to the west. Previous grading disturbances occurred to build the access road for several abandoned building pads prior to grading the building pad for the proposed single-family home on the Los Angeles County side. The area otherwise consists of undisturbed native chaparral and scrub. Habitats for biological resources include chaparral and scrub vegetation and occasional rock outcrops.

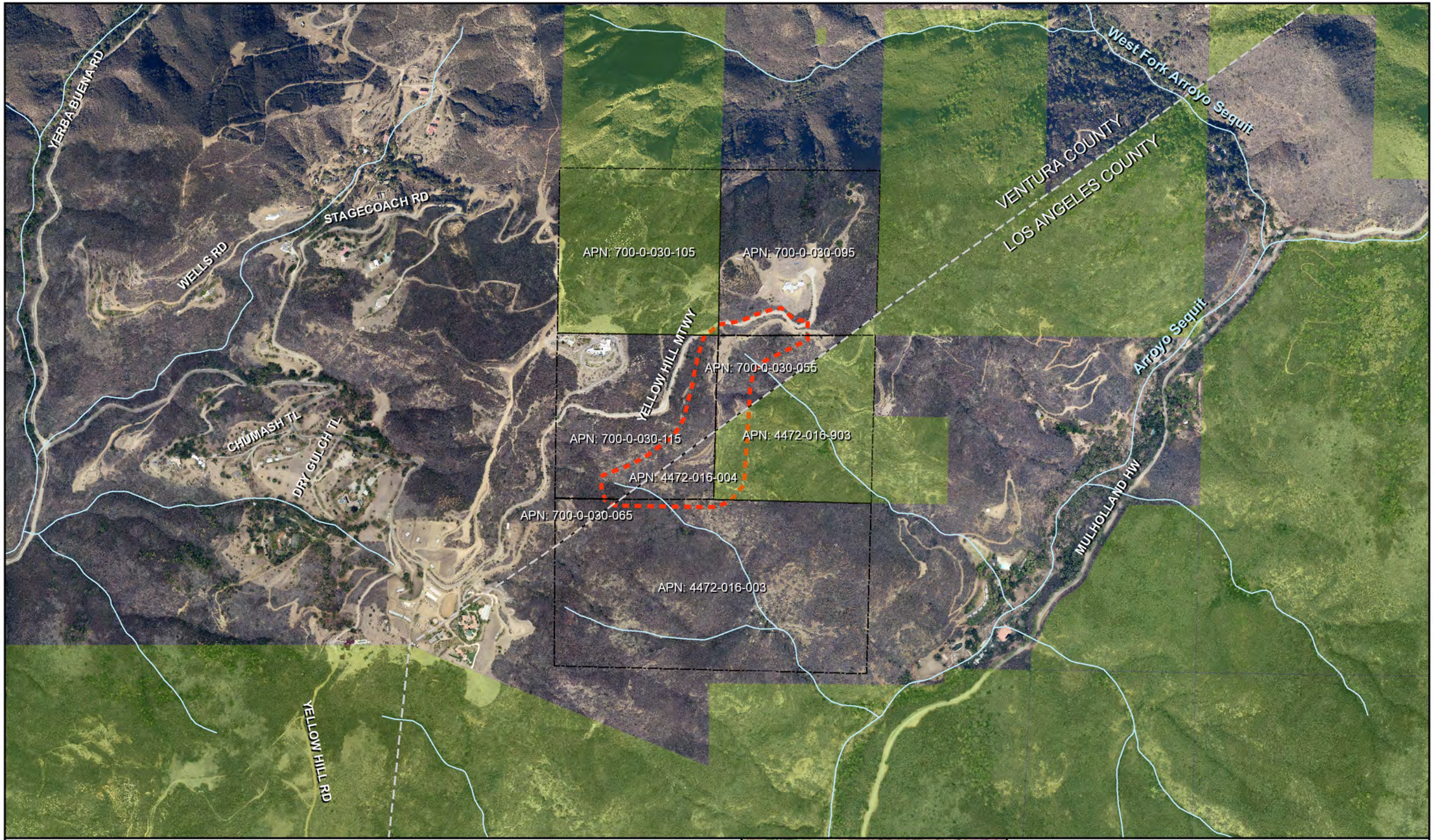
Examination of historical aerial photos from several sources (Google 2018, Historic Aerials 2018, UCSB 2018) indicate that the access road was constructed between 1967 and 1975, extending from the existing Yellow Hill Road to connect to building pads to its east and southeast, including a pad straddling the county line (within Ventura APN 7700-0-030-055 and Los Angeles APN 4472-016-903; 'Pad A' on the maps). A graded building pad ('Pad B' on maps) in the northwest section of the survey area on the Ventura County side that will not be part of the project was built between 1977 and 1980. The proposed single-family home building pad to be developed under the current project was established between 1989 and 1994. The access road, building pad, and Pad A were again bladed circa 2008. The access road and Pad A appear to have been bladed in 2012, and the access road and building pad were bladed in 2014.

The site is within the historical fire perimeters of the Potrero No. 42 Fire (1930), the Sherwood/Zuma Fire (1956), and the Green Meadows Fire (1993; CALFIRE 2018). Burned shrub skeletons are still common throughout survey area.

Surrounding Area Environmental Setting. Surrounding land use consists of open space and scattered residential development within a steep mountainous setting with few roads. Three National Park Service-owned properties are located directly to the east, northeast, and northwest. A substantial amount of land in the surrounding region is under federal, state, and county ownership as part of the Santa Monica Mountains National Recreational Area complex.

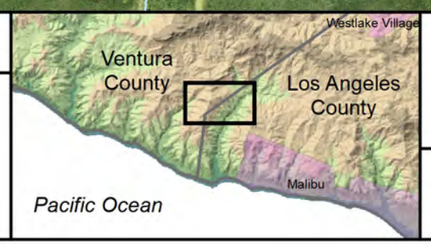
Cover. All of the survey area with the exception of the Paved Yellow Hill Road supports native vegetation, even within the graded areas that were cleared as recently as 2014. The entire site was likely burned at varying intensities during the 1993 Green Meadows Fire. The cover estimates for the biological resources survey area are as follows:

82%	native vegetation
11%	mixed native and non-native vegetation (slope)
5%	mixed native and non-native vegetation (graded)
1.4%	paved road (Yellow Hill Road)
0.9%	Bare ground (cut slope)



Map 1. Project Location Map - Yellow Hill Road Project

- Survey Area
- Affected/nearby Parcels - Ventura and Los Angeles Counties
- Ventura-Los Angeles County Line
- 'Streams' - CDFW (National Hydrography Dataset)
- Public Open Space



0 0.1 0.2 0.3 0.4 0.5 Miles

Map Date: 20 Aug 2018
Imagery: Nov-Dec 2012; 0.8-ft; Co. of Ventura
Projection: UTM Nad83 Zone 11

WERNER BIOLOGICAL CONSULTING

RIDGELINE

APN: 700-0-030-105

'Pad B' (see text)

APN: 700-0-030-095

VENTURA COUNTY

LOS ANGELES COUNTY

APN: 700-0-030-055

APN: 700-0-030-115

'Pad A' (see text)

APN: 4472-016-903

YELLOW HILL MTWY

project 'building pad'

APN: 4472-016-004

APN: 700-0-030-065

APN: 4472-016-003

Map 2. Site and Survey Map - Yellow Hill Road Project

- Survey Area
- Existing Graded Areas
- Proposed Grading
- Proposed Graded Road
- Proposed Fuel Mod Zone - Road (10 ft)
- Proposed Single-family Home Structure
- Approx. Proposed Fuel Mod Zone A - Setback Zone (20 ft)
- Approx. Proposed Fuel Mod Zone B - Irrigated Zone (100 ft)
- Approx. Proposed Fuel Mod Zone C - Native Brush Thinning Zone (200 ft)
- Nat'l Hydrography Dataset (no jurisdictional streams confirmed in survey area)
- Parcels - Ventura and Los Angeles Counties
- Ventura-Los Angeles County Line

0 100 200 300 400 500 Feet

Map Date: 20 Aug 2018
Imagery: Nov-Dec 2012; 0.8-ft; Co. of Ventura
Projection: UTM Nad83 Zone 11

WERNER BIOLOGICAL CONSULTING

2.3 Methodology

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Survey Details

Scott Werner (biologist), Principal Biologist for Werner Biological Consulting and approved by the Ventura County Planning Division as a qualified consulting biologist, conducted all 2018 field surveys as shown in Table 1. Prior to the field survey, the biologist conducted a desktop review of standard databases (e.g., CNDDB 2018, Calflora 2018, CDFW 2018a, CNPS 2018, eBird 2018), reports for biological surveys in the Santa Monica Mountains, and other guides and compendia (see *2.3 Methodology – References*) to obtain occurrence information for general biological resources and special-status species with potential to occur within the survey area. Special-status species were defined as those listed in CDFW's *Special Animals List* (CDFW 2018c), *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2018d), and locally important species as defined by the Ventura County General Plan (VCPD 2014, 2017a–b) and the Initial Study Assessment Guidelines (VCPD 2012). The *Triunfo Pass* quadrangle and the surrounding seven quadrangles (*Camarillo*, *Point Mugu*, *Newbury Park*, *Thousand Oaks*, *Point Dume*, *Calabasas*, and *Malibu Beach*) encompassing the central and western Santa Monica Mountains were searched in the CNDDB. This search area encompasses a minimum search radius of 11 miles around the survey area.

The biologist walked while scanning with field binoculars to sample the entire survey area, in calm weather conditions. Most of the survey area consists of dense chaparral vegetation, requiring limited transects of opportunity and visual inspections from a distance. The access road was not drivable, which slightly hindered the ease of rechecking or skipping over certain areas. Notable features were recorded on a handheld GPS unit (accuracy ± 10 feet). Photos were recorded using two GPS-enabled digital cameras, and a digital rangefinder was used for obtaining distances for mapping and navigation purposes. High-resolution aerial photographs as well as all project plans were brought into the field for markup and reference. A tablet computer was used for accessing additional reference materials while in the field.

All identifiable plant species were recorded, and all vertebrate animal species identifiable by sight and sound, and signs of presence (e.g., scat, burrows, tracks), were recorded. Plant taxonomy follows *The Jepson Manual, Second Edition* (Baldwin et al. 2012). Vegetation communities were characterized according to *Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties* (CDFG 2006), which is based on methodologies in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Other commonly used plant and wildlife identification sources are listed in *References*, above.

Multiple surveys were done during April, May, and June, 2018, to cover a range of seasonal blooming periods for plant identification. In addition to the four 2018 surveys listed in Table 1, three visits to two nearby botanical reference sites were visited. On April 27 and May 6, 2018, habitat in upper Deer Creek Canyon near a Consortium of California Herbaria (CCH) record for chaparral ragwort (*Senecio aphanactis*) was searched without successfully locating the species. On June 14, 2018, Ojai navarretia (*Navarretia ojaiensis*) was observed flowering in Newton Canyon at a site listed in the CCH (Specimen Number UCR239614).

Table 2-1. Survey Dates and 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	4/27/2018	SA1	ISBA, Botanical	9:45 am–3:00 pm	Walking transects. Steep loose terrain. The entire site was accessible.	Garmin 62stc ± 10 ft	Scott Werner
SD2	5/6/2018	SA1	ISBA, Botanical	9:10 am–1:45 pm	Walking transects. Steep loose terrain. The entire site was accessible.	Garmin 62stc ± 10 ft	Scott Werner
SD3	5/9/2018	SA1	ISBA, Botanical	8:15 am–1:05 pm	Walking transects. Steep loose terrain. The entire site was accessible.	Garmin 62stc ± 10 ft	Scott Werner
SD4	6/18/2018	SA1	ISBA, Botanical	9:20 am–2:30 pm	Walking transects. Steep loose terrain. The entire site was accessible.	Garmin 62stc ± 10 ft	Scott Werner
--	1/18/2014	n/a	ISBA	n/a	n/a	n/a	Andrew Forde
--	1/31/2014	n/a	ISBA	n/a	n/a	n/a	Andrew Forde

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

Section 3: The Biological Inventory

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland

Plant Communities
Locally important or rare plant communities were found within the survey area(s).

Major Plant Communities Summary
Vegetation stands in the survey area are very heterogeneous within the general categories of chaparral and scrub vegetation. Classification is difficult due to variable dominant species associations as they occur within differences in topography and soil formations. In addition, the very steep and often inaccessible brushy terrain presented challenges to delineating the community boundaries.

A recent geologic and soils engineering report (SubSurface Designs, Inc. 2018) stated that the northern extent of the project area (most of the access road) consists primarily of earth fill (silty sand with gravel)

and landslide debris (clayey sand with gravel and occasional cobbles and boulders) over Lower Topanga Formation bedrock (well-developed hard to very hard shale). The middle section of the access road that will not be graded occurs on the landslide debris formation. The southern end of the access road and the single family home building pad occur within a broad swath of Conejo Volcanic Formation along a rocky slope with varying amounts of topsoil accumulation outside of current graded and fill areas.

Previous disturbances in the form of grading and fire discussed above are still evident throughout the survey area. Burned skeletons of chaparral species are common, but since the most recent 1990 fire there has been substantial recovery. Dense brush (e.g., *Ceanothus megacarpus-Cercocarpus betuloides* Association) around some micro-drainage bottoms suggest that the fire may not have burned these pockets of habitat. In general, however, the plant communities on-site are relatively intact and are representative of typical chaparral and scrub communities in the Santa Monica Mountains.

Chaparral alliances represented, in approximate order of abundance, include Bigpod Ceanothus (*Ceanothus megacarpus*) Shrubland Alliance, Laurel Sumac (*Malosma laurina*) Shrubland Alliance, Chamise (*Adenostoma fasciculatum*) Shrubland Alliance, and Birch Leaf Mountain Mahogany (*Cercocarpus betuloides*) Shrubland Alliance. Scrub alliances including California Sagebrush (*Artemisia californica*) Shrubland Alliance, Black Sage (*Salvia mellifera*) Shrubland Alliance, and California buckwheat (*Eriogonum fasciculatum*) Shrubland Alliance are less common than the chaparral stands and occur on steep south-facing slopes, rocky areas, or previously disturbed areas. These communities correspond to the generalized category of 'coastal sage scrub' and support shorter shrub species, greater amounts of bare ground, and a relatively higher cover percentage of grasses and herbaceous species. Species diversity is high; other species associated with these communities are shown in Appendix Two and are described in CFDW (2006) and Wildscape Restoration (2011).

The Deerweed (*Acmispon glaber*, previously *Lotus scoparius*) Shrubland Alliance is found in previously graded and filled areas and supports variable mixtures of native and non-native species, but overall is considered an early seral stage. Relative native species cover is typically less than 50% and commonly includes low densities of native bigpod ceanothus (*Ceanothus megacarpus*), laurel sumac (*Malosma laurina*), deerweed (*Acmispon glaber*), California sagebrush (*Artemisia californica*), bush sunflower (*Encelia californica*), coastal wild buckwheat (*Eriogonum cinereum*), telegraph weed (*Heterotheca grandiflora*), California brickellbush (*Brickellia californica*), common sandaster (*Corethrogyne filaginifolia*), cliff aster (*Malacothrix saxitilis*), golden-yarrow (*Eriophyllum confertiflorum* var. *confertiflorum*), wishbone bush (*Mirabilis laevis* var. *crassifolia*), California primrose (*Eulobus californicus*), Parry's phacelia (*Phacelia parryi*), two-color rabbit-tobacco (*Pseudognaphalium biolettii*), and clustered tarweed (*Deinandra fasciculata*). A variety of established non-native weedy species include wild oat (*Avena fatua*), ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis* ssp. *rubens*), black mustard (*Brassica nigra*), tocalote (*Centaurea melitensis*), redstem filaree (*Erodium cicutarium*), summer mustard (*Hirschfeldia incana*), and Russian thistle (*Salsola tragus*). Even those areas graded in 2014 on hard-packed clay soils show robust growth of many these species, including woody natives.

Table 3-1. Plant Communities Observed in the Survey Area												
Map Key	SVC Alliance	SVC Association	Misc.	Status	Condition	Acres: Survey Area			Acres Impacted			Comments
						Vta	LA	Total	Vta	LA	Total	
PC1	Bigpod Ceanothus Shrubland (*Ceanothus megacarpus*)	*Ceanothus megacarpus*		ESHA G4S4	Intact	3.68	0.91	4.59	0.20	0.68	0.88	
PC2	Bigpod Ceanothus Shrubland (*Ceanothus megacarpus*)	*Ceanothus megacarpus - Malosma laurina*		ESHA G4S4	Intact	6.10	2.07	8.17	0.55	0.36	0.91	
PC3	Bigpod Ceanothus Shrubland (*Ceanothus megacarpus*)	*Ceanothus megacarpus- Cercocarpus betuloides*		ESHA G3S3	Intact	0.11	0.25	0.36	0.02	0.19	0.21	
PC4	Bigpod Ceanothus Shrubland (*Ceanothus megacarpus*)	*Ceanothus megacarpus- Adenostoma fasciculatum*		ESHA G4S4	Intact	0.00	0.89	0.89	0.00	0.52	0.52	
PC5	Bigpod Ceanothus Shrubland (*Ceanothus megacarpus*)	*Ceanothus megacarpus- Artemisia fasciculatum*		ESHA G4S4	Intact	0.27	0.00	0.27	0.11	0.00	0.11	Recovering from burn (comm. not described in CDFW 2006)
PC6	Bigpod Ceanothus Shrubland (*Ceanothus megacarpus*)	*Ceanothus megacarpus*		non-ESHA G4S4	Disturbed	0.63	0.00	0.63	0.09	0.00	0.09	Thinned, patchy, roadside. Likely fuel modification from adjacent residence and road shoulder maintenance.
PC7	Laurel Sumac Shrubland (*Malosma laurina*)	*Malosma laurina*		ESHA G4S4	Intact	0.26	0.74	1.00	0.00	0.11	0.11	
PC8	Laurel Sumac Shrubland (*Malosma laurina*)	*Malosma laurina- Eriogonum fasciculatum*		ESHA G4S4	Intact	0.00	0.35	0.35	0.00	0.13	0.13	
PC9	Chamise Shrubland (*Adenostoma fasciculatum*)	*Adenostoma fasciculatum*		ESHA G5S5	Intact	0.46	0.07	0.53	0.08	0.04	0.12	

Table 3-1. Plant Communities Observed in the Survey Area												
PC10	Chamise Shrubland (*Adenostoma fasciculatum*)	*Adenostoma fasciculatum-Salvia mellifera*		ESHA G4S4	Intact	0.14	1.01	1.15	0.04	0.11	0.15	
PC11	Birch Leaf Mountain Mahogany (*Cercocarpus betuloides*)	*Cercocarpus betuloides*		ESHA G4S4	Intact	0.24	0.65	0.89	0.00	0.00	0.00	
PC12	California Sagebrush Shrubland (*Artemisia californica*)	*Artemisia californica-Eriogonum cinereum*		ESHA G4S4	Intact	0.94	1.02	1.96	0.18	0.26	0.44	
PC13	Black Sage Shrubland (*Salvia mellifera*)	*Salvia mellifera-Artemisia californica*		ESHA G4S4	Intact	0.00	0.48	0.48	0.00	0.00	0.00	Overgrown graded pad from pre-1977
PC14	California buckwheat Shrubland (*Eriogonum fasciculatum*)	*Eriogonum fasciculatum*		ESHA G5S5	Intact; weeds	0.09	0.00	0.09	0.08	0.00	0.08	Sparse native shrubs with non-native *Avena fatua*, *Hirschfeldia incana*
PC15	Deerweed Shrubland (*Acmispon glaber*)	*Acmispon glaber*		non-ESHA G5S5	Historical fill or cut	1.54	0.50	2.04	0.50	0.34	0.84	Substantial cover of non-natives: *Avena fatua*, *Bromus* spp. *Brassica nigra*, *Hirschfeldia incana*, *Centaurea melitensis*
PC16			Cleared Land	non-ESHA	Hard-packed roads and building pads-permits unknown. Current regrowth of Deerweed Shrubland, similar to PC16.	0.84	0.35	1.19	0.47	0.24	0.71	Most of the cleared land was likely historically Bigpod Ceanothus Chaparral.

Table 3-1. Plant Communities Observed in the Survey Area												
PC17			Cleared Land	non-ESHA	Denuded slopes from grading activity.	0.06	0.17	0.24	0.01	0.17	0.18	Most of the cleared land was historically Bigpod Ceanothus Chaparral.
					Totals	15.35	9.46	24.82	2.32	3.15	5.47	
						Acres: Survey Area			Acres Impacted			
						Vta	LA	Total	Vta	LA	Total	
					ESHA	12.28	8.44	20.73	1.26	2.40	3.66	
					Non-ESHA	3.07	1.02	4.09	1.06	0.75	1.81	

LIC…….Locally Important Plant Community
ESHA…….Environmentally Sensitive Habitat Areas (Coastal Zone)
CDFG Rare:
G1 or S1…… Critically Imperiled Globally or Subnationally (state)
G2 or S2…… Imperiled Globally or Subnationally (state)
G3 or S3…… Vulnerable to extirpation or extinction Globally or Subnationally (state)
Cal OWA…… Protected by the California Oak Woodlands Act

Environmentally Sensitive Habitat Areas (ESHA)

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

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

Areas that were classified as ESHA are those that are relatively pristine (i.e. undisturbed) and could easily be disturbed or degraded by human activities and developments. The Dixon memo (CCC 2003) established that nearly all native habitats in the Santa Monica Mountains qualify as ESHA because the mountain range is a rare and high quality example of Mediterranean ecosystems, supports rare and endangered species, and is a sought-after location for development and associated habitat disturbances, loss, and/or degradation.

Those areas that were excluded from the ESHA classification were those that were already in a degraded condition. The access road to be improved was already established at the time of the passage of the California Coastal Act in 1977, although the proposed single-family home building pad on Los Angeles County APN 4472-016-004 was established between 1989 and 1994, after the passage of the Coastal Act.

The total area of ESHA expected to be impacted in Ventura County by the road improvement and fuel modifications is 1.26 acres (Table 3; road and adjacent fuel modification zone = 0.24 acres; Zones B and C = 1.02 acres). Non-ESHA impacts in Ventura County, including the current overgrown road surfaces, will total 1.06 acres (road and adjacent fuel modification zone = 1.06 acres; Zones B and C = none).

In Los Angeles County, ESHA impacts associated with the single-family home construction and surrounding landscaping and fuel modification area expected to be 2.39 acres, while non-ESHA impacts will be 0.76 acres. However, the post-1977 building pad with its adjacent cut slope and fill slope that are not currently considered ESHA would have been considered ESHA at the time of grading. These features sum to 0.70 acres. Thus the total past and proposed ESHA impacts in Los Angeles County total 3.10 acres.

Physical Features

There are no notable physical features in the survey area. Loose rocks and small outcroppings occur throughout, but none were considered large or unique enough to include in this section.

Waters and Wetlands

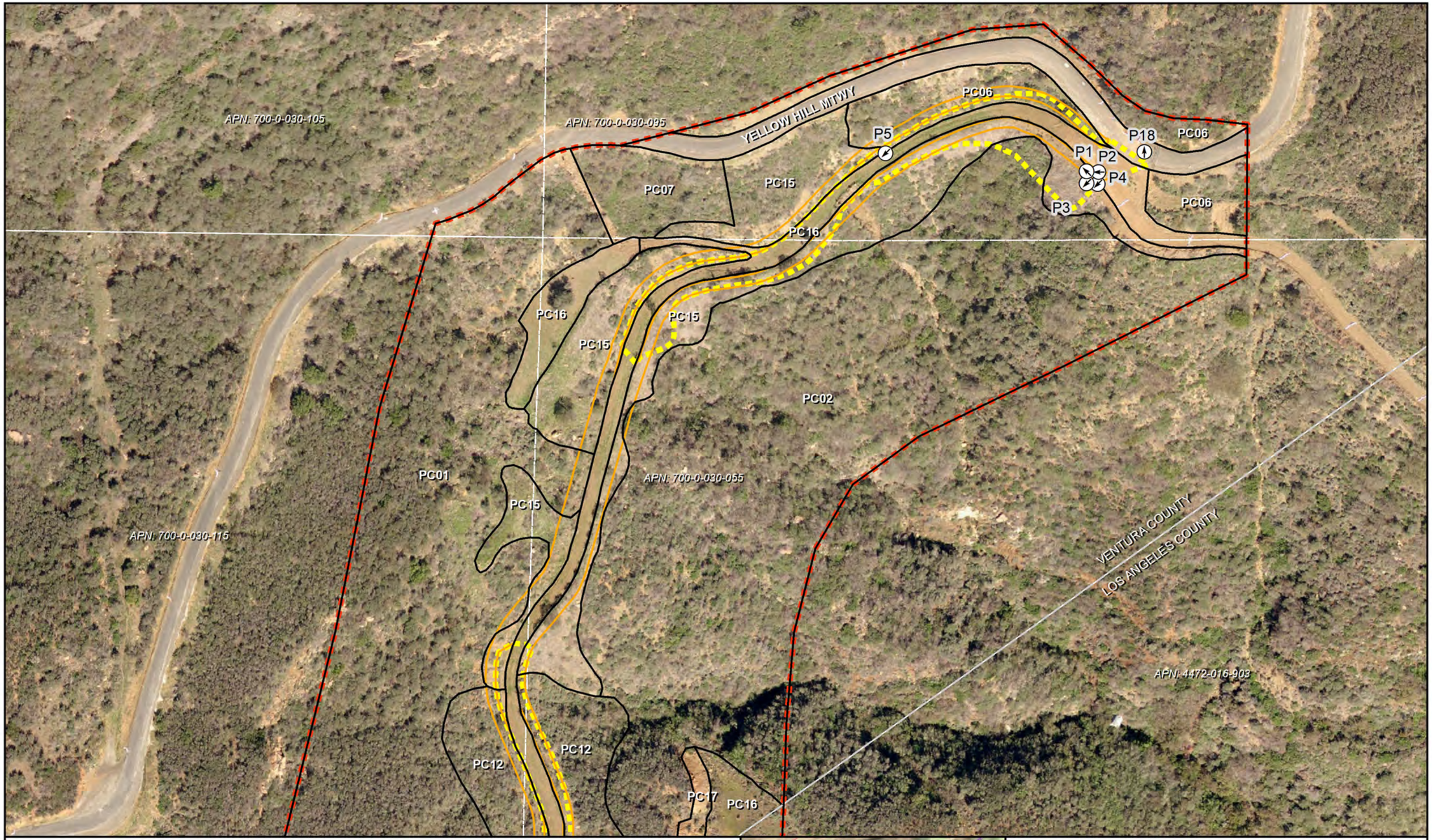
See Appendix One for an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment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

specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.

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

No wetlands were found onsite. Several high-gradient ephemeral rocky drainage bottoms fed by seasonal storm runoff occur within 300 feet of the construction footprint, but none displayed saturated soils, a definable bed or bank, or associated riparian plant species. The drainages would not likely be considered jurisdictional by CDFW or U.S. Army Corps of Engineers (USACE). The drainages are shown in the National Wetland Inventory as 'riverine' systems, but the current field data do not support this characterization. They are not identified by the Ventura County Watershed Protection District (VCWPD) as red-line streams, nor are they identified as protected wetlands in the County General Plan. In any case, all project components including the 200-foot Fuel Modification Zone B (Native Brush Thinning Zone) are greater than 100 feet from the deepest drainage feature in the southwestern portion of Los Angeles County APN 4472-016-004.

The lower portions of drainages greater than 800 feet from the construction footprint likely display more typical stream characteristics. These more developed sections of the drainages flow to the southeast into Arroyo Sequit and would likely be considered Waters of the State and Waters of the U.S.



Map 3a. Plant Communities Map (North) - Yellow Hill Road Project

- Plant Communities
- Photo Points
- Survey Area
- Proposed Single-family Home Structure
- Proposed Grading
- Proposed Fuel Mod Zone - Road (10 ft)
- Proposed Fuel Mod Zone A - Setback Zone (20 ft)
- Proposed Fuel Mod Zone B - Irrigated Zone (100 ft)
- Proposed Fuel Mod Zone C - Native Brush Thinning Zone (200 ft)
- Parcels - Ventura and Los Angeles Counties
- Ventura-Los Angeles County Line

0 100 200 300 Feet

Map Date: 20 Aug 2018
Imagery: Feb 2008; LARIAC2; Co. of Los Angeles
Projection: UTM Nad83 Zone 11

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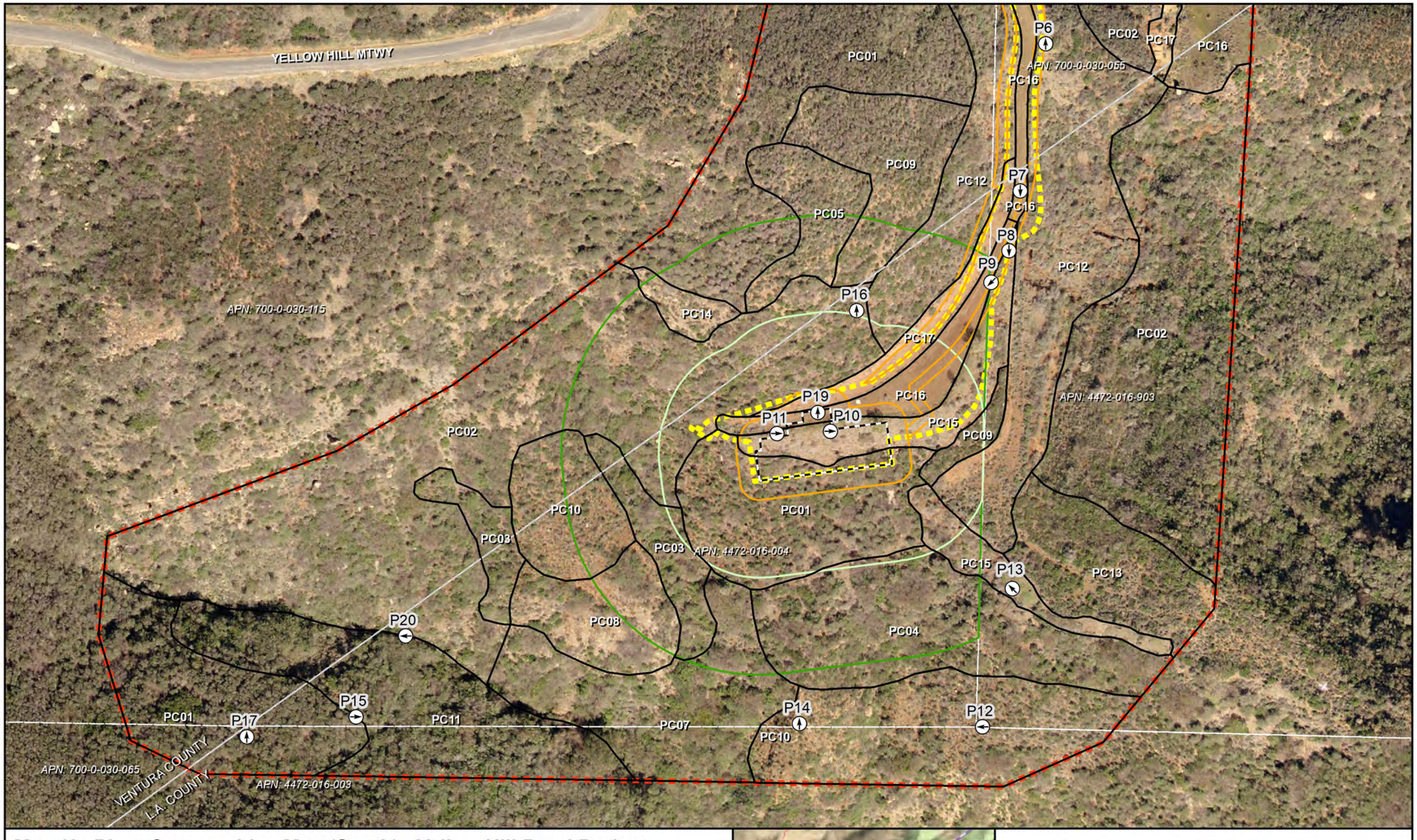

Map 3b. Plant Communities Map (South) - Yellow Hill Road Project

- Plant Communities
- Photo Points
- Survey Area
- Proposed Single-family Home Structure
- Proposed Grading
- Proposed Fuel Mod Zone - Road (10 ft)
- Proposed Fuel Mod Zone A - Setback Zone (20 ft)
- Proposed Fuel Mod Zone B - Irrigated Zone (100 ft)
- Proposed Fuel Mod Zone C - Native Brush Thinning Zone (200 ft)
- Parcels - Ventura and Los Angeles Counties
- Ventura-Los Angeles County Line

0 100 200 300 Feet

Map Date: 20 Aug 2018
Imagery: Feb 2008; LARIAC2; Co. of Los Angeles
Projection: UTM Nad83 Zone 11

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3.2 Species

Observed Species
During the 2014 and 2018 surveys, 91 plant species and 56 animal species or their sign were observed. The site is relatively diverse botanically and is fairly representative of the chaparral and scrub communities in the southwestern Santa Monica Mountains. A modest number (20) of non-native and/or invasive weed species were documented on-site. No special-status species plant species were confirmed, although an unidentified mariposa-lily (*Calochortus* sp.) was observed in a pre-flowering state on April 27 and June 18, 2018, at the southeast corner of Los Angeles County parcel 4472-016-004; this plant could be Plummer's mariposa lily (*Calochortus plummerae*), a California Rare Plant Rank (CRPR) 4.2 species. No amphibians were observed on-site, and none are expected. Six reptile species were observed, including five observations of coastal whiptail, a CDFW Species of Special Concern (SSC), discussed below. The observed avian assemblage was relatively diverse (41 species) and typical for the observed habitat conditions.

Protected Trees
No protected trees were observed in the survey area. Several large coast live oaks (*Quercus agrifolia*) and possibly other tree species were observed beyond the survey area boundaries and will not be directly affected by the construction project. Several small non-native pepper trees (*Schinus molle*) and a pine tree (*Pinus* sp.) were noted along the road and building pad.

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

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

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

Special-status Species Summary. No special-status plant species were confirmed, although an unidentified mariposa-lily that could be Plummer's mariposa lily was observed in a pre-flowering state at the southeast corner of Los Angeles County parcel 4472-016-004. One special-status reptile species, coastal whiptail (*Aspidoscelis tigris stejnegeri*; CDFW Species of Special Concern) was observed and is expected to occur throughout the survey area. Three special-status bird species that are relatively common in suitable habitats of the Santa Monica Mountains were observed: Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*; CDFW Watchlist); oak titmouse (*Baeolophus inornatus*) and Costa's hummingbird (*Calypte costae*), both USFWS Bird species of Conservation Concern (BCC). The area likely supports San Diego desert woodrat (*Neotoma lepida intermedia*; CDFW Species of Special Concern) based on observed middens, scat, and at least one suspected observed individual. The species likely co-occurs with the common big-eared woodrat (*N. macrotis*) in the area. Middens, scat, and live woodrats were observed, but no woodrats were captured to make a valid identification.

Per the ISBA guidelines, the species in the table below were assigned one of three categories for their potential to occur:

- High: (1) The habitat on the project site is the species' preferred habitat and is in good condition (has not been degraded by human disturbance); and/or (2) there is record of the species occurring on or adjacent to the project site. Includes species that were observed on-site during field surveys.
- Moderate: The habitat on the project site is the species' preferred habitat, but it has been disturbed or disturbance encompasses the project site, reducing the quality of the habitat to below a high likelihood that the species would inhabit it; or (2) the habitat on the project site is not the species' preferred habitat, but it contains a similar structure to the preferred habitat and the species has been observed in this habitat type; or (3) the habitat on the project site is not the species' preferred habitat, but there is record of the species occurring in the immediate vicinity of the project site, and there is potential for the species to forage within the habitat on-site.
- Low (or none): The habitat on the project site is not the species' preferred habitat, the habitat is highly disturbed, and/or there are no records of the species occurring on or near the project site. This includes species that are well out of range or for which there is no suitable habitat on-site and have no potential for occurrence.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
Plants						
--	CCH	*Abronia maritima*	red sand-verbena	4.2	Low	coastal dunes; < 300 ft
--	CCH	*Acmispon micranthus*	small flowered lotus	LIS	Low	coastal scrub, desert canyons, washes, disturbed areas; < 600 ft
--	Raven et al. 1986	*Alisma plantago-aquaticum*	common or broadleaf water-plantain	LIS	Low	ponds; < 5,200 ft
--	CCH	*Allium lacunosum var. lacunosum*	pitted onion	LIS	Low	serpentine outcrops, clay; 150–3,280 ft
--	CCH	*Allophyllum divaricatum*	purple false gilia	LIS	Low	sandy areas, chaparral, woodland; 1000–5,900 ft
--	CCH	*Alopecurus saccatus*	Pacific foxtail	LIS	Low	vernal pools, moist, open meadows; < 5,500 ft
--	Raven et al. 1986	*Amaranthus californicus*	California amaranth	LIS	Low	seasonally moist flats, lake margins, disturbed areas; < 9,200 ft
--	CCH	*Ambrosia confertiflora*	weak leaved burweed	LIS	Low	disturbed coastal sage scrub, southern oak woodland; < 4,100 ft
--	Raven et al. 1986	*Ammannia coccinea*	long-leaved or purple ammannia	LIS	Low	wet places, drying ponds, lake, creek margins; < 1,000 ft
--	CCH	*Antirrhinum nuttallianum* ssp. *subsessile*	Nuttall's snapdragon	LIS	Low	stabilized coastal dunes, rocky or disturbed areas; < 4,200 ft
--	CCH	*Aphanes occidentalis*	western lady's mantle	LIS	Low	seasonally moist grassland, chaparral, woodland; elevation: 100–1,000 ft
--	CCH	*Asplenium vespertinum*	western spleenwort	4.2, LIS	Low	chaparral, coastal sage scrub, southern oak woodland; base of overhanding boulders; 650–3,300 ft
--	CNDDB, WBC 2018b	*Astragalus brauntonii*	Braunton's milk-vetch	FE, 1B.1	Low	closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland. recent burns or disturbed areas; in saline, somewhat alkaline soils high in Ca, Mg, with some K. < 1,500 ft
--	CNDDB	*Atriplex coulteri*	Coulter's saltbush	1B.2, LIS	Low	coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. ocean bluffs, ridgetops, as well as alkaline low places. 32–1,143 ft
--	Raven et al. 1986	*Atriplex watsonii*	Watson's saltbush, matscale	LIS	Low	cliffs, sand dunes, salt marshes, scrub, beaches; < 557 ft
--	CCH	*Baccharis emoryi*	willow baccharis	LIS	Low	stream banks, alkaline marshes; 200–5,200 ft
--	CNDDB, WBC 2018b	*Baccharis malibuensis*	Malibu baccharis	1B.1, LIS	Low	coastal scrub, chaparral, cismontane woodland. in Conejo volcanic substrates, often on exposed roadcuts. sometimes occupies oak woodland habitat. 492-2000 ft

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
--	CCH, WBC 2018b	*Baccharis plummerae* ssp. *plummerae*	Plummer's baccharis	4.3	Low	chaparral, cismontane woodland, coastal scrub; rocky slopes, brushy canyons; coastal slopes. < 1,400 ft
--	CCH	*Berberis pinnata* ssp. *pinnata*	California barberry	LIS	Low	rocky slopes, conifer forest, oak woodland, chaparral; < 6,200 ft
--	CCH	*Bidens frondosa*	sticktight	LIS	Low	wetlands, damp soil, especially disturbed sites; < 6,900 ft
--	CCH	*Boykinia rotundifolia*	round leaved boykinia	LIS	Low	chaparral streambanks, wetland-riparian; < 6,500 ft
--	Raven et al. 1986	*Calandrinia breweri*	Brewer's calandrinia	4.2, LIS	Low	chaparral, northern coastal scrub, coastal sage scrub. prefers disturbed habitat; < 3,500 ft
--	CNDDB	*California macrophylla*	round-leaved filaree	1B.1, LIS	Low	cismontane woodland, valley and foothill grassland. clay soils. 50–4,000 ft
--	Magney 2009, WBC 2018b	*Calochortus catalinae*	Catalina mariposa-lily	4.2	Low	heavy soils in open grassland, coastal scrub, and chaparral; < 2,300 ft
--	CCH, WBC 2018b	*Calochortus clavatus var. clavatus*	club-haired mariposa lily	4.3	Low	chaparral, valley grassland, foothill woodland, generally serpentine; < 4,200 ft
--	CNDDB, WBC 2018b	*Calochortus clavatus* var. *gracilis*	slender mariposa-lily	1B.2, LIS	Low	chaparral, coastal scrub, shaded foothill canyons; often on grassy slopes within other habitat; 1,400–2,500 ft
H2	CNDDB, WBC 2018b	*Calochortus plummerae*	Plummer's mariposa-lily	4.2, LIS	High	coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest; rocky and sandy sites, usually of granitic or alluvial material; can be very common after fire; 300–5,300 ft
--	CCH	*Camissoniopsis lewisii*	Lewis' evening-primrose	3	Low	grassland, sandy or clay soils, coastal; < 1,000 ft
--	CCH	*Cardionema ramosissimum*	sand mat	LIS	Low	sandy beaches, hills, dunes, bluffs; < 1,300 ft
--	CCH	*Carex globosa*	round fruit sedge	LIS	Low	well-drained soil of wooded areas, edges
--	CCH	*Carex spissa*	San Diego sedge	LIS	Low	coastal sage scrub, chaparral, southern oak woodland; creekbanks, seeps, canyon bottoms, on serpentine or not; < 4,000 ft
--	CCH	*Caulanthus heterophyllus*	San Diego wild cabbage	LIS	Low	dry, open scrub, chaparral, generally after fire, disturbance; < 4,500 ft
--	CNDDB	*Centromadia parryi* ssp. *australis*	southern tarplant	1B.1, LIS	Low	marshes and swamps (margins), valley and foothill grassland. often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. < 1,394 ft.
--	CCH, WBC 2018b	*Cercocarpus betuloides* var. *blancheae*	island mountain-mahogany	4.3	Low	chaparral; on Channel Islands and higher elevations of Santa Monica Mountains; < 2000 ft

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
--	CNDDB	*Chaenactis glabriuscula* var. *orcuttiana*	Orcutt's pincushion	1B.1	Low	coastal bluff scrub, coastal dunes; sandy sites; 10–300 ft
--	CNDDB	*Chloropyron maritimum* ssp. *maritimum*	salt marsh bird's-beak	FE, SE, 1B.2, LIS	Low	coastal salt marsh, coastal dunes. limited to the higher zones of the salt marsh habitat. < 100 ft
--	CNDDB	*Chorizanthe parryi* var. *parryi*	Parry's spineflower	1B.1	Low	coastal scrub, chaparral; dry slopes and flats; sometimes at interface of two vegetation types, such as chaparral and oak woodland; dry, sandy soils. 300–2,600 ft
--	Raven et al. 1986	*Cistanthe [Calandrinia] maritima*	seaside calandrinia	4.2, LIS	Low	coastal bluff scrub, coastal scrub, valley and foothill grassland; 15–1,000 ft
--	CCH	*Clarkia dudleyana*	Dudley's clarkia	LIS	Low	openings in woodland, chaparral, yellow-pine forest; < 5,000 ft
--	CCH	*Comarostaphylis diversifolia ssp. planifolia*	flat leaf summer holly	LIS	Low	chaparral; Channel Islands and Western Transverse Ranges 300–2,000 ft
--	CCH	*Convolvulus simulan*s	small-flowered morning-glory	4.2	Low	clay substrates, occasionally serpentine, annual grassland, coastal-sage scrub, chaparral; 100–2,900 ft
--	CCH	*Cryptantha leiocarpa*	beach cryptantha	LIS	Low	sandy soils, coastal dunes, beaches; < 300 (800) ft
--	CCH	*Cylindropuntia californica* var. *parkeri*	cane cholla	LIS	Low	chaparral, pinyon/juniper woodland; < 6,200 ft
--	CCH	*Cyperus erythrorhizos*	redroot flatsedge	LIS	Low	ditches, riverbanks, shores; < 1,600 ft
--	CCH	*Cyperus odoratus*	fragrant flatsedge	LIS	Low	wet disturbed soils; < 1,600 ft
--	CNDDB, WBC 2018b	*Deinandra minthornii*	Santa Susana tarplant	SR, 1B.2	Low	chaparral, coastal scrub; sandstone outcrops and crevices; 900–2,500 ft
--	CNDDB	*Delphinium parryi* ssp. *blochmaniae*	dune larkspur	1B.2	Low	chaparral, coastal dunes (maritime), rocky areas and dunes. 100–1,200 ft
--	Raven et al. 1986	*Dichondra occidentalis*	western dichondra	4.2, LIS	Low	chaparral, valley grassland, foothill woodland, northern coastal scrub, coastal sage scrub; among rocks and shrubs; 164–1640 ft
--	CCH	*Distichlis littoralis*	shore grass	LIS	Low	coastal salt marsh
--	CNDDB	*Dudleya blochmaniae* ssp. *blochmaniae*	Blochman's dudleya	1B.1	Low	coastal scrub, coastal bluff scrub, valley and foothill grassland; open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil; 16–1,500 ft
--	Raven et al. 1986	*Dudleya caespitosa*	coast dudleya, sand lettuce	LIS	Low	coastal, rock, sand; < 300 ft
--	CNDDB	*Dudleya cymosa* ssp. *agourensis*	Agoura Hills dudleya	FT, 1B.2, LIS	Low	chaparral, cismontane woodland; rocky, volcanic breccia; 600-1,600 ft.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
--	CCH	*Dudleya cymosa ssp. cymosa*	canyon liveforever	LIS	Low	rocky outcrops, talus slopes, shaded canyon slopes; 300–8,800 ft
--	CNDDB	*Dudleya cymosa* ssp. *marcescens*	marcescent dudleya	FT, SR, 1B.2, LIS	Low	chaparral; sheer rock surfaces and rocky volcanic cliffs; 600–1,700 ft
--	CNDDB, WBC 2018b	*Dudleya cymosa* ssp. *ovatifolia*	Santa Monica dudleya	FT, 1B.2	Low	chaparral, coastal scrub; in canyons on sedimentary conglomerates; primarily northfacing slopes; 700–1,640 ft
--	CNDDB	*Dudleya parva*	Conejo dudleya	FT, 1B.2, LIS	Low	coastal scrub, valley and foothill grassland; in clayey or volcanic soils on rocky slopes and grassy hillsides; 200–1,500 ft
--	CNDDB	*Dudleya verityi*	Verity's dudleya	FT, 1B.2, LIS	Low	chaparral, cismontane woodland, coastal scrub; on volcanic rock outcrops in the Santa Monica mountains; 200–400 ft
--	Raven et al. 1986	*Elatine californica*	California waterwort	LIS	Low	pools, ponds, streambanks; prefers natural conditions; 0-5000 ft.
--	CCH	*Elymus glaucus* ssp. *glaucus [jepsonii]*	blue wild rye	LIS	Low	open areas, chaparral, woodland, forest; < 9,500 ft
--	CCH	*Elymus stebbinsii*	Stebbins' wheat grass	LIS	Low	dry slopes, chaparral, conifer forest; < 7,300 ft
--	CNDDB	*Eriogonum crocatum*	Conejo buckwheat	SR, 1B.2, LIS	Low	chaparral, coastal scrub, valley and foothill grassland; Conejo volcanic outcrops; rocky sites; 160–1,900 ft
--	Raven et al. 1986	*Eriogonum wrightii* var. *membranaceum*	Wright's buckwheat	LIS	Low	gravel or rocks; 1000–7,200 ft
--	CCH	*Erysimum insulare*	island wallflower	LIS	Low	coastal dunes, cliffs; < 1,000 ft
--	CCH	*Euphorbia [Chamaesyce] melanadenia*	red-gland spurge	LIS	Low	chaparral; dry, stony slopes or flats; < 4,250 ft
--	CCH	*Euphorbia polycarpa*	smallseed sandmat	LIS	Low	dry sandy slopes and flats; < 3,300 ft
--	Raven et al. 1986	*Hordeum intercedens*	vernal barley	3.2	Low	coastal dunes, coastal scrub, valley grassland, freshwater wetlands, vernal pools; 16–3,300 ft
--	Raven et al. 1986	*Horkelia cuneata* ssp. *puberula*	mesa horkelia	1B.1	Low	chaparral (maritime), cismontane woodland, coastal scrub; sandy or gravelly; 230–2,300 ft
--	Magney 2009, WBC 2018b	*Juglans californica*	southern California black walnut	4.2	Low	slopes and riparian areas; < 3,000 ft
--	Raven et al. 1986	*Juncus patens*	spreading rush	LIS	Low	marshy places, creeks, seeps; < 5,250 ft
--	CCH	*Lepechinia fragrans*	fragrant pitcher sage	4.2	Low	chaparral; < 4,200 ft

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
--	CCH	*Lilium humboldtii ssp. ocellatum*	ocellated Humboldt lily	4.2	Low	oak canyons, chaparral, yellow-pine forest; < 5,900 ft
--	CCH	*Meconella denticulata*	small flowered meconella	LIS	Low	shaded canyons; chaparral, coastal sage scrub; < 4,100 ft
--	CNDDB	*Monardella hypoleuca* spp. *hypoleuca*	white-veined monardella	1B.3	Low	oak woodland, chaparral; 60–5,000 ft.
--	Raven et al. 1986	*Mucronea californica*	California spineflower	4.2, LIS	Low	chaparral, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland; sandy; 0–4,500 ft.
--	CCH	*Myriopteris [Cheilanthes] newberryi*	Newberry's lip fern	LIS	Low	chaparral; coastal sage scrub; dry rock outcrops; 330–2,600 ft
--	CNDDB, WBC 2018b	*Navarretia ojaiensis*	Ojai navarretia	1B.1	Low	chaparral, coastal scrub, valley and foothill grassland; openings in shrublands or grasslands; 900–2,000 ft
--	CNDDB	*Orcuttia californica*	California Orcutt grass	FE, SE, 1B.1, LIS	Low	vernal pools; 50–2,200 ft.
--	Raven et al. 1986	*Papaver californicum*	fire poppy	LIS	Low	burns and disturbed areas in chaparral, southern oak woodland, northern oak woodland; < 2,500 ft
--	CNDDB, WBC 2018b	*Pentachaeta lyonii*	Lyon's pentachaeta	FE, SE, 1B.1	Low	Valley and foothill grassland; edges of clearings in chaparral, clay soils of volcanic origin with microbiotic crust; 100–2,100 ft
--	Raven et al. 1986	*Perityle emoryi*	Emory's rock daisy	LIS	Low	Creosote Bush Scrub, Coastal Sage Scrub; Blooms January-June and October-November; 0-3281 ft.
--	CCH	*Phacelia hubbyi*	Hubby's phacelia	4.2	Low	open gravelly or rocky slopes, chaparral, grassland; < 3,300 ft
--	CCH	*Phacelia ramosissima var. austrolitoralis*	south coast branching phacelia	3.2	Low	sand dunes, salt marshes, coastal bluffs; strictly coastal.
--	CCH	*Piperia michaelii*	Michaels' rein-orchid	4.2	Low	dry sites, coastal scrub, woodland, mixed-evergreen or closed-cone-pine forest; < 2,300 ft
--	Raven et al. 1986	*Plectritis ciliosa*	showy plectritis, longspur seablush	LIS	Low	yellow pine forest, foothill woodland, chaparral, valley grassland, open, partly shaded slope; < 4,000 ft
--	CCH	*Primula [Dodecatheon] clevelandii var. patula*	Padre's shooting star	LIS	Low	serpentine soils, moist places, alkaline site; < 2,000 ft
--	CCH	*Ribes aureum var. gracillimum*	slender golden currant	LIS	Low	wetland-riparian, alluvial areas, forest edges; < 10,000 ft
--	CCH	*Salicornia bigelovii*	Bigelow's pickleweed, dwarf saltwort	LIS	Low	coastal salt marsh, wetland-riparian natural conditions; < 65 ft.
--	CNDDB, WBC 2018b	*Senecio aphanactis*	chaparral ragwort	2.2, LIS	Low	cismontane woodland, coastal scrub; drying alkaline flats; 65–1,900 ft

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
--	CNDDB	*Suaeda esteroa*	estuary seablite	1B.2, LIS	Low	marshes and swamps; coastal salt marshes in clay, silt, and sand substrates; < 16 ft
--	CCH	*Suaeda taxifolia*	woolly seablite	4.2	Low	coastal bluffs, margins of salt marshes; < 50 ft
--	CNDDB	*Thelypteris puberula var. sonorensis*	Sonoran maiden fern	2B.2	Low	meadows and seeps; along streams, seepage areas; 160–1,800 ft
--	CNDDB	*Tortula californica*	California screw moss	1B.2	Low	sandy soils in chenopod scrub, valley and foothill grassland; 160–1,800 ft.
Invertebrates						
H1, H2	CNDDB	*Bombus crotchii*	crotch bumble bee	G3G4 S1S2	High	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.
--	CNDDB	*Cicindela hirticollis gravida*	sandy beach tiger beetle	G5T2 S2	Low	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to Northern Mexico. Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.
--	CNDDB	*Cicindela senilis frosti*	senile tiger beetle	G2G3T1T3 S2	Low	Inhabits marine shoreline, from Central California Coast south to salt marshes of San Diego. Also found at Lake Elsinore. Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.
--	CNDDB	*Coelus globosus*	globose dune beetle	G1G2 S1S2	Low	Inhabitant of coastal sand dune habitat, from Bodega Head in Sonoma county south to Ensenada, Mexico. Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.
--	CNDDB, WBC 2018b	*Danaus plexippus* pop. 1	monarch butterfly	G4T2T3 S2S3	Low	Winter roost sites extend along the coast from Northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.
--	CNDDB	*Euphydryas editha quino*	quino checkerspot butterfly	FE	Low	Sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties. Need high densities of food plants *Plantago erecta*, *P. insularis*, and *Castilleja excerta*. Population at Point Dume considered extinct.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
--	CNDDB	*Panoquina errans*	wandering (=saltmarsh) skipper	G4G5S1	Low	Southern California coastal salt marshes. Requires moist saltgrass for larval development.
H1, H2	CNDDB	*Trimerotropis occidentiloides*	Santa Monica grasshopper	G1G2S1S2	High	Known only from the Santa Monica Mountains. Found on bare hillsides and along dirt trails in chaparral.
--	CNDDB	*Tryonia imitator*	mimic tryonia (=California brackishwater snail)	G2G3S2S3	Low	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County. Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.
Fish						
--	CNDDB	*Oncorhynchus mykiss irideus*	southern steelhead - southern California DPS	FE, SSC	Low	Fed listing refers to pops from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego Co.) Southern steelhead likely have greater physiological tolerances to warmer water & more variable conditions.
--	CNDDB	*Gila orcuttii*	arroyo chub	SSC	Low	Native to streams from Malibu Creek to San Luis Rey river basin. Introduced into streams in Santa Clara, Ventura, and Santa Ynez Rivers. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation & associated invertebrates.
--	CNDDB	*Eucyclogobius newberryi*	tidewater goby	FE, SSC	Low	Brackish water habitats along the California Coast from Agua Hedionda Lagoon, San Diego Co. to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water & high oxygen levels.
Amphibians						
--	Stebbins 2003	*Aneides lugubris*	arboreal salamander	LIS	Low	Oak woodland, under logs, boards, rocks, fallen bark. Coastal mountains and valleys.
Reptiles						
--	CNDDB, WBC 2018b	*Actinemys marmorata*	western pond turtle	SSC	Low	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation. Need basking sites and suitable (sandy banks or grassy open fields). Upland habitat up to 0.3 mi over accessible terrain from water for egg-laying.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
H1	CNDDB	*Anniella stebbinsi*	southern California legless lizard	SSC	Moderate	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Recently (2013) split *from Anniella pulchra* and described as ranging from south of Transverse Ranges into northern Baja California. Range limits unclear in relation to project area location.
H1	CNDDB	*Anniella sp.*	California legless lizard	SSC	Moderate	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. *Anniella pulchra* was recently (2013) split into several species and range limits are unclear in relation to project area location.
--	Stebbins 2003	*Arizona elegans occidentalis*	California glossy snake	SSC	Low	Varied shrubby habitats: sagebrush flats, grassland, chaparral-covered slopes, woodland, preferring open areas on sandy or loamy ground. Active mostly at night. Breeds in June-July.
H1, H2	SD2, SD4, WBC 2018b	*Aspidoscelis tigris stejnegeri*	coastal whiptail	SSC	High (observed)	Found in deserts & semiarid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky. Common in suitable habitat.
H1, H2	Stebbins 2003	*Lampropeltis zonata pulchra*	San Diego mountain kingsnake	WL	High	Wide range of habitats: oak-pine forests, riparian woodland, chaparral, coastal sage scrub. In Ventura County restricted to the Santa Monica Mountains.
H1, H2	CNDDB, WBC 2018b	*Phrynosoma blainvillii*	coast horned lizard	SSC	Moderate	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects. 0-8000 ft.
H1, H2	Stebbins 2003	*Salvadora hexalepis virgultea*	coast patch-nosed snake	SSC	High	Brushy or shrubby vegetation in coastal southern California. Requires small mammal burrows for refuge and overwintering sites.
--	CNDDB	*Thamnophis hammondii*	two-striped garter snake	SSC	Low	Coastal California from vicinity of Salinas to northwest Baja California. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
Birds						
H1, H2	Wildscape Restoration 2011, WBC 2018b	*Accipiter cooperii*	Cooper's hawk	WL (nesting)	Moderate	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.
H1, H2	CNDDB, WBC 2018b	*Aquila chrysaetos*	golden eagle	SFP, WL, BCC (nesting and wintering)	Moderate	Rolling foothills, mountain areas, sage-juniper flats, & desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas. Nest sites are highly sensitive to nearby human visual and noise disturbances. Rare in Santa Monica Mountains. No nearby nesting sites, but could be observed hunting and/or overwintering.
--	CNDDB	*Agelaius tricolor*	tricolored blackbird	SCE (nesting colony)	Low	Highly colonial; most numerous in Central Valley and vicinity; requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.
H1, H2	SD1, SD2, SD4, WBC 2018b	*Aimophila ruficeps canescens*	southern California rufous-crowned sparrow	WL	High (observed)	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass & forb patches.
--	CNDDB, WBC 2018b	*Athene cunicularia*	burrowing owl	SSC (burrow sites and some wintering sites)	Low	Open, dry annual or perennial grasslands, deserts & scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.
H1, H2	SD1, WBC 2018b	*Baeolophus inornatus*	oak titmouse	BCC (nesting)	Moderate (observed foraging)	Inhabits oak woodlands. Nests and roosts in existing cavities. Often forages in adjacent scrub and chaparral habitats. No tree cavities in survey area but nesting territory could overlap southern extent.
--	CNDDB	*Buteo regalis*	ferruginous hawk	WL (wintering)	Low	Open grasslands, sagebrush flats, desert scrub, low foothills & fringes of pinyon-juniper habitats. Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.
H1, H2	SD1, SD2, SD3, SD4, WBC 2018b	*Calypte costae*	Costa's hummingbird	BCC (nesting)	High (observed)	Arid scrub foothill and desert habitats.
--	CNDDB	*Charadrius alexandrinus nivosus*	western snowy plover	FT, SSC	Low	Sandy beaches, salt pond levees & shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
--	CNDDB, WBC 2018b	*Elanus leucurus*	white-tailed kite	SFP (nesting)	Low	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.
--	eBird, WBC 2018b	*Lanius ludovicianus*	loggerhead shrike	SSC (nesting)	Low	Rare breeder in Santa Monica Mountains; likely more common historically. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting. Wintering individuals (late summer through early spring) more common.
--	CNDDB	*Passerculus sandwichensis beldingi*	Belding's savannah sparrow	SE	Low	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County. Nests in salicornia on and about margins of tidal flats.
--	CNDDB	*Pelecanus occidentalis californicus*	California brown pelican	SFP	Low	Colonial nester on coastal islands just outside the surf line. Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators.
--	CNDDB, WBC 2018b	*Polioptila californica californica*	coastal California gnatcatcher	FT, SSC	Low	Obligate, permanent resident of coastal sage scrub below 2,500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas & slopes. Not all areas classified as coastal sage scrub are occupied.
--	CNDDB	*Rallus obsoletus levipes*	light-footed Ridgway's rail	FE, SE, SFP	Low	Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation. Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on mollusks and crustaceans.
--	CNDDB	*Riparia riparia*	bank swallow	ST (nesting)	Low	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.
--	CNDDB, WBC 2018b	*Vireo bellii pusillus*	least Bell's vireo	FE, SE (nesting)	Low	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, baccharis, mesquite.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey						
Map Key	**Survey/ Source**	**Scientific Name**	**Common Name**	**Species' Status**	**Potential to Occur**	**Habitat Requirements**
Mammals						
H1	CNDDB	*Eumops perotis californicus*	western mastiff bat	SSC	Moderate	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral etc. Roosts in crevices in cliff faces, high buildings, trees & tunnels.
--	CNDDB	*Lasiurus blossevillii*	western red bat	SSC	Low	Roosts primarily in trees, 2-40 ft above ground, from sea level up through mixed conifer forests. Prefers habitat edges & mosaics with trees that are protected from above & open below with open areas for foraging.
--	CNDDB	*Lasiurus cinereus*	hoary bat	G5 S4	Low	Prefers open habitats or habitat mosaics, with access to trees for cover & open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.
--	CNDDB	*Microtis californicus stephensi*	South Coast marsh vole	SSC	Low	Tidal marshes in Los Angeles, Orange and southern Ventura counties.
--	CNDDB	*Myotis yumanensis*	Yuma myotis	G5 S4	Low	Optimal habitats are open forests and woodlands with sources of water over which to feed. Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.
H1, H2	SD1, SD2, SD3, SD4 (likely), WBC 2018b	*Neotoma lepida intermedia*	San Diego desert woodrat	SSC	High (likely observed)	Coastal scrub of southern California from San Diego county to San Luis Obispo County. Moderate to dense canopies preferred. Particularly abundant in rock outcrops and rocky cliffs and slopes.
--	CNDDB	*Sorex ornatus salicornicus*	southern California saltmarsh shrew	SSC	Low	Coastal marshes in Los Angeles, Orange and Ventura counties. Requires dense vegetation and woody debris for cover.
H1, H2	CNDDB, WBC 2018b	*Taxidea taxus*	American badger	SSC	High	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils & open, uncultivated ground. Preys on burrowing rodents. Digs burrows.

Table 3-2. Special-status Species Known to Occur Within 10 Miles or Observed During the Survey

Map Key	Survey/ Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements

FE .....Federally listed as Endangered
FT .....Federally listed as Threatened
FC .....Federal Candidate Species for listing
SFP .....CDFW Fully Protected Species
SE .....California listed as Endangered
ST .....California listed as Threatened
SR .....California listed as Rare
SSC .....CDFW Species of Special Concern
WL.....CDFW Watch List
LIS .....Locally Important Species

NatureServe Ranks
- 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)
- G4 or S4 – Apparently Secure Globally or Subnationally (state)
- G5 or S5 – Common Secure Globally or Subnationally (state)

California Rare Plant Rank (RPR)
- 1B – Rare, Threatened or Endangered in California and elsewhere
- 2B – Rare, Threatened or Endangered in California, but more common elsewhere
- 3 – Plants about which we need more information – a review list
- 4 – Plants of limited distribution – a watch list
  - .1 seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
  - .2 fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
  - .3 not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Table 3-3. Special-status Species' Affected Habitat								
Map Key	**Scientific Name**	**Common Name**	**Adequate Habitat Onsite**	**Adequate Habitat Size**	**Ventura Acreage Impacted**	**LA Acreage Impacts**	**Total Acreage Impacted**	**Comments**
H2	*Calochortus plummerae*	Plummer's mariposa-lily	Yes	Yes	1.85	0.41	2.26	Possibly observed pre-flowering at southeast corner of APN 4472-016-004 (Los Angeles County).
H1, H2	*Bombus crotchii*	crotch bumble bee	Yes	Yes	2.32	3.15	5.47	Not observed but could occur in low numbers.
H1, H2	*Trimerotropis occidentiloides*	Santa Monica grasshopper	Yes	Yes	2.32	3.15	5.47	Not observed but could occur in low numbers or during higher rainfall years.
H1	*Anniella stebbinsi*	southern California legless lizard	Yes	Yes	2.74	1.85	4.59	Could occur in drainages or shaded areas that retain subterranean moisture.
H1	*Anniella sp.*	California legless lizard	Yes	Yes	2.74	1.85	4.59	Could occur in drainages or shaded areas that retain subterranean moisture.
H1, H2	*Aspidoscelis tigris stejnegeri*	coastal whiptail	Yes	Yes	2.32	3.15	5.47	Observed. Generally occurs in openings in scrub and chaparral with loose soil for burrowing. However, one individual was seen under dense chaparral canopy.
H1, H2	*Lampropeltis zonata pulchra*	San Diego mountain kingsnake	Yes	Yes	2.32	3.15	5.47	Not observed but could occasionally occur in low numbers.
H1, H2	*Phrynosoma blainvillii*	coast horned lizard	Yes	Yes	2.32	3.15	5.47	Not observed; no recent nearby records.
H1, H2	*Salvadora hexalepis virgultea*	coast patch-nosed snake	Yes	Yes	2.32	3.15	5.47	Not observed but could occasionally occur in low numbers.
H1, H2	*Accipiter cooperii*	Cooper's hawk	Yes	Yes	2.32	3.15	5.47	Likely uses area for hunting. No nesting habitat on-site.
H1, H2	*Aquila chrysaetos*	golden eagle	Yes	Yes	2.32	3.15	5.47	Not observed and very rare locally, but could use site for hunting.
H1, H2	*Aimophila ruficeps canescens*	southern California rufous-crowned sparrow	Yes	Yes	2.32	3.15	5.47	Observed; higher likelihood of nesting in H1 habitat.
H1, H2	*Baeolophus inornatus*	oak titmouse	Yes	Yes	2.32	3.15	5.47	Observed; no known nesting cavities but one or more residential territories could overlap the area. Does not likely occur throughout survey area.
H1, H2	*Calypte costae*	Costa's hummingbird	Yes	Yes	2.32	3.15	5.47	Observed; suitable habitat covers nearly entire survey area. H1 habitat used for foraging.

Table 3-3. Special-status Species' Affected Habitat								
Map Key	**Scientific Name**	**Common Name**	**Adequate Habitat Onsite**	**Adequate Habitat Size**	**Ventura Acreage Impacted**	**LA Acreage Impacts**	**Total Acreage Impacted**	**Comments**
H1, H2	*Eumops perotis californicus*	western mastiff bat	Yes	Yes	2.32	3.15	5.47	Could use the area for foraging. Little if any roosting habitat within survey area, but suitable cliff habitat widespread in surrounding area.
H1, H2	*Neotoma lepida intermedia*	San Diego desert woodrat	Yes	Yes	2.32	3.15	5.47	Likely occurs onsite especially in rocky areas with low shrubs. H2 graded habitat likely used for foraging but not for middens.
H1, H2	*Taxidea taxus*	American badger	Yes	Yes	2.32	3.15	5.47	No suspected burrows seen but individuals are wide-ranging in local mountains. Suitable burrowing habitat throughout survey area but rodent prey densities are relatively low.

Nesting Bird Summary. The survey area supports high-quality nesting habitat for birds. Most of the observed species listed in Appendix Two nest locally. Few nests were encountered during surveys, but most dense shrubs were purposely avoided to reduce impacts to any nests. Nest-searching per se was not conducted. Any ground or vegetation disturbances conducted during the nesting bird season must be done in a manner that avoids impacting nesting birds.

Map 4a. Species Map (North) - Yellow Hill Road Project

2018 Special-status Species
- coastal whiptail
- mariposa lily
- oak titmouse
- n/a s. Calif. rufous-crowned sparrow
- n/a Costa's hummingbird

Special-status Species Habitat
- H1
- H2

- Survey Area
- Proposed Single-family Home Structure
- Proposed Grading
- Proposed Fuel Mod Zone - Road
- Proposed Fuel Mod Setback Zone A - 20 ft
- Proposed Fuel Mod Setback Zone B - 100 ft
- Proposed Fuel Mod Setback Zone C - 200 ft
- Parcels - Ventura and Los Angeles Counties
- Ventura-Los Angeles County Line

0 100 200 300 Feet

Map Date: 20 Aug 2018
Imagery: Feb 2008; LARIAC2; Co. of Los Angeles
Projection: UTM Nad83 Zone 11

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YELLOW HILL MTWY

APN: 700-0-030-055

VENTURA COUNTY

LOS ANGELES COUNTY

so. Calif. rufous-crowned sparrow
4/27/2018-6/18/2018
(observed throughout)

Costa's hummingbird
4/27/2018-6/18/2018
(observed throughout)

APN: 700-0-030-115

APN: 4472-016-903

coastal whiptail
6/18/2018

coastal whiptail
6/18/2018

San Diego desert woodrat (likely)
middens observed throughout

APN: 4472-016-004

coastal whiptail
6/18/2018

oak titmouse
4/27/2018

mariposa lily
4/27/2018

APN: 700-0-030-065

APN: 4472-016-003

Map 4b. Species Map (South) - Yellow Hill Road Project

2018 Special-status Species
- coastal whiptail
- mariposa lily
- oak titmouse
- n/a s. Calif. rufous-crowned sparrow
- n/a Costa's hummingbird

Special-status Species Habitat
- H1
- H2

- Survey Area
- Proposed Single-family Home Structure
- Proposed Grading
- Proposed Fuel Mod Zone - Road
- Proposed Fuel Mod Setback Zone A - 20 ft
- Proposed Fuel Mod Setback Zone B - 100 ft
- Proposed Fuel Mod Setback Zone C - 200 ft
- Parcels - Ventura and Los Angeles Counties
- Ventura-Los Angeles County Line

0 100 200 300 Feet

Map Date: 20 Aug 2018
Imagery: Feb 2008; LARIAC2; Co. of Los Angeles
Projection: UTM Nad83 Zone 11

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3.3 Wildlife Movement and Connectivity

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

Connectivity Features
The survey area is not located within a designated Ventura County Regional Wildlife Corridor. The project area is essentially a continuous block of chaparral and scrub habitats bisected by an overgrown dirt road and building pad. Although located along a steep slope, most of the road is currently passable laterally by wildlife except for several small but steep cliff features across which larger wildlife species would likely not choose to move. No movement features besides the paved and dirt roads were documented in the survey area or its surroundings. The survey area is located within a broader mountainous environment with excellent habitat connectivity due to a large amount of relatively continuous habitat.

The proposed retaining walls along the road will extend along the steeper sloped sections for approximately 1,000 feet of the 1,600-foot access road and building pad. The walls would form a barrier to most wildlife species except for large mammals such as mule deer (*Odocoileus hemionus*), which would be able to scale the shorter sections. A relatively large portion of the road would remain passable. The proposed single-family development south of the Los Angeles County line will decrease habitat connectivity around it by constructing a building and associated landscaping and fuel modification.

Section 4: Impact Assessment and Recommended Mitigation

4.1 Sufficiency of Biological Data

The field data that has been collected by Werner Biological Consulting and Forde Biological Consultants is sufficient to recommend CEQA findings. No additional biology-related surveys or permits will be needed prior to issuance of the land use permit.

4.2 Impacts and Mitigation

Direct effects
Direct effects are caused by the project and occur at the same time and place (AEP 2016). Direct effects occur when biological resources are altered, disturbed, destroyed, or removed during the implementation of the proposed project. Examples of direct effects include vegetation clearing, wildlife mortality (directly or through destruction or abandonment of nests and/or young), increased noise, vibration, lighting, or dust accumulation on adjacent vegetation. Many wildlife species such as nesting birds also become stressed at the nearby visual presence of workers in the area, even if they are in a protected habitat area. For larger-scale projects, direct effects could also include population-level impacts such as the extirpation, fragmentation, or loss of viability of an entire local plant or animal population.

Indirect Effects
Indirect effects are caused by the project but occur later in time or farther removed in distance, but are still relatively foreseeable (AEP 2016). Examples of indirect effects include induced changes in population densities or growth rates of native vegetation, changes in wildlife species' use of the area, non-native weed establishment, and other effects on species, air and water quality, and other natural systems. Specific examples of potential indirect effects related to a new housing development include long-term

changes in noise and lighting levels that would negatively affect wildlife and their movement patterns, mortality and population decreases of wildlife due to roaming pets such as dogs and cats, introduction and infestation of exotic weeds, increases in air/water pollution and trash, and increased risk of wildfire.

Cumulative Impacts
Cumulative impacts occur when two or more individual effects which, when considered together, are considerable or compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

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

Project Impact Thresholds – Species (County of Ventura 2011)
A project will have a direct or indirect physical impact to a plant or animal species if a project, directly or indirectly:

(a) reduces a species' population,
(b) reduces a species' habitat,
(c) increases habitat fragmentation, or
(d) restricts reproductive capacity.

The determination of whether a project's impact is significant or not shall be based on both the current conservation status of the species affected and the severity or intensity of impact caused by the project. Endangered, rare and threatened species, as well as special status species, are more susceptible to project impacts than a more common species. If a project's impact is severe or intense, it may cause a population of a more common species to decline substantially or drop below self-sustaining levels, which would be considered a significant impact.

The following types of impacts to plant and animal species or their habitats are considered potentially significant:

- Loss of one or more individuals, occupied habitat or Critical Habitat designated by the U.S. Fish and Wildlife Service of a species officially listed as Endangered, Threatened or Rare under the federal Endangered Species Act (Title 50, Code of Federal Regulations Sections 17.11 or 17.12) or California Endangered Species Act (Sections 670.2 or 670.5, Title 14, California Code of Regulations), a Candidate Species, or a California Fully Protected Species.
- Impacts that would eliminate or threaten to eliminate one or more element occurrences of a special-status species not otherwise listed under the federal Endangered Species Act or California Endangered Species Act, or as a Candidate Species or California Fully Protected Species.
- Impacts that would threaten the viability of a habitat that sustains a population of a special-status wildlife species.
- Impacts that would restrict the reproductive capacity of a special-status species.

- "Take" of birds protected under the California Fish and Wildlife Code (Sections 3503.5, 3511, and 3513) and the federal Migratory Bird Treaty Act (MBTA), as "take" is defined in the Fish and Wildlife Code and MBTA.
- Increases in noise and/or nighttime lighting to a level above ambient levels that would adversely affect a special status species.
- Increases in human access, predation or competition from domestic animals, pests or exotic species, or other indirect impacts, to levels that would adversely affect special status species.
- Impacts severe enough to substantially reduce the habitat of a wildlife species or cause a wildlife population to decline substantially or drop below self-sustaining levels, pursuant to Section 15065 of the CEQA Guidelines, Mandatory Findings of Significance.

Cumulative Impact Thresholds

The threshold criteria listed above under Project Impact Thresholds are used to determine whether cumulative impacts are significant. The evaluation of cumulative impacts must consider the project AND other projects causing related impacts. The other projects considered in the cumulative analysis for plant and animal species are recently approved, present, and reasonable foreseeable probable future projects that may directly or indirectly impact the element occurrence of a plant or animal species that was evaluated for project impacts.

For example, a project that would remove a few individuals of a population of a special status plant species (element occurrence) may not have a significant impact on its own, but when combined with other impacts caused by projects located near the element occurrence, the cumulative impact may threaten the viability of that element occurrence, in which case the project's cumulative impact would be considered potentially significant.

Plant Species

A seasonal botanical survey revealed one potential special-status plant species, Plummer's mariposa lily (CRPR 4.2) at the southeastern corner of Los Angeles County APN 4472-016-004, which is outside of the permanent impact area and does not likely occur therein. The entire project area supports native plant species common to the area, although densities within the previously graded and fill areas have already been reduced. Invasive weeds such as wild oat, bromes, summer mustard, black mustard, tocalote, and Russian thistle are well established in the previously graded and fill areas.

Wildlife Species

Upland wildlife species at the site are well represented. Six reptiles, forty-one birds, and seven likely mammalian species were observed or inferred from sign on-site. Additional common wildlife species, especially reptiles and mammals, may occur (FBC 2014) but were not detected due to the generalized nature of the surveys. Special-status species observed include coastal whiptail, Southern California rufous-crowned sparrow, oak titmouse, Costa's hummingbird, and likely San Diego desert woodrat. An additional eleven special-status wildlife species could occur on-site due to their known regional occurrence and the presence of suitable habitat on-site.

No species listed under the Federal or State Endangered Species Acts, Candidate Species, or California Fully Protected Species were observed or are expected to be impacted by the project. Coastal whiptail and San Diego desert woodrat are CDFW Species of Special Concern. Suitable habitat for coastal whiptail includes not only intact scrub vegetation and open areas within chaparral, but it also includes dirt roads, shoulders and other semi-disturbed features. San Diego desert woodrat would primarily use intact scrub

and chaparral habitats (especially for building their middens which are essential for reproduction and shelter), but this species also likely incorporates the adjacent overgrown disturbed areas on-site for foraging and other daily activities within their territory. At least twenty-six of the bird species observed could nest within habitats that will be impacted by grading or fuel modification, and most of the other species observed are year-round residents that would likely nest off-site but could still use the area for foraging or other activities during the nesting season.

Project Impacts

A total of approximately 5.47 acres (2.32 acres in Ventura County and 3.15 acres in Los Angeles County) is expected to be directly impacted by project activities. Of these totals, the amount of undisturbed habitats lost that normally support higher densities of native plants and wildlife is 1.26 acres (vs. 1.06 acres disturbed) in Ventura County, and 2.39 acres (vs. 0.76 disturbed) in Los Angeles County (Table 3-1).

Potential direct effects from the current Yellow Hill Road project include many of the examples listed above under *Direct Effects*. The grading/paving of the road and building pad, construction of the retaining walls and buildings, installation of utilities, and establishment of the fuel modification zones with subsequent landscaping will result in the direct loss of vegetation and habitat for plants and animals, as well as sustained noise, vibration, dust, and human presence in the area. In the absence of suitable mitigation measures, these activities would result in the direct mortality of wildlife and nesting birds.

Potential indirect effects resulting from the current Yellow Hill Project are difficult to predict, but include most or all of the examples listed above under *Indirect Effects*. Previous disturbances on-site have already resulted in the establishment of exotic weeds, although they are mostly restricted to the disturbed, non-ESHA areas.

For the special-status species found in the survey area, most longer-term population reductions would be focused in/around the single-family home footprint and its surrounding fuel modification zones, as opposed to the access road. This is because the access road is mostly already established, and most adjacent habitats impacted by the 10-foot fuel modification zone are of a lower quality. The home footprint and surrounding fuel modification zones consists of a roughly circular patch of habitat totaling approximately 4.0 acres that would be permanently modified, with most native vegetation removed because of the high flammability of the component species. This area will be where the impacts to native plants and wildlife will be the greatest. The observed special-status bird species (southern California rufous-crowned sparrow, Costa's hummingbird, and oak titmouse) would likely suffer minimal short-term reductions due to the fact that they have relatively dynamic territories and would still be able to use some of the habitat in the fuel modification zones. However, terrestrial special-status species such as coastal whiptail and San Diego desert woodrat would experience relatively greater losses within the developed areas and fuel modification zones. Overall, there are no plant or wildlife species in the area whose populations would be substantially reduced or threatened with extirpation from these activities, primarily because of the large amount of available and protected surrounding habitat.

The following estimates were made regarding the numbers of special-status individual territories that may be lost based on 2018 field observations and the author's experience. A single bird territory equates to two individuals, while a single coastal whiptail or woodrat territory equals one individual due to their different breeding structures. Other potentially occurring species impacts were not quantified.

- coastal whiptail: 10 territories/individuals

- Costa's hummingbird: 2 territories / 4 individuals
- oak titmouse: 0 territories/individuals
- southern California rufous-crowned sparrow: 1 territory / 2 individuals
- San Diego desert woodrat: 8 territories/individuals

Cumulative impacts to the species occurring within the parcels would depend upon recent and future projects taking place nearby. Improvement of the road could make development of the nearby graded pads or parcels easier to achieve. Much of the surrounding land is protected under public ownership, and the development permits associated with several nearby private parcels likely required the establishment of permanent conservation areas within the parcels when they were issued. Still, the relatively large footprint of the project, spanning several parcels within both Ventura and Los Angeles Counties, suggests that cumulative impacts without mitigation may be potentially significant in the long-term.

Significance Finding – Project Impacts: Potentially Significant but Mitigable
Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable

Avoidance and Minimization Measures – Species

Successful implementation of the following Avoidance and Minimization Measures will reduce species impacts to a less-than-significant level:

(1) **Nesting Bird Protections:** All clearing, grubbing, grading, and fuel modification activities will be scheduled to occur outside the nesting bird season of February 1 to September 30. If this is not possible, a qualified biologist shall conduct a nesting-bird survey of the impact areas within 5 days of work, in close coordination with the construction contractor, to determine locations of active bird nests to be protected from take. The survey area of the nesting bird survey shall encompass the work area plus a minimum distance of 50 feet from the work area because of the potential for noise, visual, and dust disturbances. A greater distance may need to be surveyed depending upon the species encountered. If nesting birds are found, an exclusionary zone shall be established around the nest to ensure that it is not adversely affected by work activities. Such zones should be a minimum of 50 feet for general nesting birds, and a minimum of 200 feet for line-of-sight raptor nests, but the biologist will have the final determination of the acceptable size of the exclusionary zone. Oftentimes the zone will need to be larger (e.g., CDFW typically requires a minimum distance of 300 feet for general nesting birds and 500 feet for nesting raptors). Work shall not be allowed within the exclusionary zones until the young have left the nest, or until it is otherwise inactive from natural causes such as predation.

(2) **Woodrat Protections:** Prior to clearing, grubbing, grading, and fuel modification activities, a qualified biologist shall conduct a survey for woodrat middens. One or both of the San Diego desert woodrat (*Neotoma lepida intermedia*, CDFW Species of Special Concern) or common big-eared woodrat (*Neotoma macrotis*) occur at the site. Woodrat middens in the impact area shall be left in place if feasible, or dismantled under the supervision of the biologist to allow any woodrats to escape and leave the area. The fuel modification plans may require removal of woodrat nests that pose a fire danger, but efforts should be made to protect as many middens as possible. The number of woodrat middens destroyed shall be recorded to provide an appropriate level of offsite compensatory mitigation of San Diego desert woodrat habitat.

(3) **Biological Monitoring:** A qualified biological monitor shall monitor all grading and vegetation disturbances to ensure any nesting bird buffers are maintained and to allow any woodrats, coastal whiptails, legless lizards, and other potentially occurring common and special-status wildlife to escape the area without harm. Some species such as reptiles would need to be physically moved to a nearby area outside of the impacts zone. All wildlife shall only be handled by the biologist. No pets shall be allowed in work areas where native wildlife may be encountered during grading and construction activities. Wildlife fencing shall be deployed as needed to prevent wildlife from entering the work zone, and all holes or open pits shall be covered or otherwise blocked off to prevent wildlife from becoming trapped or killed.

(4) **Hand Removal:** Vegetation within the proposed development area and fuel modification zones should be cleared by hand, if feasible, and in the presence of a qualified biological monitor. Using hand-held tools will allow wildlife including coastal whiptail, coast horned lizard, coast patch-nosed snake, San Diego mountain kingsnake, and legless lizards a chance to escape should they occur and reduce the potential of mortality.

(5) **Mitigation:** Offsite mitigation and on-site restrictive covenants or easements shall be enacted as compensatory mitigation for the loss of special-status species and habitats from the development project.

B. Ecological Communities	Project: PS-M	Cumulative: PS-M

Project Impact Thresholds – Sensitive Plant Communities (County of Ventura 2011)
The following types of impacts to sensitive plant communities are considered potentially significant:

- Construction, grading, clearing, or other activities that would temporarily or permanently remove sensitive plant communities. Temporary impacts to sensitive plant communities would be considered significant unless the sensitive plant community is restored once the temporary impact is complete.
- Indirect impacts resulting from project operation at levels that would degrade the health of a sensitive plant community.

Cumulative Impact Thresholds – Sensitive Plant Communities
The threshold criteria listed above under Project Impact Thresholds are used to determine whether cumulative impacts are significant. The evaluation of cumulative impacts must consider the project AND other projects causing related impacts. The other projects considered in the cumulative analysis for sensitive plant communities are recently approved, present, and reasonable foreseeable probable future projects that may directly or indirectly impact the sensitive plant community that was evaluated for project impacts.

For example, a project that would cause indirect impacts to a sensitive plant community may not have a significant impact on its own, but when combined with other indirect impacts caused by projects located near the sensitive plant community, the cumulative impact may substantially degrade the sensitive plant community, in which case the project's cumulative impact would be considered potentially significant.

Project Impacts to Sensitive Plant Communities

Approximately 0.52 acres of Bigpod ceanothus-Birchleaf Mountain Mahogany (*Ceanothus megacarpus-Cercocarpus betuloides*) Shrubland, identified as a rare (G3S3) community in CDFW (2006) will be destroyed or permanently degraded by project activities. This community is found in local areas of higher relative moisture such as north-facing slopes and drainages. Occurrence onsite is within two small gullies downslope of the single-family home building pad. The loss will not substantially reduce the occurrence of this community or cause local extirpation because it appears to occur commonly in the surrounding landscape (based on casual scans of the surrounding area), but it is considered a potentially significant project impact and cumulative impact in the absence of mitigation.

ESHA (Applies to Coastal Zone Only)

In the Coastal Zone, Environmentally Sensitive Habitat Areas (ESHA), as defined by the County's Coastal Area Plan, the State Coastal Act, and Title 14, California Code of Regulations, Division 5.5, are protected. ESHA is "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Public Resources Code § 30107.5). ESHA includes coastal dunes, beaches, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan). The identification of ESHA within upland habitats of the Santa Monica Mountains will be determined by using the Coastal Commission's methodology (Memorandum from the Coastal Commission to Ventura County Staff titled "Designation of ESHA in the Santa Monica Mountains," 2003). 6 Section 8174-9 of the County's Coastal Zoning Ordinance permits only the following uses within ESHA or ESHA buffer areas:

- Nature study;
- Developments where the primary function is habitat enhancement or restoration;
- Shoreline protective devices;
- Passive recreational uses not involving structures;
- Uses dependent on habitat values such as aquiculture and scientific research;
- Public Works facilities in accordance with this Article and Section 8175-5.9, and all other applicable provisions of this Chapter and the LCP Land Use Plan.

Within ESHA buffer areas, the Coastal Zoning Ordinance does allow for new principal structures if prohibition of the structure from the buffer will preclude the utilization of the larger parcel for its designated use, but impacts to the ESHA buffer must be eliminated or reduced to a less than significant level.

Therefore, all ESHA on a project site shall be identified and mapped during a biological resources assessment. Within the M Overlay Zone (the Coastal Zone portion of the Santa Monica Mountains) a restrictive covenant shall be recorded on all ESHA identified on a project site to assure that such habitat areas are permanently maintained in open space.

Project Impact Thresholds – ESHA

The following types of impacts to ESHA are considered potentially significant:

- Construction, grading, clearing, or other activities and uses that would temporarily or permanently remove ESHA or disturb ESHA buffers. (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance).

- Indirect impacts resulting from project operation at levels that would degrade the health of an ESHA.

Cumulative Impact Thresholds – ESHA
The threshold criteria listed above under Project Impact Thresholds are used to determine whether cumulative impacts are significant. The evaluation of cumulative impacts must consider the project AND other projects causing related impacts. The other projects considered in the cumulative analysis for ESHA are recently approved, present, and reasonable foreseeable probable future projects that may directly or indirectly impact the ESHA that was evaluated for project impacts.

Due to the State and County policies protecting ESHA, all potentially significant project impacts to ESHA are considered cumulatively considerable, unless mitigated to a less than significant project level.

Project Impacts to ESHA
A total of approximately 1.26 acres of ESHA in Ventura County and 2.40 acres of ESHA (3.10 acres if the building pad created after 1977 is included) in adjacent Los Angeles County is expected to be destroyed or severely degraded by project activities. Although the Fuel Modification Plan calls for retaining native species where possible in Zone C (Native Brush Thinning Zone), it identifies most of the dominant native component species as highly flammable hazards that require removal. This action will effectively transform the ESHA plant communities into newer landscaped zones that will retain very little of their original form.

Significance Finding – Project Impacts: Potentially Significant but Mitigable
Significance Finding – Cumulative Impacts: Potentially Significant but Mitigable

Mitigation

Successful implementation of the following Mitigation Measures will reduce ESHA and plant community impacts to a less-than-significant level:

- Offsite mitigation of at least a 1:1 ratio (to be negotiated with the regulatory agencies) for the 1.26 acres of Ventura County ESHA should occur. An overall mitigation amount that combines compensation for all Ventura and Los Angeles County ESHA impacts would likely be the simplest course of action.
- Acreage amounts for offsite mitigation should be determined by a field survey after establishment of the fuel modification zones and completion of any other project, for greatest accuracy.

B. Habitat Connectivity	Project: LS	Cumulative: LS

Project Impact Thresholds – Habitat Connectivity (County of Ventura 2011)
A project would impact habitat connectivity if it would: (a) remove habitat within a wildlife movement corridor; (b) isolate habitat; (c) construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity; or (d) intimidate fish or wildlife via the introduction of noise, light, development or increased human presence.

The following types of impacts to habitat connectivity are considered potentially significant:

- A habitat connectivity feature (e.g., a linkage, corridor, chokepoint or stepping stone) would be severed, substantially interfered with, or potentially blocked.
- Wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction would be prevented or substantially interfered with.
- Wildlife would be forced to use routes that endanger their survival. For example, constraining a corridor for mule deer or mountain lion to an area that is not well-vegetated or that runs along a road instead of through a stream corridor or along a ridgeline.
- Lighting, noise, domestic animals, or other indirect impacts that could hinder or discourage fish and/or wildlife movement within habitat connectivity feature (e.g., a linkage, corridor, chokepoint or stepping stone) would be introduced.
- The width of linkage, corridor or chokepoint would be reduced to less than the sufficient width for movement of the target species (the species relying upon the connectivity feature). The adequacy of the width shall be based on the biological information for the target species; the quality of the habitat within and adjacent to the linkage, corridor, or chokepoint; topography; and adjacent land uses.
- For wildlife relying on visual cues for movement, visual continuity (i.e., lines-of-sight) across highly constrained wildlife corridors, such as highway crossing structures or stepping stones, would not be maintained.

Cumulative Impact Thresholds – Habitat Connectivity

The threshold criteria listed above under Project Impact Thresholds are used to determine whether cumulative impacts are significant. The evaluation of cumulative impacts must consider the project AND other projects causing related impacts. The other projects considered in the cumulative analysis for habitat connectivity are recently approved, present, and reasonable foreseeable probable future projects that may directly or indirectly impact the habitat connectivity feature that was evaluated for project impacts.

For example, a project that would only partially constrict a habitat connectivity feature may not have a significant impact on its own, but when combined with other impacts caused by projects located within or near the habitat connectivity feature, the cumulative impact may substantially interfere with or potentially block the feature, in which case the project's cumulative impact would be considered significant.

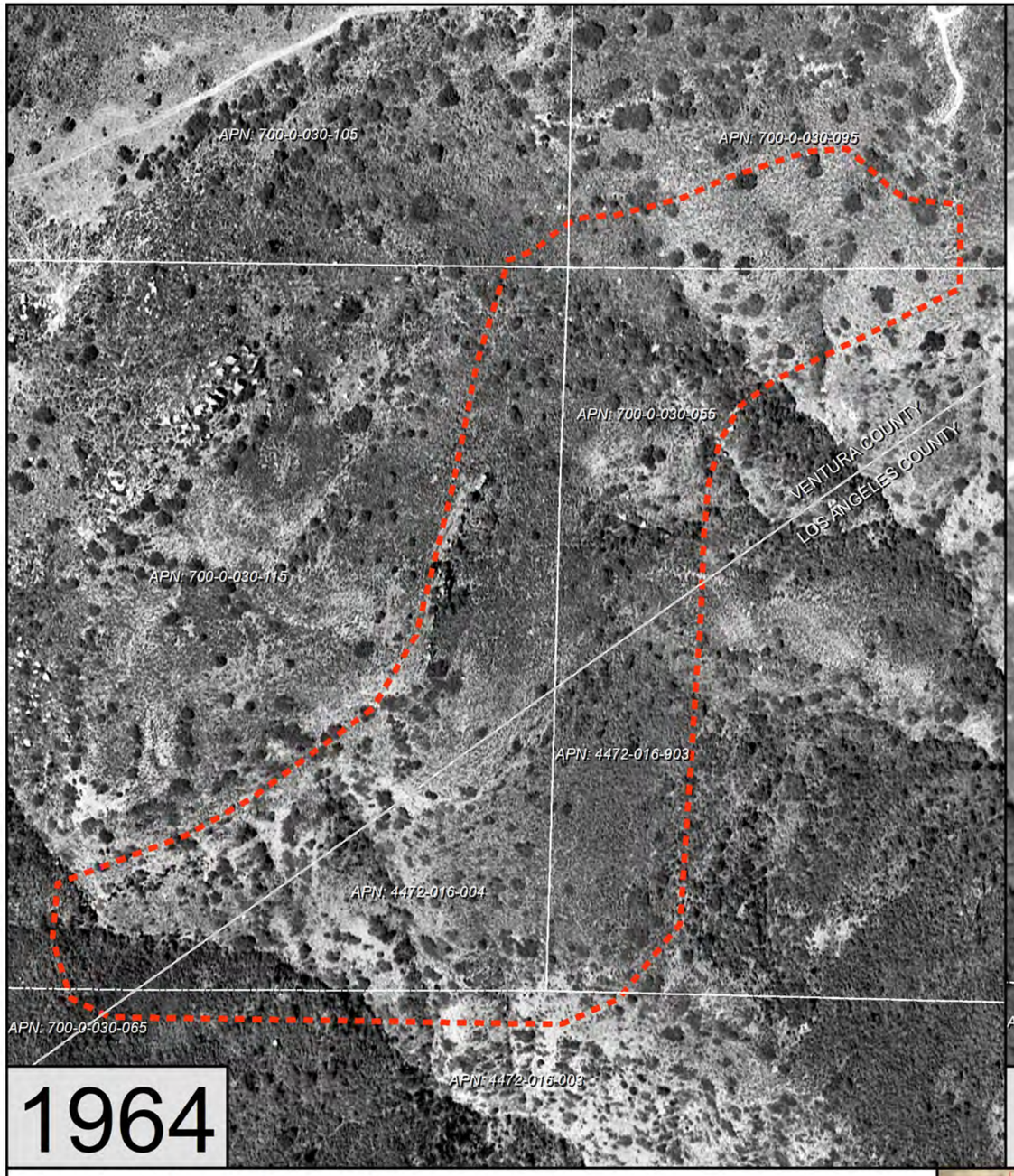
Project Impacts to Habitat Connectivity

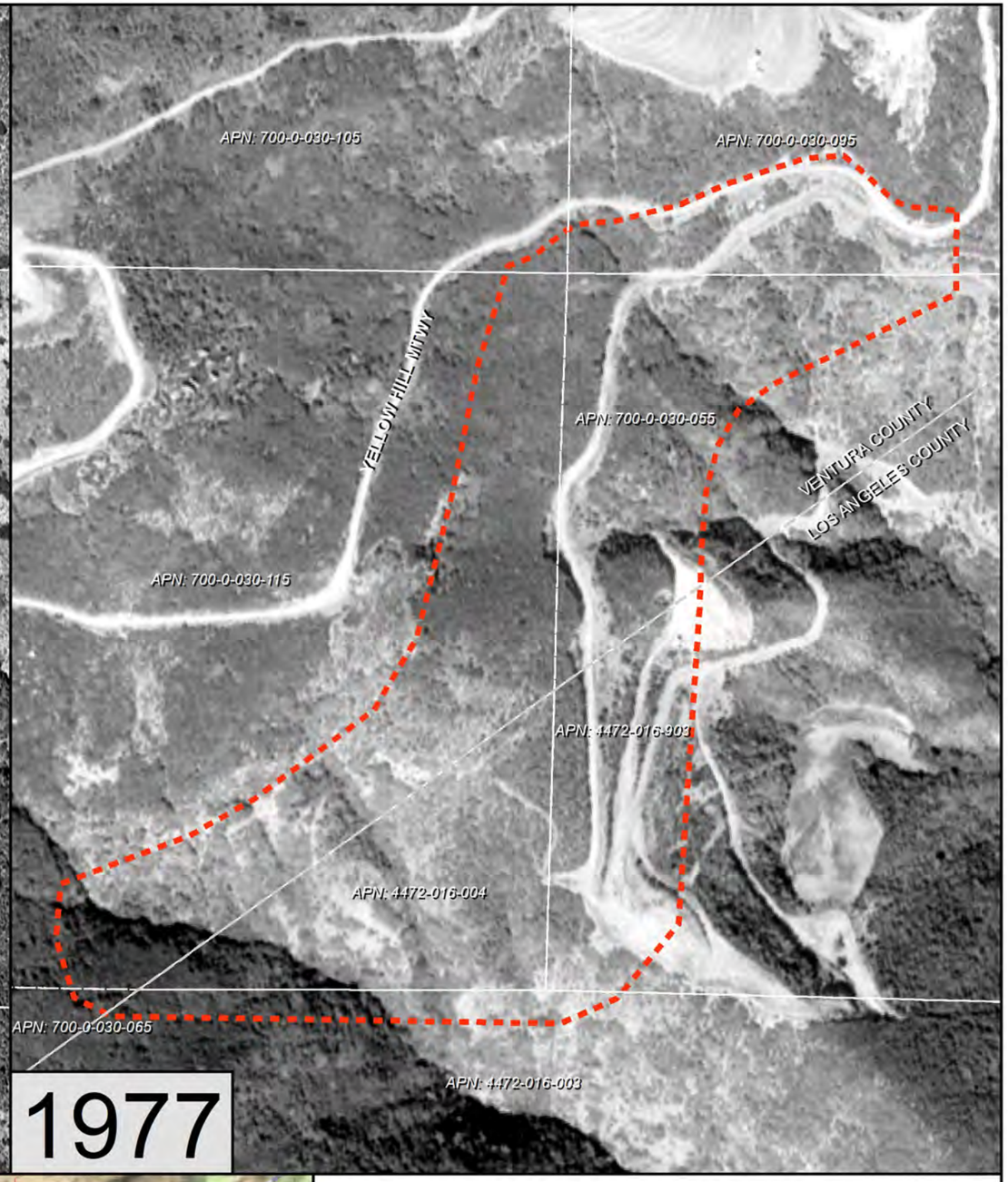
The project area is essentially a continuous block of chaparral and scrub habitats bisected by an overgrown dirt road and building pad. Four retaining walls between approximately 60 and 530 feet in length and of variable heights will be installed along the uphill slope of the access road and building pad. The three walls along the access road will be between one and five feet tall, while the southernmost and longest wall along the building pad and adjacent road will be between two and fourteen feet tall. A 75-foot long retaining wall up to eight feet tall will be installed on the downhill side of the access road near Yellow Hill Road to compensate for a small landslide. The proposed retaining walls along the road will extend along the steeper sloped sections for approximately 1,000 feet of the 1,600-foot access road and building pad. Habitat connectivity for small wildlife species such as rodents and reptiles may be somewhat impeded by the walls and by the landscaped fuel modification zones, but there are no essential habitat features that would be blocked off or isolated, and the road improvements would not cut off any essential habitat corridors. Much of the steeply sloped area where the walls will be installed consists of eroded cliffs

bounded by dense chaparral thickets that appear ill-suited to transverse movements by medium to large wildlife species. Effects to habitat connectivity will be less than significant.

Given the large amount of nearby preserved lands and absence of essential habitats or corridors that would be affected by the project, cumulative effects to habitat connectivity appear to be less than significant.

Significance Finding – Project Impacts: Less than Significant
Significance Finding – Cumulative Impacts: Less than Significant





Map 5a. Yellow Hill Road Historical Imagery - 1964 and 1977

Survey Area
Parcels - Ventura and Los Angeles Counties
Ventura-Los Angeles County Line

0 250 500 750 1,000 Feet

Map Date: 20 Aug 2018
Imagery: 1964: Flight IMC-392 June 1964, Teledyne, Inc.
1977: Flight TG-7700 Feb 1977–Jul 1977, Teledyne, Inc.
Projection: UTM Nad83 Zone 11

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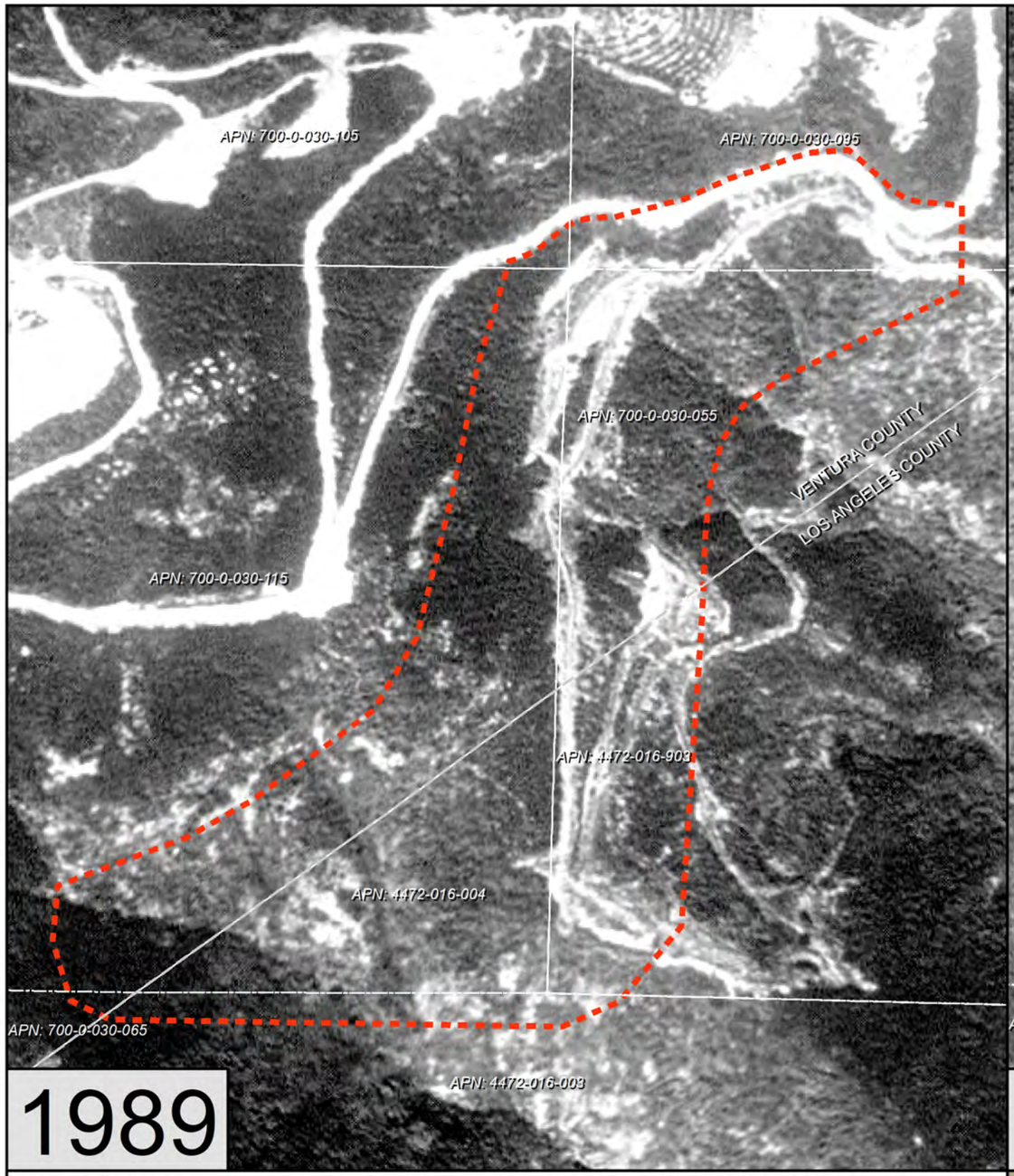
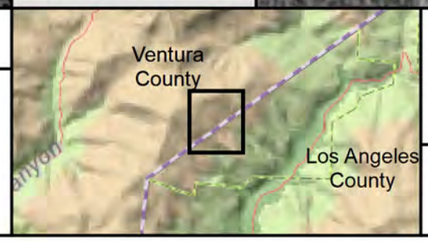


Map 5b. Yellow Hill Road Historical Imagery - 1989 and 1994

Survey Area
Parcels - Ventura and Los Angeles Counties
Ventura-Los Angeles County Line



0 200 400 600 800 Feet

Map Date: 20 Aug 2018
Imagery: 1989: NAPP 1840-033, Aug 1989, WMC
1994: NAPP 6868 14, Jun 1994, WMC
Projection: UTM Nad83 Zone 11

WERNER BIOLOGICAL CONSULTING

Section 5: Photos

Table 5-1: Photos

Location SA1 **Map Key** P1 **View Direction** northwest **Description** Entrance to access road at paved Yellow Hill Road.	
Location SA1 **Map Key** P2 **View Direction** west **Description** Access road, view from northern end.	

Location
SA1
Map Key
P3
View Direction
southwest
Description
Access road, view from northern end.

Location
SA1
Map Key
P4
View Direction
southwest
Description
Access road, zoomed fill area seen from northern end.

Location
SA1
Map Key
P5
View Direction
southwest
Description
Access road, view from near northern end.

Location
SA1
Map Key
P6
View Direction
north
Description
Access road, view from just north of county line.

Location
SA1
Map Key
P7
View Direction
south
Description
South end of access road and east side of building pad, view from just south of county line.

Location
SA1
Map Key
P8
View Direction
south
Description
East side of building pad, looking south along parcel line.

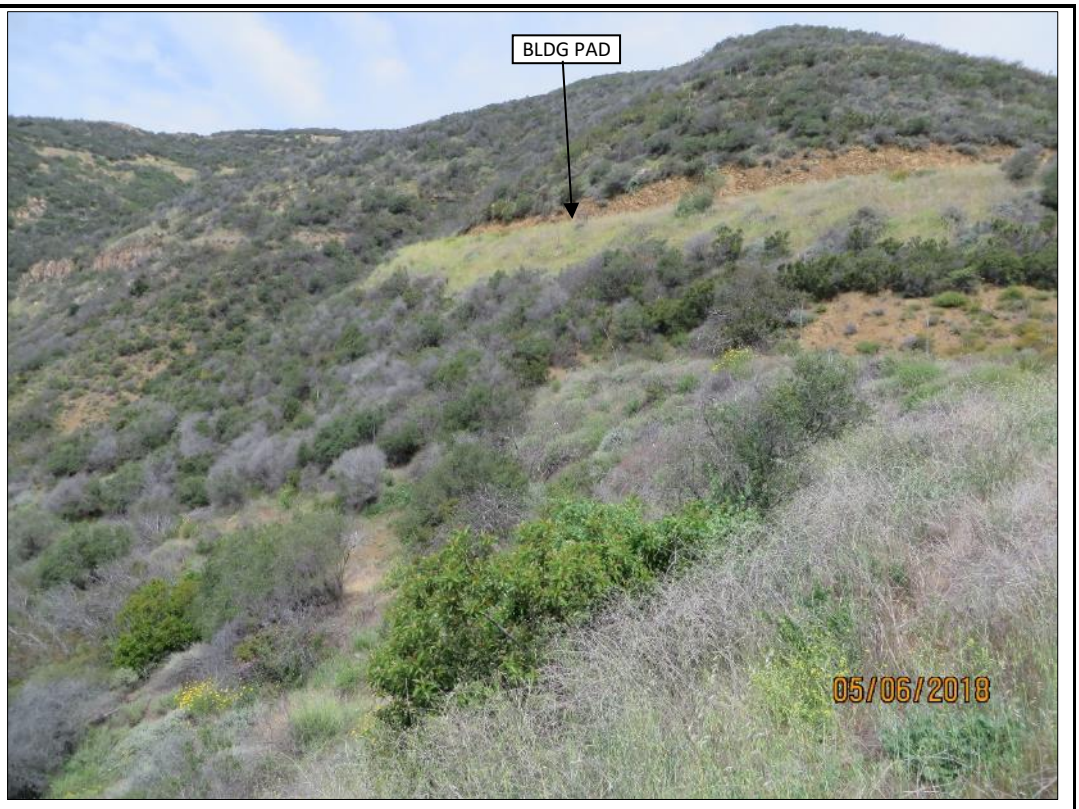
Location
SA1
Map Key
P9
View Direction
southwest
Description
Central building pad.

Location
SA1
Map Key
P10
View Direction
east
Description
Central building pad, view from west end of pad.

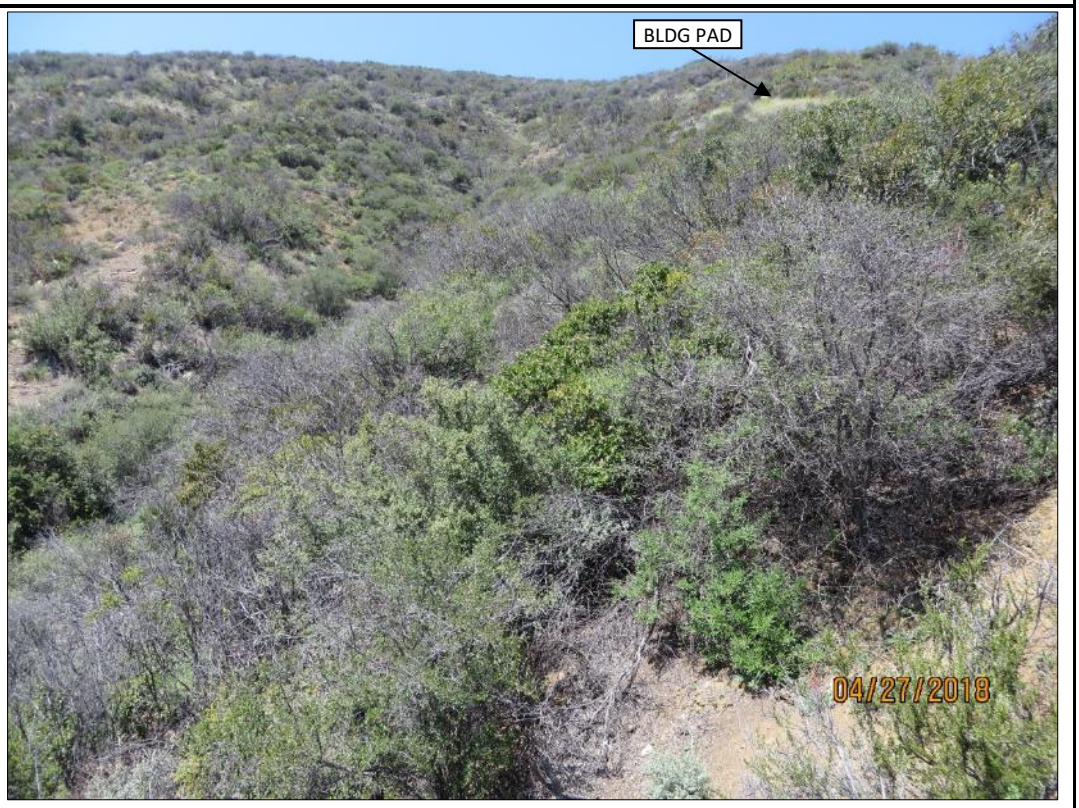
Location
SA1
Map Key
P11
View Direction
east
Description
View of slope below (south of) building pad.

Location
SA1
Map Key
P12
View Direction
west
Description
View along southern boundary of LA County APN 4472-016-004, from southeast corner.

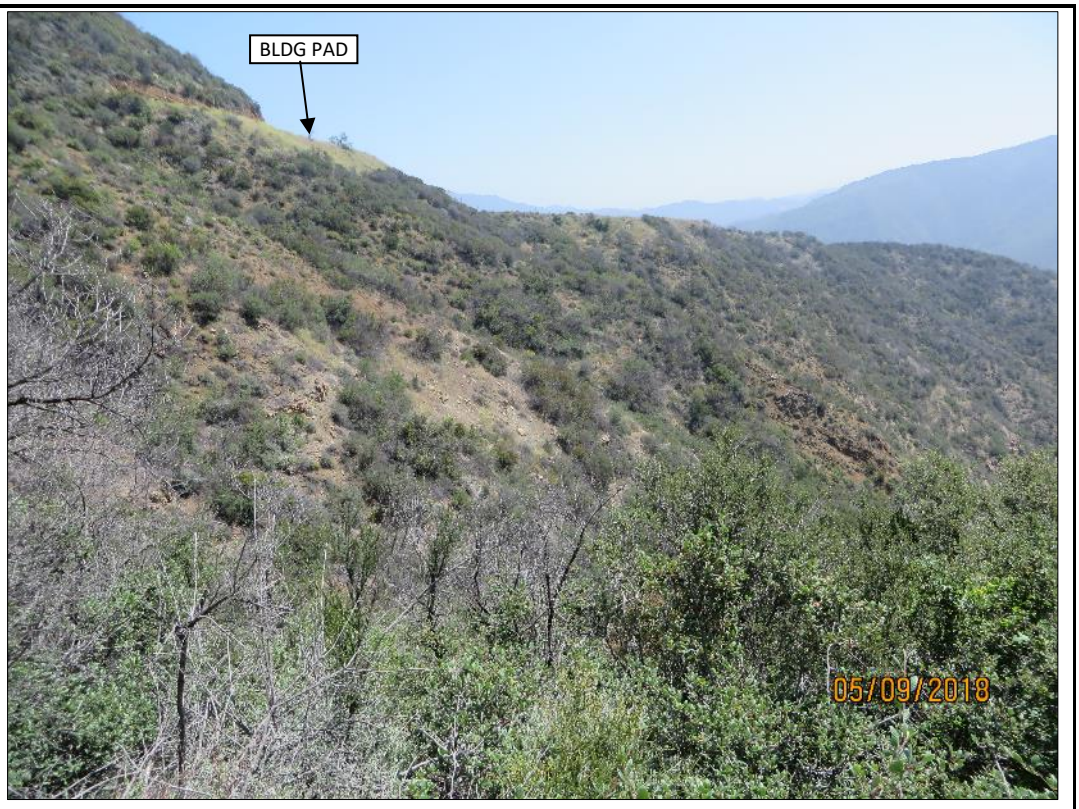
Location
SA1
Map Key
P13
View Direction
northwest
Description
Hillside below building pad.



Location
SA1
Map Key
P14
View Direction
north
Description
Chaparral vegetation on south-facing slope below building pad.



Location
SA1
Map Key
P15
View Direction
east
Description
Building pad and area downslope as viewed from the west.



Location
SA1
Map Key
P15
View Direction
north
Description
County line marker sign north of building pad.

Location
SA1
Map Key
P16
View Direction
north
Description
Survey marker pipe at southeast corner of LA County APN 4472-016-004.

Location
SA1
Map Key
P17
View Direction
north
Description
Coastal whiptail, observed along Yellow Hill Road shoulder.

Location
SA1
Map Key
P18
View Direction
north
Description
Coastal whiptail, observed at building pad.

Location
SA1
Map Key
P19
View Direction
west
Description
Drainage along southern edge of LA County APN 4472-016-004.

Appendix 1:
Summary of Biological Resource Regulations

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

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

Sensitive-status Species Regulations

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

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

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

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

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

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

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up

voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

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

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

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

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

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

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

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

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

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued

for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

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

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

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

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

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

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

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

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

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

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

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

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

Migratory Bird Regulations

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

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

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

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

Plant Community Regulations

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

Global and Subnational Rankings

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

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

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant

Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

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 (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X
Cottonwood (*Populus* all species)	9.5 in.		X
Elderberry (*Sambucus* all species)	9.5 in.		X
Big Cone Douglas Fir (*Pseudotsuga macrocarpa)*	9.5 in.		X
White Fir (*Abies concolor)*	9.5 in.		X
Juniper (*Juniperus californica)*	9.5 in.		X
Maple (*Acer macrophyllum)*	9.5 in.		X
Oak (Single) (*Quercus* all species)	9.5 in.	X	X
Oak (Multi) (*Quercus* all species)	6.25 in.	X	X
Pine (*Pinus* all species)	9.5 in.		X
Sycamore (*Platanus* all species)	9.5 in.	X	X
Walnut (*Juglans* all species)	9.5 in.		X
Historical Tree[3] (any species)	(any size)	X	X
Heritage Tree[4] (any species)	90.0 in.	X	X

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

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

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

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

Waters and Wetlands Regulations

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

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

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

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Game)

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

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

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

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

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats. Biological Resources Policy 1.5.2-3 states**:**

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

Biological Resources Policy 1.5.2-4 states:

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

Coastal Habitat Regulations

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

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

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

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

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. 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 2:
Observed Species Table

Common Name	Scientific Name	Status	Notes
PLANTS			
Acourtia microcephala	scapellote	-	-
Acmispon glaber	deerweed	-	-
Adenostoma fasciculatum	chamise	-	-
Antirrhinum coulterianum	Coulter snapdragon	-	-
Arctostaphylos glauca	bigberry manzanita	-	-
Artemisia californica	California sagebrush	-	-
Aristida adscensionis	sixweeks three-awn	-	-
*Avena fatua**	wild oat	-	-
Baccharis pulilaris	coyote brush	-	-
*Brassica nigra**	black mustard	-	-
Brickellia californica	California brickellbush	-	-
*Bromus diandrus**	ripgut grass	-	-
Bromus madritensis ssp. *rubens**	red brome	-	-
Calochortus sp.	mariposa lily	-	observed pre-flowering 4/27/18–6/18/18
Calystegia macrostegia	island morning glory	-	-
Carduus pycnocephalus	Italian thistle	-	-
Castilleja foliolosa	woolly paintbrush	-	-
Ceanothus megacarpus	bigpod ceanothus	-	-
Ceanothus spinosus	greenbark ceanothus	-	-
*Centaurea melitensis**	tocalote	-	-
Cercocarpus betuloides var. *betuloides*	birch-leaf mountain mahogany	-	-
Chaenactis artemisiifolia	white pincushion	-	-
Chlorogalum pomeridianum	amole	-	-
Corethrogyne filaginifolia	common sandaster	-	-
Cryptantha sp.	cryptantha	-	-
Deinandra fasciculata	clustered tarweed	-	-
Dryopteris arguta	coastal wood fern	-	-
Dudleya pulverulenta	chalk dudleya	-	-
Elymus condensatus	giant wild-rye	-	-
Encelia californica	bush sunflower	-	-
Eriogonum cinereum	coastal wild buckwheat	-	-
Eriogonum fasciculatum	California buckwheat	-	-
Eriogonum gracile	slender buckwheat	-	-
Eriophyllum confertiflorum var. *confertiflorum*	golden-yarrow	-	-
*Erodium cicutarium**	redstem filaree	-	-
Eulobus californicus	California primrose	-	-
*Festuca perennis**	Italian ryegrass	-	-
Galium angustifolium ssp. *angustifolium*	narrowly leaved bedstraw	-	-
Hazardia squarrosa	saw-toothed goldenbush	-	-
Hesperoyucca whipplei	chaparral yucca	-	-
Heteromeles arbutifolia	toyon	-	-
Heterotheca grandiflora	telegraph weed	-	-
*Hirschfeldia incana**	summer mustard	-	-
*Hordeum murinum**	wall barley	-	-

Common Name	Scientific Name	Status	Notes
Keckiella cordifolia	heart leaved keckiella	-	-
Logfia filaginoides	California cottonrose	-	-
*Logfia gallica**	daggerleaf cottonrose	-	-
Lonicera subspicata var. *denudata*	southern honeysuckle	-	-
Lupinus hirsutissimus	stinging lupine	-	-
Malacothamnus fasciculatus	chaparral mallow	-	-
Malacothrix saxatilis	cliff aster	-	-
Malosma laurina	laurel sumac	-	-
Marah macrocarpa	chilicothe	-	-
*Medicago polymorpha**	California burclover	-	-
Melica imperfecta	little California melica	-	-
Mimulus aurantiacus	sticky monkeyflower	-	-
Mirabilis laevis var. *crassifolia*	wishbone bush	-	-
Muhlenbergia microsperma	littleseed muhly	-	-
*Nicotiana glauca**	tree tobacco	-	-
Paeonia californica	California peony	-	-
Pellaea andromedifolia	coffee fern	-	-
Phacelia cicutaria	caterpillar phacelia	-	-
Phacelia distans	distant phacelia	-	-
Phacelia imbricata	imbricate phacelia	-	-
Phacelia parryi	Parry's phacelia	-	-
Pinus sp.*	pine tree	-	-
Pseudognaphalium biolettii	two-color rabbit-tobacco	-	-
Rafinesquia californica	California chicory	-	-
Rhamnus ilicifolia	hollyleaf redberry	-	-
Rhus ovata	sugar bush	-	-
Ribes malvaceum var. *malvaceum*	chaparral currant	-	-
*Salsola tragus**	Russian thistle	-	-
Salvia columbariae	chia	-	-
Salvia mellifera	black sage	-	-
Salvia leucophylla	purple sage	-	-
*Schinus molle**	Peruvian pepper tree	-	-
*Schismus barbatus**	Mediterranean grass	-	-
Selaginella bigelovii	spike moss	-	-
*Senecio vulgaris**	common groundsel	-	-
*Silybum marianum**	milk thistle	-	-
Solanum xanti	chaparral nightshade	-	-
*Sonchus oleraceus**	common sow thistle	-	-
Stachys bullata	California hedgenettle	-	-
Stipa coronata	crested needle grass	-	-
Stipa lepida	foothill needle grass	-	-
Stipa miliacea var. *miliacea**	smilo grass	-	-
Stipa pulchra	purple needle grass	-	-
Stipa speciosa	desert needlegrass	-	-
Toxicodendron diversilobum	poison oak	-	-
Venegasia carpesioides	canyon sunflower	-	-
NOTABLE INVERTEBRATES			
*Apis mellifera**	honey bee	-	-
Bombus sp.	bumble bee	-	-
REPTILES			
Aspidoscelis tigris stejnegeri	**coastal whiptail**	**SSC**	-
Crotalus oreganus helleri	southern Pacific rattlesnake	-	-

Common Name	Scientific Name	Status	Notes
Elgaria multicarinata	southern alligator lizard	-	-
Masticophus lateralis lateralis	striped racer	-	-
Sceloporus occidentalis	western fence lizard	-	-
Uta stansburiana	common side-blotched lizard	-	-
BIRDS			
Aeronautes saxatalis	white-throated swift	MBTA	-
Aimophila ruficeps canescens	**Southern California rufous-crowned sparrow**	**WL, MBTA**	-
Aphelocoma californica	California scrub-jay	MBTA	-
Baeolophus inornatus	**oak titmouse**	**BCC (nesting), MBTA**	-
Buteo jamaicensis	red-tailed hawk	MBTA	-
Callipepla californica	California quail	MBTA	-
Calypte anna	Anna's hummingbird	MBTA	-
Calypte costae	**Costa's hummingbird**	**BCC (nesting), MBTA**	-
Cathartes aura	turkey vulture	MBTA	-
Catherpes mexicanus	canyon wren	MBTA	-
Chamaea fasciata	wrentit	MBTA	-
Colaptes auratus	northern flicker	MBTA	-
Corvus brachyrhynchos	American crow	MBTA	-
Corvus corax	common raven	MBTA	-
Empidonax difficilis	Pacific-slope flycatcher	MBTA	-
Haemorhous mexicanus	house finch	MBTA	-
Haemorhous purpureus	purple finch	MBTA	-
Icterus cucullatus	hooded oriole	MBTA	-
Junco hyemalis	dark-eyed junco	MBTA	-
Melozone crissalis	California towhee	MBTA	-
Mimus polyglottos	northern mockingbird	MBTA	-
Oreothlypis celata	orange-crowned warbler	MBTA	-
Passerina amoena	lazuli bunting	MBTA	-
Phainopepla nitens	phainopepla	MBTA	-
Phalaenoptilus nuttallii	common poorwill	MBTA	fledglings observed
Pheucticus melanocephalus	black-headed grosbeak	MBTA	-
Pipilo maculatus	spotted towhee	MBTA	fledglings observed
Polioptila caerulea	blue-gray gnatcatcher	MBTA	-
Psaltriparus minimus	bushtit	MBTA	-
Salpinctes obsoletus	rock wren	MBTA	-
Sayornis nigricans	black phoebe	MBTA	-
Selasphorus sasin	Allen's hummingbird	MBTA	-
Setophaga coronata	yellow-rumped warbler	MBTA	-
Spinus psaltria	lesser goldfinch	MBTA	-
Spizella atrogularis	black-chinned sparrow	MBTA	-
Tachycineta thalassina	violet-green swallow	MBTA	-
Thryomanes bewickii	Bewick's wren	MBTA	-
Toxostoma redivivum	California thrasher	MBTA	-
Tyrannus vociferans	Cassin's kingbird	MBTA	-
Zenaida macroura	mourning dove	MBTA	-
Zonotrichia leucophrys	white-crowned sparrow	MBTA	-
MAMMALS			
Canis latrans	coyote	-	scat
Neotoma macrotis	big-eared woodrat (likely)	-	middens and individuals

Common Name	Scientific Name	Status	Notes
Neotoma lepida intermedia	**San Diego desert woodrat (likely)**	**SSC**	**middens and individuals**
Odocoileus hemionus	mule deer	-	
Otospermophilus beecheyi	California ground squirrel	-	burrows
Sylvilagus audubonii	desert cottontail	-	scat
Thomomys bottae	Botta's pocket gopher	-	burrows

* non-native

STATUS KEY

FE Federally listed as Endangered
FT Federally listed as Threatened
FC Federal Candidate Species for listing
SFP CDFW Fully Protected Species
SE California listed as Endangered
ST California listed as Threatened
SR California listed as Rare
SSC CDFW Species of Special Concern
WL CDFW Watch List
MBTA Protected under the Migratory Bird Treaty Act (and California Fish and Game Code)
LIS Locally Important Species

California Rare Plant Rank (RPR)
1B – Rare, Threatened or Endangered in California and elsewhere
2B – Rare, Threatened or Endangered in California, but more common elsewhere
3 – Plants about which we need more information – a review list
4 – Plants of limited distribution – a watch list
.1 seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
.3 not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Appendix 3:
Project Details for Fuel Modification Zones

The following plan details are listed verbatim per the map inset on page 3 of the approved Fuel Modification Plan (County of Los Angeles Fire Department 2014).

Zone A - Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference*. Other species may be utilized subject to approval.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A.
- Target tree species shall typically not be allowed within 30 or more feet of combustible structures and may require removal If existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure.

Zone B - Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation with high live fuel moisture and greater fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone B shall be fire resistant and spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference*. Other species may be utilized subject to approval.

Zone C - Native Brush Thinning Zone

- Extends from the outermost edge of Zone B to 200 feet from structure.
- Irrigation systems are not required for this zone. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Landscaping and vegetation in this zone may consist or modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or less flammable native species to meet minimum slope coverage requirements of City or County Public Works or Parks & Recreation Landscape or Hillside ordinances. In all cases

the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.

- Existing native vegetation shall be modified by thinning and removal of species constituting a high fire risk; including but not limited to laurel sumac, chamise, ceanothus, sage, sage brush, buckwheat, and California juniper. Please reference the *Fuel Modification Plant Reference*.
- Fuel loads shall be reduced by pruning up the lower 1/3 of remaining trees or shrubs and removing dead wood. Native plants may be thinned by reduced amounts as the distance from development increases.
- Plants In Zone C shall be spaced appropriately. Species selection should be made referencing the *Fuel Modification Plant Reference*. Other species may be utilized subject to approval.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies.
- General spacing for existing native trees or groups of trees is 20 feet between canopies.

Fire Access Road Zone

- Extends 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 317.10)
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance. (Fire Code 503 2.1)
- Landscaping and native plants within the 10-foot Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- Proposed trees should be planted outside the 10-foot clearance zone.

Maintenance

- **Routine maintenance shall be regularly performed In all zones which requires:**
- Removal or thinning of undesirable combustible vegetation and replacement of dead or dying landscaping.
- Pruning and thinning to reduce the overall fuel load and continuity with other fuels.
- Pruning lower branches of trees and tree-form shrubs to 1/3 of their height (or 6 feet from
- lowest hanging branches) to help prevent fire from spreading upward into the crown.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches in Zone A, 12 inches within 50 feet of a structure in Zone B, and 18 Inches in Zone B beyond 50 feet. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 5 Inches.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or underwatering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department annually and as needed. Annual inspections are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region.

- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Newbury Park (3411828) OR Triunfo Pass (3411818) OR Camarillo (3411921) OR Point Mugu (3411911) OR Thousand Oaks (3411827) OR Point Dume (3411817) OR Calabasas (3411826) OR Malibu Beach (3411816))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Candidate Endangered	G2G3	S1S2	SSC
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S3	WL
Anaxyrus californicus arroyo toad	AAABB01230	Endangered	None	G2G3	S2S3	SSC
Anniella sp. California legless lizard	ARACC01070	None	None	G3G4	S3S4	SSC
Anniella stebbinsi southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Aspidoscelis tigris stejnegeri coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC
Astragalus brauntonii Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Atriplex coulteri Coulter's saltbush	PDCHE040E0	None	None	G3	S1S2	1B.2
Atriplex serenana var. davidsonii Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2
Baccharis malibuensis Malibu baccharis	PDAST0W0W0	None	None	G1	S1	1B.1
Bombus crotchii Crotch bumble bee	IIHYM24480	None	None	G3G4	S1S2	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
California Walnut Woodland California Walnut Woodland	CTT71210CA	None	None	G2	S2.1	
Calochortus clavatus var. gracilis slender mariposa-lily	PMLIL0D096	None	None	G4T2T3	S2S3	1B.2
Calochortus plummerae Plummer's mariposa-lily	PMLIL0D150	None	None	G4	S4	4.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Centromadia parryi ssp. australis southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
Chaenactis glabriuscula var. orcuttiana Orcutt's pincushion	PDAST20095	None	None	G5T1T2	S1	1B.1
Charadrius alexandrinus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S2S3	SSC
Chloropyron maritimum ssp. maritimum salt marsh bird's-beak	PDSCR0J0C2	Endangered	Endangered	G4?T1	S1	1B.2
Chorizanthe parryi var. fernandina San Fernando Valley spineflower	PDPGN040J1	Proposed Threatened	Endangered	G2T1	S1	1B.1
Chorizanthe parryi var. parryi Parry's spineflower	PDPGN040J2	None	None	G3T2	S2	1B.1
Cicindela hirticollis gravida sandy beach tiger beetle	IICOL02101	None	None	G5T2	S2	
Cicindela senilis frosti senile tiger beetle	IICOL02121	None	None	G2G3T1T3	S1	
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Danaus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	None	None	G4T2T3	S2S3	
Deinandra minthornii Santa Susana tarplant	PDAST4R0J0	None	Rare	G2	S2	1B.2
Delphinium parryi ssp. blochmaniae dune larkspur	PDRAN0B1B1	None	None	G4T2	S2	1B.2
Diadophis punctatus modestus San Bernardino ringneck snake	ARADB10015	None	None	G5T2T3Q	S2?	
Dudleya blochmaniae ssp. blochmaniae Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
Dudleya cymosa ssp. agourensis Agoura Hills dudleya	PDCRA040A7	Threatened	None	G5T1	S1	1B.2
Dudleya cymosa ssp. marcescens marcescent dudleya	PDCRA040A3	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. ovatifolia Santa Monica dudleya	PDCRA040A5	Threatened	None	G5T1	S1	1B.1
Dudleya multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Dudleya parva Conejo dudleya	PDCRA04016	Threatened	None	G1	S1	1B.2
Dudleya verityi Verity's dudleya	PDCRA040U0	Threatened	None	G1	S1	1B.1
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eremophila alpestris actia California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
Eriogonum crocatum conejo buckwheat	PDPGN081G0	None	Rare	G1	S1	1B.2
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
Euderma maculatum spotted bat	AMACC07010	None	None	G4	S3	SSC
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G5T4	S3S4	SSC
Euphydryas editha quino quino checkerspot butterfly	IILEPK405L	Endangered	None	G5T1T2	S1S2	
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
Gila orcuttii arroyo chub	AFCJB13120	None	None	G2	S2	SSC
Helminthoglypta traskii traskii Trask shoulderband	IMGASC2473	None	None	G1G2T1	S1	
Horkelia cuneata var. puberula mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
Isocoma menziesii var. decumbens decumbent goldenbush	PDAST57091	None	None	G3G5T2T3	S2	1B.2
Lampropeltis zonata (pulchra) California mountain kingsnake (San Diego population)	ARADB19063	None	None	G4G5	S1S2	WL
Lasiurus blossevillii western red bat	AMACC05060	None	None	G5	S3	SSC
Lasiurus cinereus hoary bat	AMACC05030	None	None	G5	S4	
Lasthenia glabrata ssp. coulteri Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
Macrotus californicus California leaf-nosed bat	AMACB01010	None	None	G4	S3	SSC
Microtus californicus stephensi south coast marsh vole	AMAFF11035	None	None	G5T1T2	S1S2	SSC
Monardella hypoleuca ssp. hypoleuca white-veined monardella	PDLAM180A3	None	None	G4T3	S3	1B.3
Monardella sinuata ssp. gerryi Gerry's curly-leaved monardella	PDLAM18163	None	None	G3T1	S1	1B.1
Myotis ciliolabrum western small-footed myotis	AMACC01140	None	None	G5	S3	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	
Navarretia ojaiensis Ojai navarretia	PDPLM0C130	None	None	G2	S2	1B.1
Neotoma lepida intermedia San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
Nolina cismontana chaparral nolina	PMAGA080E0	None	None	G3	S3	1B.2
Oncorhynchus mykiss irideus pop. 10 steelhead - southern California DPS	AFCHA0209J	Endangered	None	G5T1Q	S1	
Orcuttia californica California Orcutt grass	PMPOA4G010	Endangered	Endangered	G1	S1	1B.1
Panoquina errans wandering (=saltmarsh) skipper	IILEP84030	None	None	G4G5	S2	
Passerculus sandwichensis beldingi Belding's savannah sparrow	ABPBX99015	None	Endangered	G5T3	S3	
Pelecanus occidentalis californicus California brown pelican	ABNFC01021	Delisted	Delisted	G4T3	S3	FP
Pentachaeta lyonii Lyon's pentachaeta	PDAST6X060	Endangered	Endangered	G1	S1	1B.1
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T2Q	S2	SSC
Pseudognaphalium leucocephalum white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
Rallus obsoletus levipes light-footed Ridgway's rail	ABNME05014	Endangered	Endangered	G5T1T2	S1	FP
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Senecio aphanactis chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
Socalchemmis gertschi Gertsch's socalchemmis spider	ILARAU7010	None	None	G1	S1	
Sorex ornatus salicornicus southern California saltmarsh shrew	AMABA01104	None	None	G5T1?	S1	SSC
Southern California Coastal Lagoon Southern California Coastal Lagoon	CALE1220CA	None	None	GNR	SNR	
Southern California Steelhead Stream Southern California Steelhead Stream	CARE2310CA	None	None	GNR	SNR	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest						
Southern Coastal Salt Marsh	CTT52120CA	None	None	G2	S2.1	
Southern Coastal Salt Marsh						
Southern Riparian Forest	CTT61300CA	None	None	G4	S4	
Southern Riparian Forest						
Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland						
Spea hammondii	AAABF02020	None	None	G3	S3	SSC
western spadefoot						
Sternula antillarum browni	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2	FP
California least tern						
Suaeda esteroa	PDCHE0P0D0	None	None	G3	S2	1B.2
estuary seablite						
Taxidea taxus	AMAJF04010	None	None	G5	S3	SSC
American badger						
Texosporium sancti-jacobi	NLTEST7980	None	None	G3	S1	3
woven-spored lichen						
Thamnophis hammondii	ARADB36160	None	None	G4	S3S4	SSC
two-striped gartersnake						
Thelypteris puberula var. sonorensis	PPTHE05192	None	None	G5T3	S2	2B.2
Sonoran maiden fern						
Tortula californica	NBMUS7L090	None	None	G2G3	S2S3	1B.2
California screw moss						
Trimerotropis occidentiloides	IIORT36300	None	None	G1G2	S1S2	
Santa Monica grasshopper						
Tryonia imitator	IMGASJ7040	None	None	G2	S2	
mimic tryonia (=California brackishwater snail)						
Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Valley Needlegrass Grassland						
Valley Oak Woodland	CTT71130CA	None	None	G3	S2.1	
Valley Oak Woodland						
Vireo bellii pusillus	ABPBW01114	Endangered	Endangered	G5T2	S2	
least Bell's vireo						

Record Count: 99

CNDDB Online Field Survey Form Report

California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/

This data has been reported to the CNDDB, but may not have been evaluated by the CNDDB staff

Source code WER18F0002
Quad code 3411818
Occ. no. _____
EO index no. _____
Map index no. _____

Scientific name: *Aspidoscelis tigris stejnegeri*

Common name: coastal whiptail

Date of field work (mm-dd-yyyy): 06-18-2018

Comment about field work date(s): Surveys on 4/27/18, 5/6/18, 5/9/18, 6/18/18

OBSERVER INFORMATION

Observer: Scott M. Werner

Affiliation: Werner Biological Consulting

Address: P.O. Box 547 , Ojai, CA 93024

Email: scott@wernerbio.com

Phone: (805) 272-5871

Other observers:

DETERMINATION

Keyed in:

Compared w/ specimen at:

Compared w/ image in: Stebbins 2003

By another person:

Other:

Identification explanation:

Identification confidence: Very confident

Species found: Yes **If not found, why not?**

Level of survey effort: Walking transects for biological assessment survey of about 25 acres.

Total number of individuals: 5

Collection? **Collection number:**

Museum/Herbarium:

ANIMAL INFORMATION

How was the detection made? Seen

Number detected in each age class:

adults	juveniles	larvae	egg mass	unknown
5				

Age class comment: 6 total observations but one was likely a repeat observation

Site use description: basking, foraging

What was the observed behavior? basking, foraging

Describe any evidence of reproduction:

SITE INFORMATION

Habitat description: Site is primarily steep and rocky Ceanothus megacarpus-dominated chaparral associations and other scrub associations with dirt roads and empty building pads. At least three individuals seen in disturbed dirt road/pad areas and associated C. megacarpus, Brickellia californica, Encelia californica, Eriogonum fasciculatum, Adenostoma fasciculatum, Hirschfeldia incana, Bromus spp. One indiv. seen under undisturbed dense C. megacarpus canopy. One indiv. seen on steep slope with C. megacarpus, Cercocarpus betuloides, Eriog. cinereum.

Slope: variable

Land owner/manager: private

Aspect: generally south

Site condition + population viability: Excellent

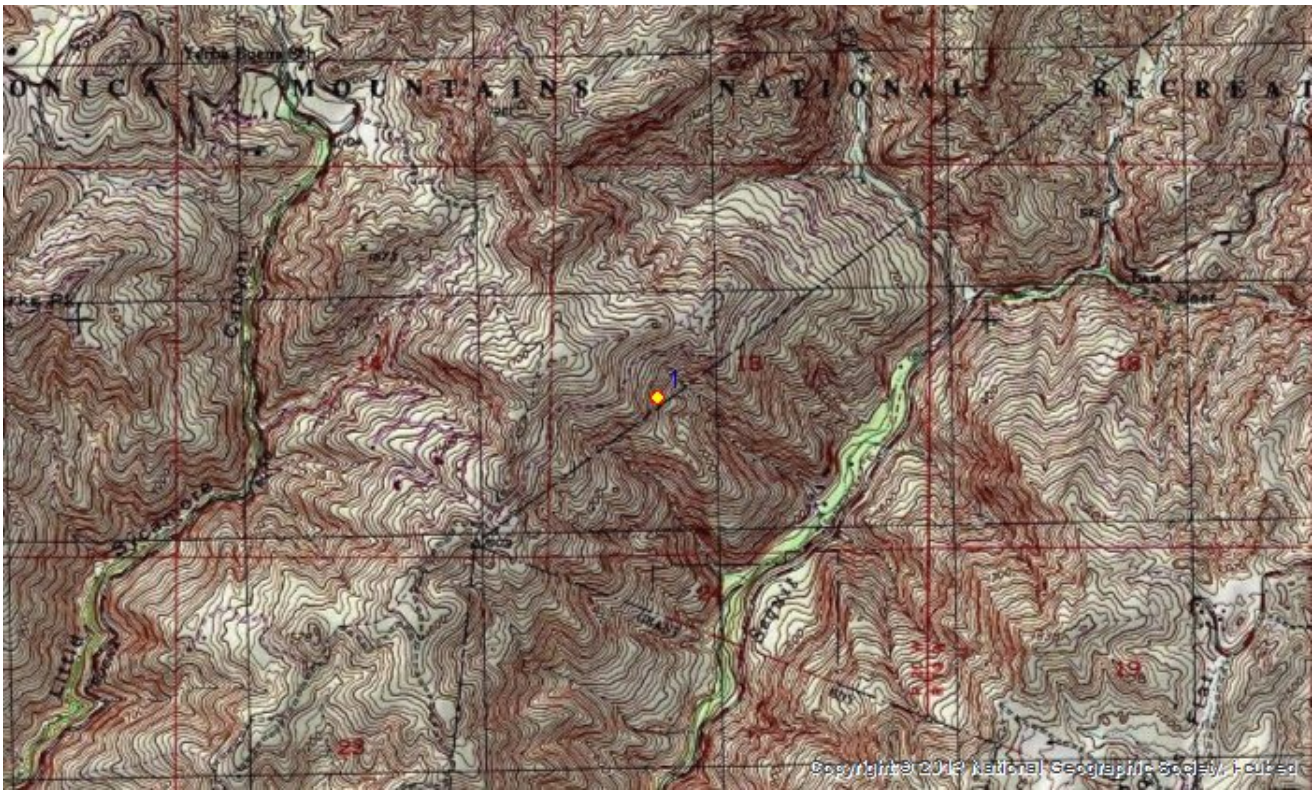
Immediate & surrounding land use: open space with scattered large residences and horse properties

Visible disturbances: Area appears to have burned in 1993 (Green Meadows fire), empty building pads, dirt roads, invasive weeds

Threats: residential development and fuel modifications

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	Ventura	Triunfo Pass	1236	34.08036	-118.93273	321672	3772753	11
	Public Land Survey	**Feature Comment**						
1	S T01S R20W 13	approximate center of multiple observations						

The mapped feature is accurate within: 100 m

Source of mapped feature: this software

Mapping notes: approximate center point of 6 observations: 321835, 3772950 (5/6/18); 321589, 3772617 (6/18/18); 321468, 3772591 (6/18/18); 321405, 3772515 (6/18/18); 321812, 3772947 (6/18/18); 321833, 3772940 (6/18/18)

Location/directions comments:

Attachment(s): 2018 Yellow Hill Coastal Whiptail Map - CNDDB.pdf; whiptail_yellow_rd_photos.zip

2018 Coastal Whiptail (Aspidoscelis tigris stejnegeri) - Yellow Hill Rd

2018 Special-status Species
- coastal whiptail, 5/6/2018
- coastal whiptail, 6/18/2018

Survey Area
Parcels - Ventura and Los Angeles Counties
Ventura-Los Angeles County Line

0 100 200 300 Feet

Map Date: 20 July 2018
Imagery: LARIAC2 2/8/2008
Projection: UTM Nad83 Zone 11

Werner Biological Consulting

whiptail_yellow_rd_IMG_4101.jpg

whiptail_yellow_rd_IMG_4102.jpg

whiptail_sw_parcel_corner_IMG_4148.jpg

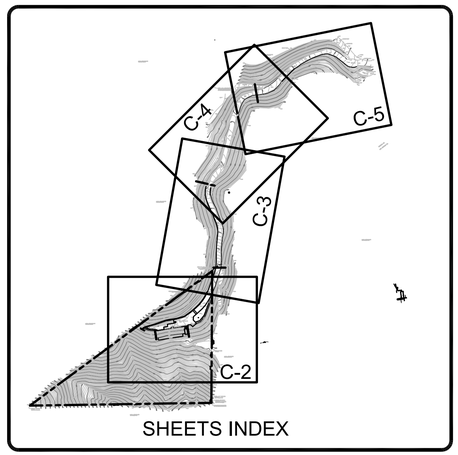
whiptail_west_of_pad_IMG_4160.jpg

whiptail_sw_parcel_corner_IMG_4169.jpg

whiptail_main_bldg_pad_IMG_4635.jpg

whiptail_main_bldg_pad_IMG_4639.jpg

whiptail_west_of_pad_IMG_4652.jpg



GRADING PLAN
10112 YELLOW HILL ROAD, MALIBU, CA 90265
APN #4472-016-004

GENERAL NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2014 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.

2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.

3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.

4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.

5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)

6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:

   a. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND

   b. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.

7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.

8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.

9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.

10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.

13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.

14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTION NOTES

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)

   (a) **PRE-GRADE** BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.

   (b) **INITIAL** WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.

   (c) **ROUGH** WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.

   (d) **FINAL** WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.

17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES', SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:

    1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;

    2. MONTHLY, AT ALL OTHER TIMES; AND

    3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.

    SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEB SITE HTTP://DPW.LACOUNTY.GOV/BSD/DG/DEFAULT.ASPX. "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER."

19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL. PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.

21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES

22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.

23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

24. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. N/A OR MISCELLANEOUS TRANSFER DRAIN MTD NO. N/A.

25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES

26. AN ENCROACHMENT PERMIT FROM COUNTY OF VENTURA DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO COUNTY OF VENTURA DEPARTMENT OF PUBLIC WORKS ENCROACHMENT PERMIT.

27. N/A

28. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.

29. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO:

    - ARMY CORP 404 PERMIT NUMBER: N/A
    - CALIFORNIA FISH & GAME PERMIT NO.: N/A

30. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM.

GENERAL GEOTECHNICAL NOTES

31. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.

32. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 -- 3RD FLOOR)

33. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.

34. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.

35. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.

36. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES

37. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:

    a. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.

    b. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.

    c. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J07.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.

39. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:

    A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.

    B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.

    C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

    D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

40. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

    A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.

    B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.

    C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.

42. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN AS BUILT" GRADING PLAN.

43. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

45. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN AS BUILT" GRADING PLAN.

46. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

PLANTING AND IRRIGATION NOTES

47. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES:

    a. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS. SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS; OR TREES, SPACED AT NOT TO EXCEED 20 FEET ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING, IN ADDITION TO THE GRASS OR GROUNDCOVER PLANTS. THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL NEEDING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

       NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

    b. SLOPES REQUIRED TO BE PLANTED BY SECTION J110.3 SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

    c. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.

48. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED. (SECTION J110.7OF THE COUNTY OF LOS ANGELES BUILDING CODE)

49. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 5.407.2.1)

50. PRIOR TO ROUGH GRADE APPROVAL THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE"MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 2.7 OF CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION. (900 S. FREMONT AVE, ALHAMBRA 3RD FLOOR, CA 91803 (626) 458-4921). TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATERPURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

BEST MANAGEMENT PRACTICE NOTES:

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.

2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."PRINT

NAME ______________________________
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE ______________________________ DATE ____________
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SHEETS INDEX

PROJECT INFORMATION

EARTHWORK VOLUMES

GRADING PERMIT APPLICATION NO. GR 1408040002

ON- SITE:
CUT 2,586 C.Y., FILL 34 C.Y., EXPORT 2,552 C.Y.
OVER EXCAVATION/ ALLUVIAL REMOVAL & COMPACTION 1,350 C.Y.

OFF SITE:

LA COUNTY:	CUT 208 C.Y. FILL 0 C.Y., EXPORT 208 C.Y. OVER EXCAVATION/ ALLUVIAL REMOVAL & COMPACTION 1,115 C.Y.
VENTURA COUNTY:	CUT 604 C.Y. FILL 64 C.Y., EXPORT 540 C.Y. OVER EXCAVATION/ ALLUVIAL REMOVAL & COMPACTION 2,552 C.Y.
TOTAL EXPORT	3,300 C.Y., LOCATION: TO BE DETERMINED

GENERAL INFORMATION

TOTAL ONSITE DISTURBED AREA 0.47 (ACRES)
TOTAL PROPOSED LANDSCAPE AREA 4,495 SQUARE FEET
TOTAL TURF AREA 25% (PERCENT OF TOTAL PROPOSED LANDSCAPING)
TOTAL DROUGHT TOLERANT LANDSCAPING AREA 75% (OF TOTAL PROPOSED LANDSCAPING)
PRE-DEVELOPMENT IMPERVIOUS AREA 0 (ACRES)
POST-DEVELOPMENT IMPERVIOUS AREA 0.27 (ACRES)
WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) N/A
CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN (RPP ID) #031615-1007
POST-CONSTRUCTION BMP FEATURE(S) GPS COORDINATES: LAT. 34.0783, LON. -118.9353

PROPERTY INFORMATION

PROPERTY ADDRESS: 10112 YELLOW HILL ROAD MALIBU, CA 90265
TRACT MAP NO.: N/A TRACT NO.: N/A
PROPERTY OWNER: CHANDRA S. BANDI
ASSESSORS ID NUMBER: 4472-016-004

ZONING AND PLANNING INFORMATION

PROPERTY ZONING : R-C-40
INTENDED LAND USE: SINGLE FAMILY HOME
CERTIFICATE OF COMPLIANCE: CC NO.: N/A
PLOT PLAN NUMBER: PP NO.: _____
CONDITIONAL USE PERMIT: CUP NO.: N/A P.D. PLAN NO..: N/A
OAK TREE PERMIT NUMBER: OTP NO.: N/A EXPIRATION DATE N/A
COMMUNITY STANDARDS DISTRICT:________
CALIFORNIA COASTAL COMMISSION AREA:__X__YES,_______NO
APPROVED VOLUME_____________(CY)
COASTAL DEVELOPMENT PERMIT CDP N/A EXPIRATION DATE ___________

GRADING START DATE: TBD
GRADING END DATE: TBD

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, LYING WITHIN THE COUNTY OF LOS ANGELES, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 10, 1990.

BENCH MARK

MALIBU 444.392' (1990)
CSBM MON 6IN UP 28FT S C/L MUHOLLAND DY-5483 HWY & 2.3MI N/O PACIFIC COAST HWY @ CREST HILL MKD (BM 58-5 1961), BASED ON NGVD 1929 DATUM.

LEGEND:

A.C.	ASPHALT
BSTP.	BOTTOM STEP CONC CONCRETE
C.B.	CATCH BASIN
C.F.	CURB FACE
D.F.	DEEPEN FOOTING
DI.	DRAIN INLET
DN.	DOWN
E.G.	EXISTING GRADE
F.F.	FINISH FLOOR ELEVATIONS
F.G.	FINISH GRADE (EARTH)
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.S.	FINISH SURFACE
G.B.	GRADE BREAK
H	WALL HEIGHT
H.P.	HIGH POINT
L.P.	LOW POINT
M.H.	MANHOLE
N.G.	NATURAL GRADE
P.I.	POINT OF INTERSECTION
P.L.	PROPERTY LINE
PROP.	PROPOSED
S.S.	SANITARY SEWER
SSCO.	SANITARY SEWER CLEAN OUT
SSMH.	SANITARY SEWER MANHOLE
T.C.	TOP OF CURB
T.F.	TOP OF FOOTING
T.G.	TOP OF GRATE
T.P.	TOP OF PAVEMENT
TSTP.	TOP OF STEP
T.W.	TOP OF WALL

STREET CENTERLINE: —— ℄ ——
EASEMENT: —— ——
MONUMENT: △
BASIS OF BEARINGS: (B.O.B.)
ENCROACHMENT: (ENCR.)
CLEAR: (CLR.)
STREET LIGHT (ST.LT.):
ASPHALT (A/C):
BUILDING:
CHAIN LINK FENCE (C.L.F.): ——X——
WOOD FENCE: ——W——
WIRE FENCE: ——II——
WROUGHT IRON-FENCE ——WIF——
CONCRETE (CONC.):
MANHOLE (M.H.):
TREES: PINE PALM EUC OAK OTHER

X 1492.55 EXISTING SPOT ELEVATION
——1490—— FINISH CONTOUR
——(1490)—— EXISTING CONTOUR
– – – – – EASEMENT LINE
——R—— RIDGE LINE
TOP OF SLOPE
PROPERTY LINE
RIDHT-OF-WAY LINE
STREET CENTERLINE
DAYLIGHT LINE
OVER EXCAVATION LIMIT
COUNTY BOUNDARY LINE
——W—— EXISTING WATER LINE
——G—— EXISTING GAS LINE
——E—— EXISTING ELECTRICAL LINE
——S—— EXISTING SEWER PIPE
——SD—— EXISTING STORM DRAIN
EXISTING RETAINING WALL
EXISTING EDGE OF PAVEMENT
PROPOSED DRAINAGE PIPE
PROPOSED PERFORATED SUBDRAIN
PROPOSED RETAINING WALL

VICINITY MAP

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

GRADING PLAN GENERAL NOTES
10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX
Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

MO SAHEBI
NO. 33508
CIVIL

SIGNED: 5/14/2018
MO SAHEBI, PE 33508 DATE

SHEET 1 OF 11

PFN: 1402-349
DATE: 5/14/2018

C - 1

SECTION A-A

1" = 10'

CONSTRUCTION NOTES:

1. CONST. DRIVEWAY PER 12/C7
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8. INSTALL 6" AREA DRAIN, SEE DETAIL 2/ C8
9. INSTALL 4" DRAIN CLEAN-OUT
10. INSTALL 4" PERFORATED SUBDRAIN @ 0.2% LONGITUDINAL GRADE INSTALLED PER 8/C8
11. INSTALL 4" P.V.C -SDR 35 DRAINAGE PIPE @ MIN. 1% GRADE
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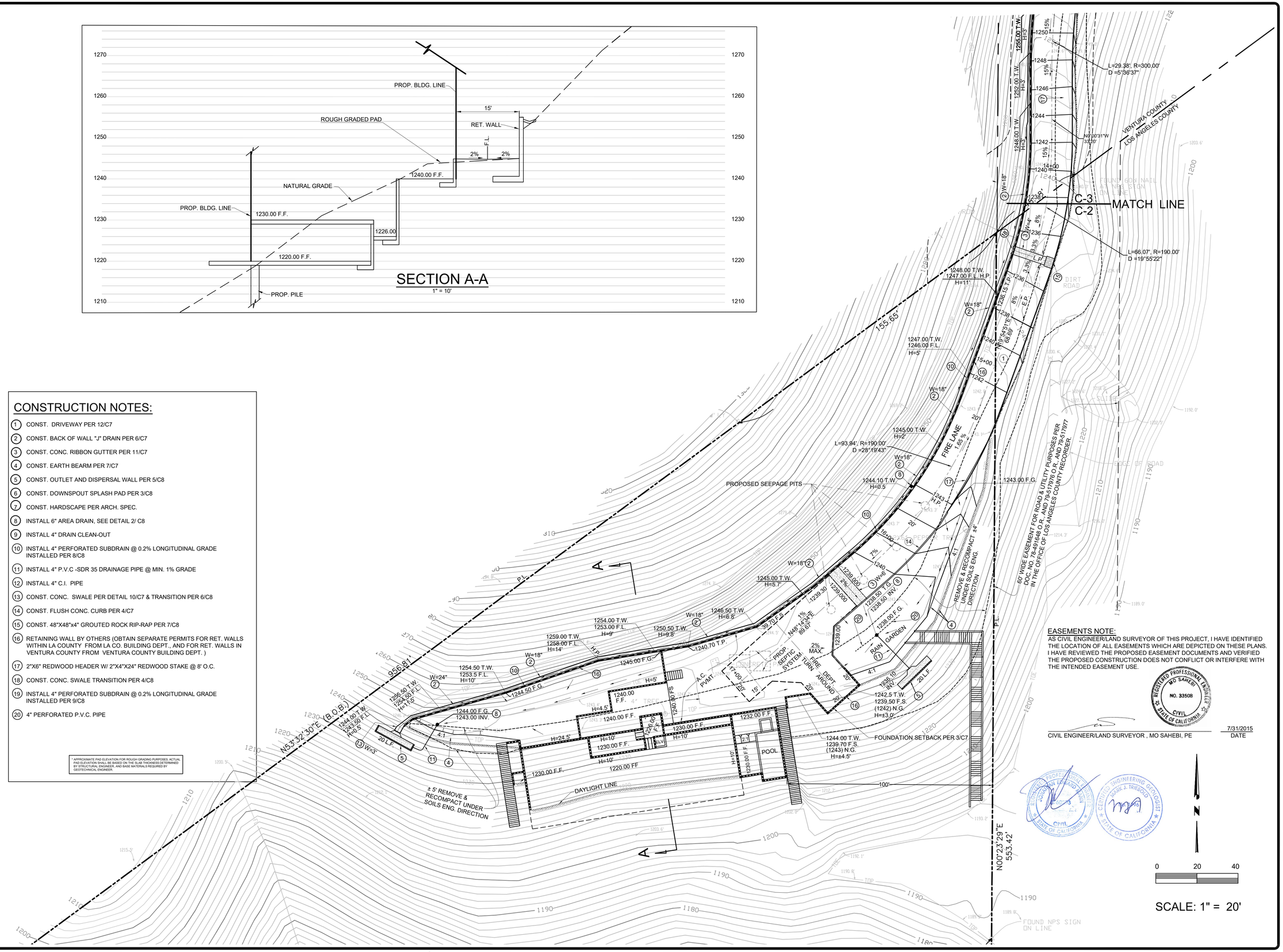
20. 4" PERFORATED P.V.C. PIPE

* APPROXIMATE PAD ELEVATION FOR ROUGH GRADING PURPOSES. ACTUAL PAD ELEVATION SHALL BE BASED ON THE SLAB THICKNESS DETERMINED BY STRUCTURAL ENGINEER, AND BASE MATERIALS REQUIRED BY GEOTECHNICAL ENGINEER.



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REGISTERED PROFESSIONAL ENGINEER MO SAHEBI NO. 33508 CIVIL STATE OF CALIFORNIA

CIVIL ENGINEER/LAND SURVEYOR , MO SAHEBI, PE — 7/31/2015 DATE

REGISTERED PROFESSIONAL ENGINEER JOSEPH EDWARD BONN CIVIL STATE OF CALIFORNIA

CERTIFIED ENGINEERING GEOLOGIST MARK J. TRIBEND STATE OF CALIFORNIA

0 20 40

SCALE: 1" = 20'

NO.	DATE	REVISION	BY
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FINISHED GRADING PLAN

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
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REGISTERED PROFESSIONAL ENGINEER MO SAHEBI NO. 33508 CIVIL STATE OF CALIFORNIA

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SHEET 2 OF 11

PFN: 1402-349

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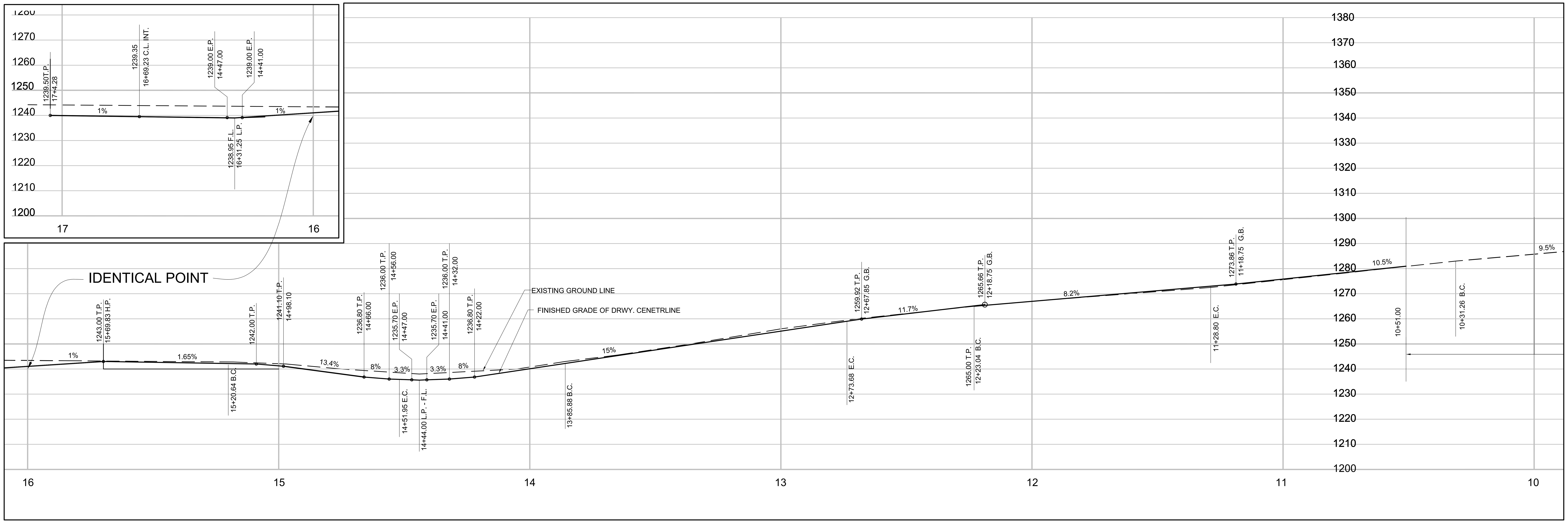
C - 2



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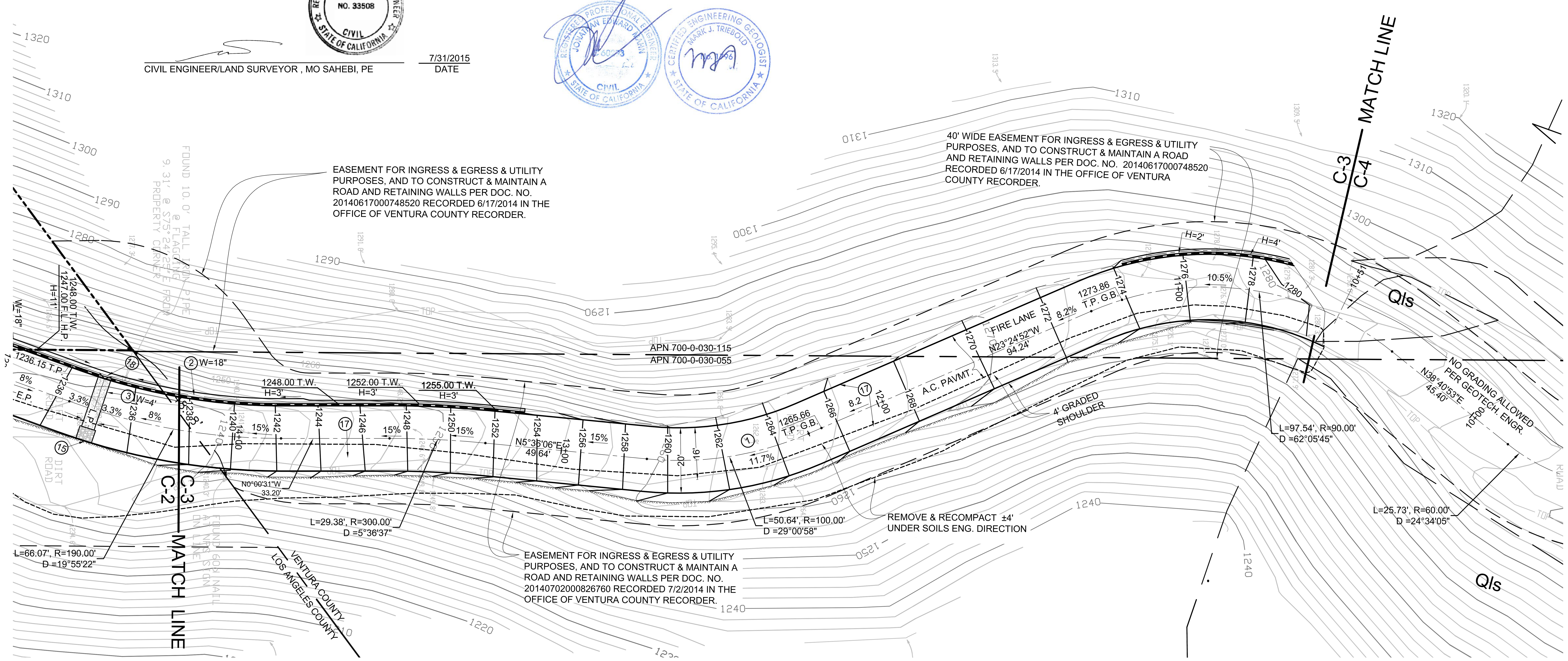

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SHEET 3 OF 11
PFN: 1402-349
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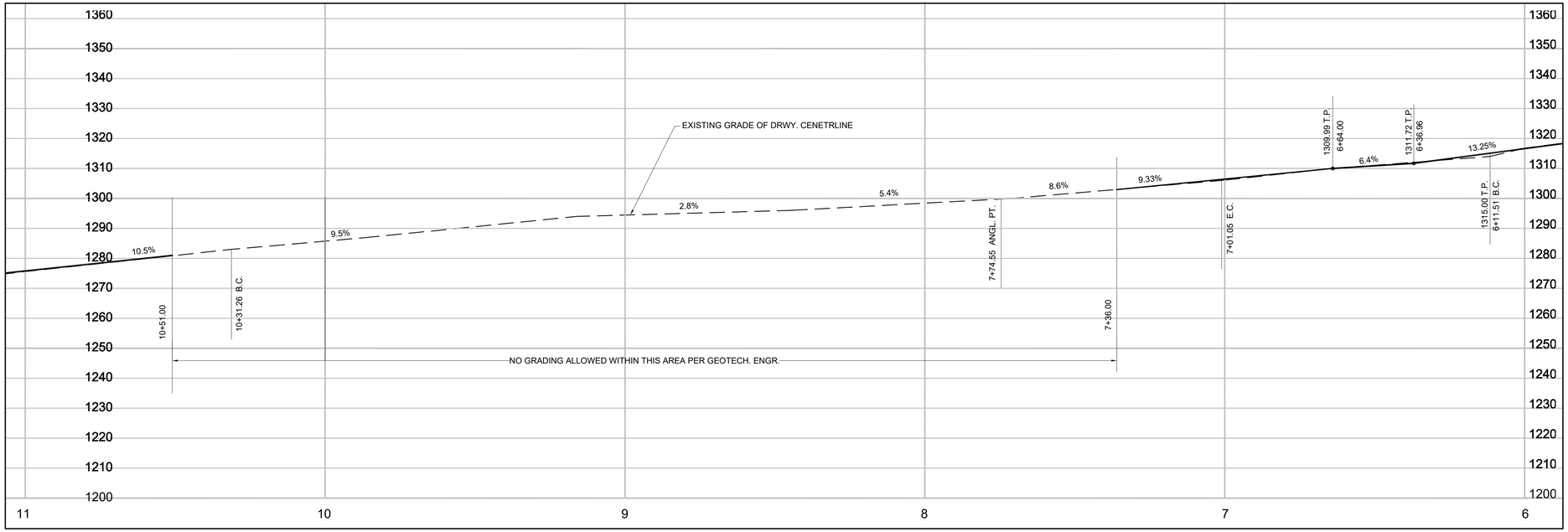
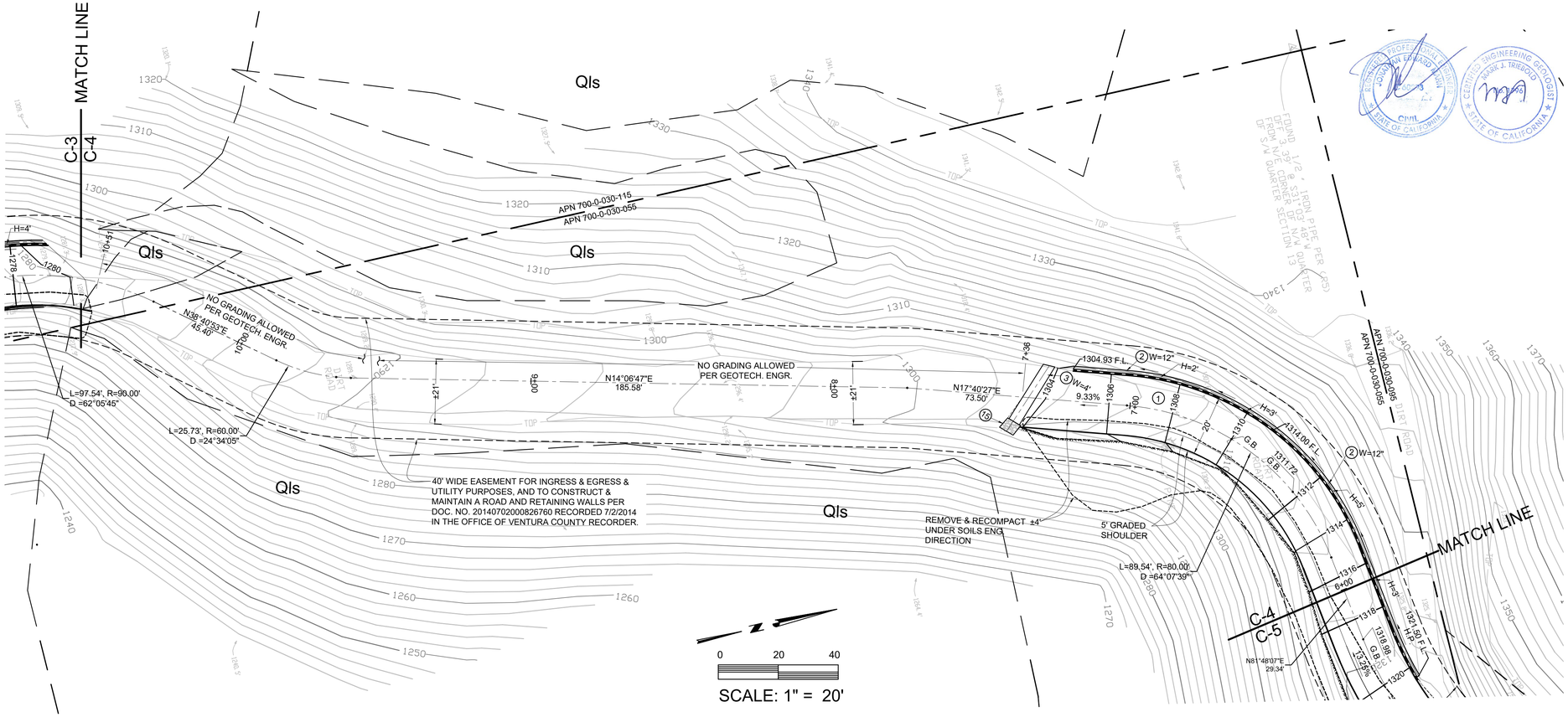
C - 3





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SHEET 4 OF 11

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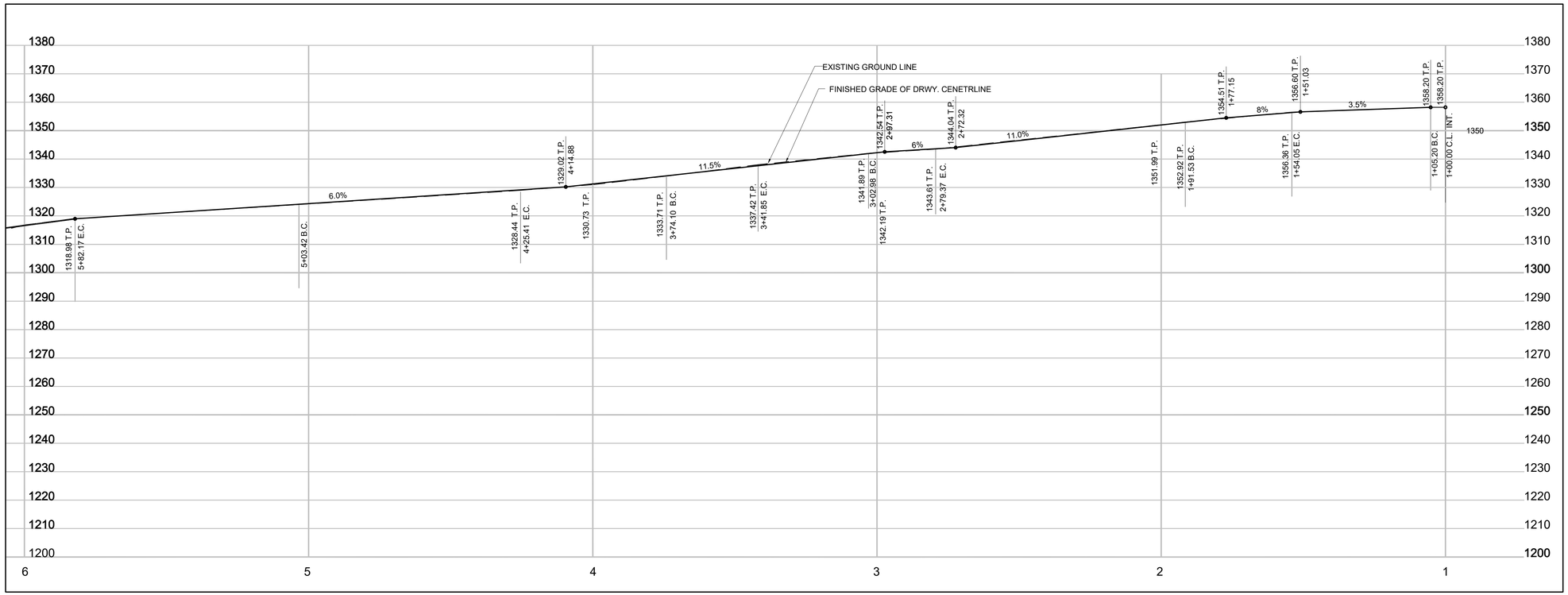
C - 4



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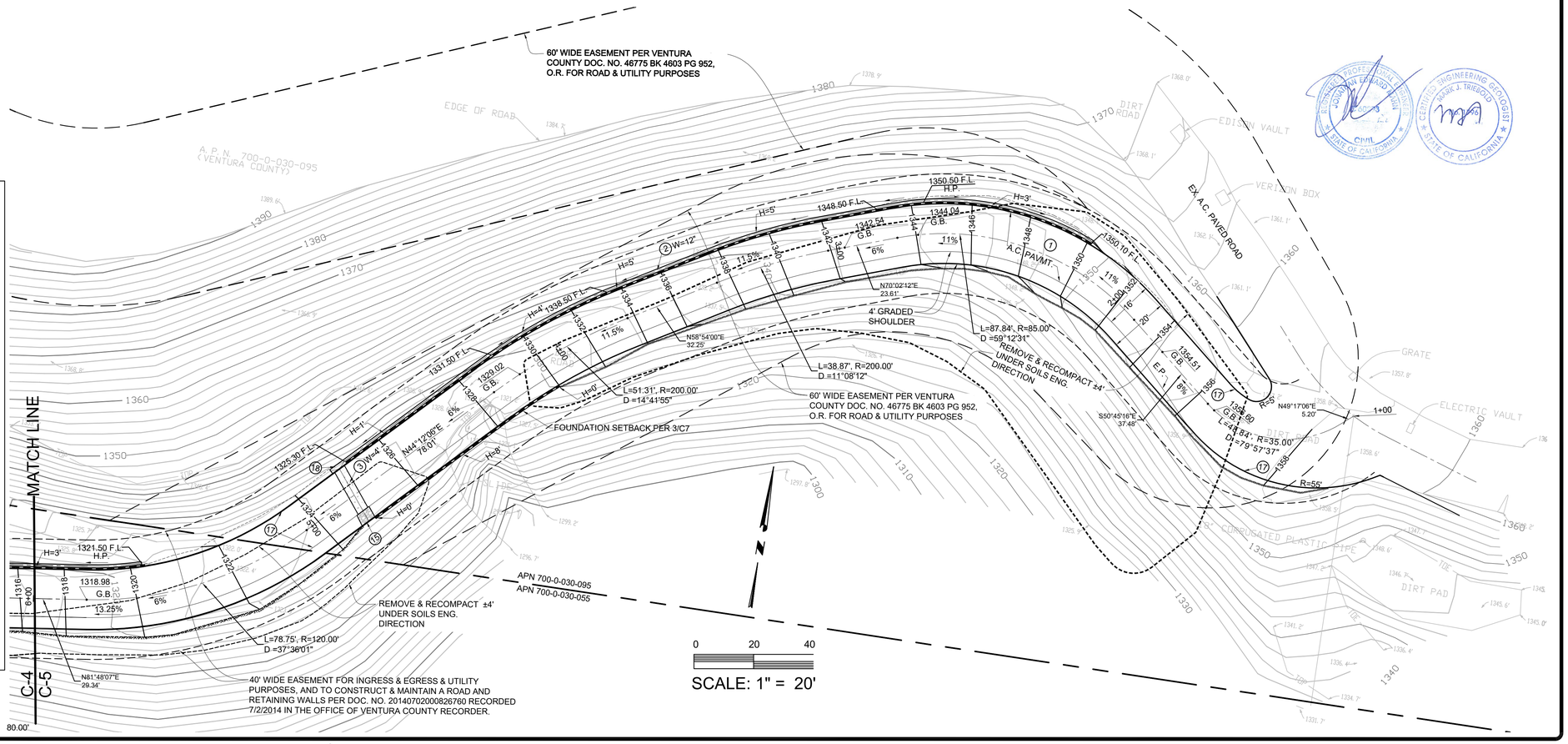
19. INSTALL 4" PERFORATED SUBDRAIN @ 0.2% LONGITUDINAL GRADE INSTALLED PER 9/C8
20. 4" PERFORATED P.V.C. PIPE



NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

GRADING PLAN

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

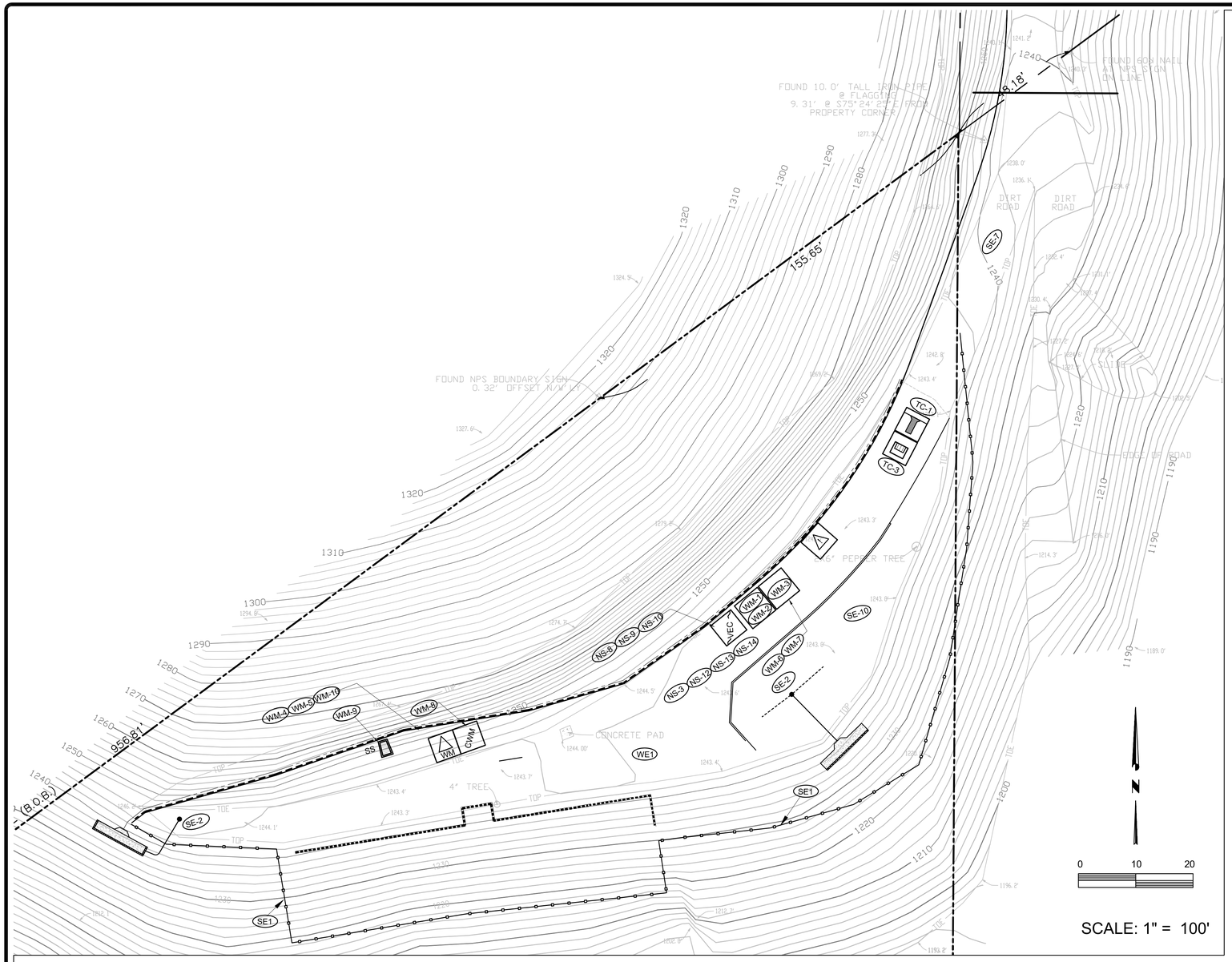
REGISTERED PROFESSIONAL ENGINEER MO SAHEBI NO. 33508 CIVIL STATE OF CALIFORNIA

SIGNED: 5/14/2018
MO SAHEBI, PE 33508 DATE

SHEET 5 OF 11

PFN: 1402-349
DATE: 5/14/2018

C - 5



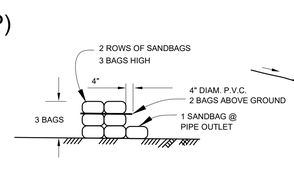
LOCAL STORM WATER POLLUTION PREVENTION PLANS (LSWPPP) AND WET WEATHER EROSION CONTROL PLANS (WWECP)

CONSTRUCTION NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. PROVIDE STANDARD "VELOCITY CHECK DAMS" AT ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW.

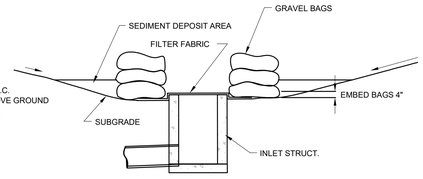
GRADE OF CHANNEL	CHECK DAM INTERVALS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

3. THE STANDARD "VELOCITY CHECK DAM" SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES. VELOCITY CHECK DAMNS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
4. EROSION CONTROL DEVICES SHALL BE STOCKPILED IN THE ROADWAY AT INTERVALS SHOWN ON THE, EROSION CONTROL PLAN, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.



TEMPORARY PIPE OUTLET

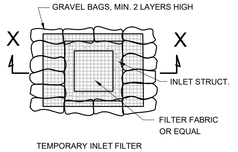
TEMPORARY PIPE OUTLET DETAIL
N.T.S.



TEMPORARY INLET FILTER

SECTION X - X

N.T.S.



TEMPORARY INLET FILTER

PLAN VIEW

N.T.S.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

1. IN CASE OF EMERGENCY, CALL CHANDRA BANDI AT (702)-610-9579 (24-HOUR TELEPHONE) .
2. TOTAL DISTURBED AREA 0.4 ACRES
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

_____ _____

CIVIL ENGINEER/QSD SIGNATURE DATE

21. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

_____ _____

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
23. THE FOLLOWING BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL
EC1 — SCHEDULING
EC2 — PRESERVATION OF VEGETATION
EC3 — HYDRAULIC MULCH
EC4 — HYDROSEEDING
EC5 — SOIL BINDERS
EC6 — STRAW MULCH
EC7 — GEOTEXTILES & MATS
EC8 — WOOD MULCHING
EC9 — EARTH DIKES AND DRAINAGE SWALES
EC10 — VELOCITY DISSIPATION DEVICES
EC11 — SLOPE DRAINS
EC12 — STREAMBANK STABILIZATION
EC13 — POLYACRYLAMIDE
EC13 — RESERVED
EC14 — COMPOST BLANKETS
EC15 — SOIL PREPARATION\ROUGHENING
EC16 — NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL
SE1 — SILT FENCE
SE2 — SEDIMENT BASIN
SE3 — SEDIMENT TRAP
SE4 — CHECK DAM
SE5 — FIBER ROLLS
SE6 — GRAVEL BAG BERM
SE7 — STREET SWEEPING AND VACUUMING
SE8 — SANDBAG BARRIER
SE9 — STRAW BALE BARRIER
SE10 — STORM DRAIN INLET PROTECTION
SE11 — ACTIVE TREATMENT SYSTEMS
SE12 — TEMPORARY SILT DIKE
SE13 — COMPOST SOCKS & BERMS
SE14 — BIOFILTER BAGS

WIND EROSION CONTROL
WE1 — WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL
TC1 — STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 — STABILIZED CONSTRUCTION ROADWAY
TC3 — ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
NS1 — WATER CONSERVATION PRACTICES
NS2 DEWATERING OPERATIONS
NS3 — PAVING AND GRINDING OPERATIONS
NS4 — TEMPORARY STREAM CROSSING
NS5 — CLEAR WATER DIVERSION
NS6 — ILLICIT CONNECTION/DISCHARGE
NS7 — POTABLE WATER/IRRIGATION
NS8 — VEHICLE AND EQUIPMENT CLEANING
NS9 — VEHICLE AND EQUIPMENT FUELING
NS10 — VEHICLE AND EQUIPMENT MAINTENANCE
NS11 — PILE DRIVING OPERATIONS
NS12 — CONCRETE CURING
NS13 — CONCRETE FINISHING
NS14 — MATERIAL AND EQUIPMENT USE
NS15 — DEMOLITION ADJACENT TO WATER
NS16 — TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1 — MATERIAL DELIVERY AND STORAGE
WM2 — MATERIAL USE
WM3 — STOCKPILE MANAGEMENT
WM4 — SPILL PREVENTION AND CONTROL
WM5 — SOLID WASTE MANAGEMENT
WM6 — HAZARDOUS WASTE MANAGEMENT
WM7 — CONTAMINATION SOIL MANAGEMENT
WM8 — CONCRETE WASTE MANAGEMENT
WM9 — SANITARY/SEPTIC WASTE MANAGEMENT
WM10 — LIQUID WASTE MANAGEMENT

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

LSWPPP & WWECP

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER
NO. SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

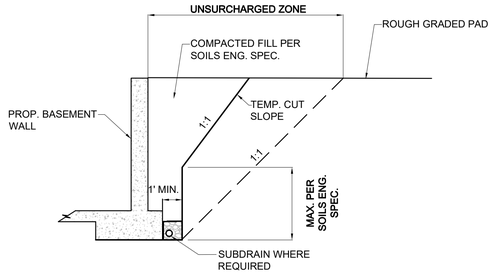
SIGNED: 5/14/2018
MO SAHEBI, PE 33508 DATE

SHEET 6 OF 11

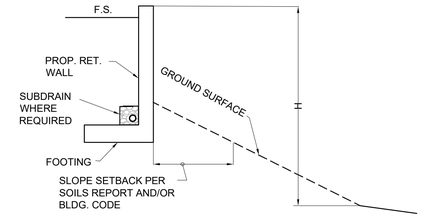
PFN: 1402-349

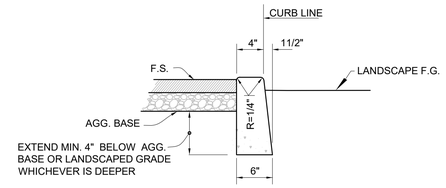
DATE: 5/14/2018

C - 6



CONDITION AFTER ROUGH GRADING IS COMPLETED



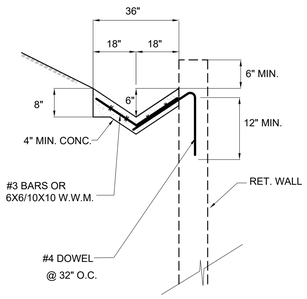


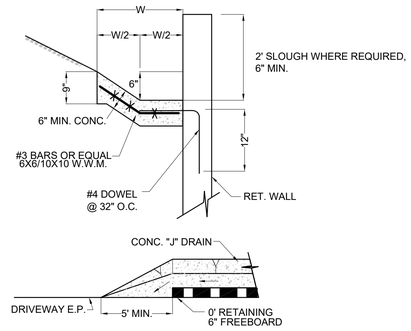
1 —

2 BASEMENT WALL TEMPORARY EXCAVATION
N.T.S.

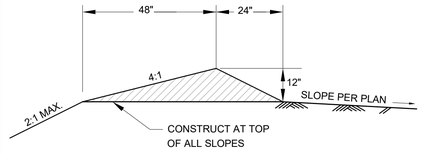
3 FOUNDATION SETBACK
N.T.S.

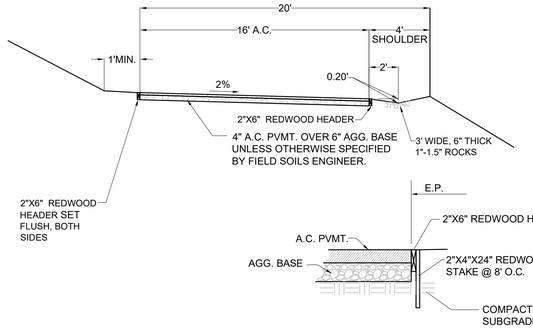
4 FLUSH CONC. EDGE CURB
N.T.S.





CONC. "J" DRAIN TRANSITION AT DRIVEWAY
N.T.S.



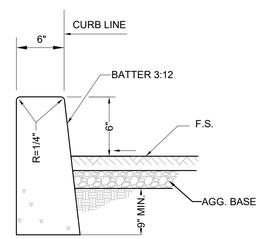


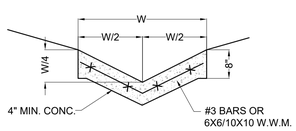
REDWOOD HEADER STAKE
N.T.S.

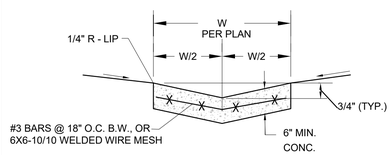
5 BACK OF WALL - CONCRETE SWALE
N.T.S.

6 BACK OF WALL - CONCRETE "J" DRAIN
N.T.S.

7 EARTH BERM
N.T.S.







PER SOILS REPORT BY GEO-X CONSULTANT INC. DATED 8/3/2007:

15.4 Asphalt Pavement

Asphalt cement pavement construction should generally comply with the requirements of CALTRANS Standard Specification, latest edition, except that the subgrade requirements should be based on the ASTM D-1557-00, as describe in the preceding sections of this report. A minimum pavement section is provided in the following Table 15.4. Traffic exceeding these conditions may be determined based on the R value of the pavement subgrade and traffic index which may be determined during construction.

The following presents recommended thickness for a new flexible pavement structure consisting of asphaltic concrete over a granular base course.

Table 15.4 Preliminary Pavement Recommendations

Traffic Index/Location	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
Car Parking Stalls	3	4
Car and Moderate Truck Driveways	4	6

The upper 24 inches of pavement subgrade soils should be scarified; moisture conditioned, and compacted to a dry density of at least 90 percent of the laboratory maximum dry density at or slightly above the optimum moisture content as determined by ASTM D-1557-00 (See also Section 12.2.3). Base course material should be moisture conditioned to at least optimum moisture content and compacted to a minimum of 95 percent of the laboratory maximum dry density. Asphalt concrete should be compacted to a minimum of 95 percent of the laboratory Marshall Density.

9 6" CONCRETE CURB
N.T.S.

10 CONC. "V" DITCH
N.T.S.

11 CONCRETE RIBBON GUTTER
N.T.S.

12 TYPICAL ROAD SECTION
N.T.S.

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

GRADING PLAN DETAILS

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
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REGISTERED PROFESSIONAL ENGINEER — MO SAHEBI — NO. 33508 — CIVIL — STATE OF CALIFORNIA

SIGNED: 5/14/2018
MO SAHEBI, PE 33508 DATE

SHEET 7 OF 11

PFN: 1402-349
DATE: 5/14/2018

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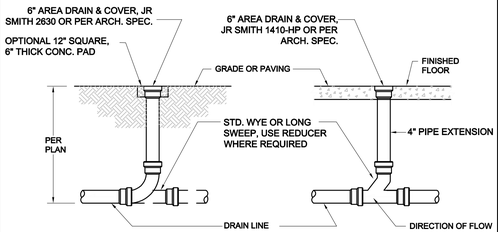
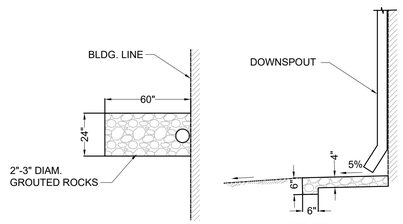


AREA DRAIN

DECK DRAIN
(NOT FOR VEHICULAR TRAFFIC AREA)

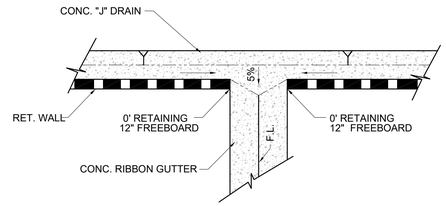
1

2 **AREA DRAIN DETAIL**
N.T.S.

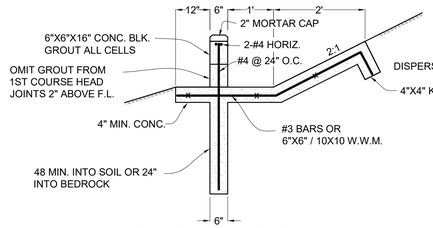


PLAN SECTION

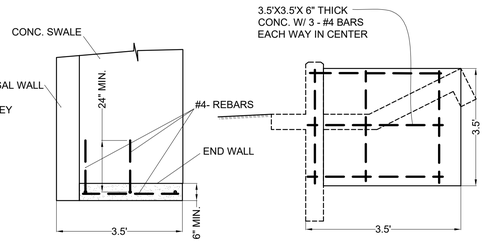
3 **DOWNSPOUT SPLASH PAD**
N.T.S.



4 **"J" DRAIN TO RIBBON GUTTER TRANSITION**
N.T.S.



DISPERSAL WALL SECTION



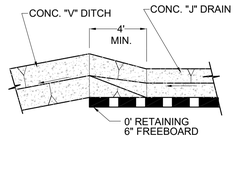
END WALL DETAIL
N.T.S.

NOTES:

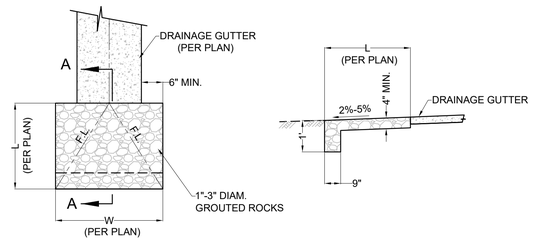
1. GROUT ALL BLOCK WALL CELLS.
2. EXCEPT FOR THE END WALL, OMIT GROUT FROM ALL HEAD JOINTS IN THE FIRST COURSE 2" ABOVE THE FLOW LINE.
3. WALL TO BE LOCATED ALONG CONTOUR LINE TO ESTABLISH UNIFORM OVERFLOW OR SEEPAGE.
4. WHEN CONCRETE IS TO BE PLACED AGAINST EARTH, THE AREA TO BE COVERED SHALL BE TRIMMED FINISHED TO THE DIMENSIONS SHOWN ON THE PLANS. THE AREA SHALL BE MOISTENED AND THOROUGHLY COMPACTED TO FORM A FIRM FOUNDATION. GRADE STAKES SHALL BE INSTALLED TO CLEARLY ESTABLISH FLOW LINE.

NOTE:
SEPARATE PERMIT IS REQUIRED FOR DISPERSAL WALLS

5 **DISPERSAL WALL DETAILS**
N.T.S.

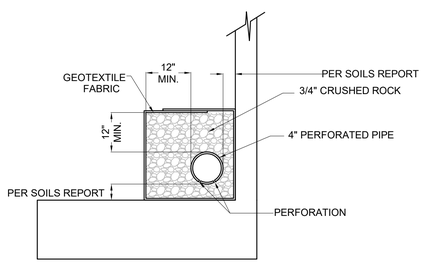


6 **CONC. "J" DRAIN TO "V" DITCH TRANSITION**
N.T.S.

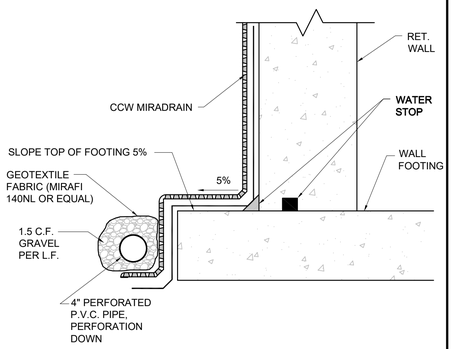


PLAN SECTION A-A

7 **GROUTED ROCK RIP-RAP**
N.T.S.

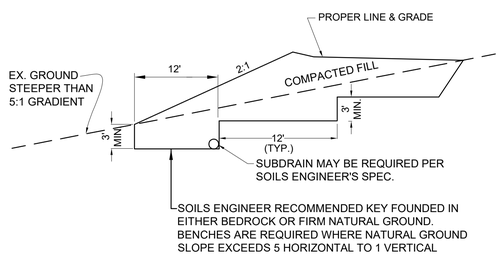


8 **SUBDRAIN DETAIL**
N.T.S.



9 **BASEMENT RETAINING WALL SUB-DRAIN**
N.T.S.

10



11 **TYPICAL KEY AND BENCHING DETAIL**
N.T.S.

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

GRADING PLAN DETAILS

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER MO SAHEBI NO. 33508 CIVIL STATE OF CALIFORNIA

SIGNED: 5/14/2018
MO SAHEBI, PE 33508 DATE

SHEET 8 OF 11

PFN: 1402-349
DATE: 5/14/2018

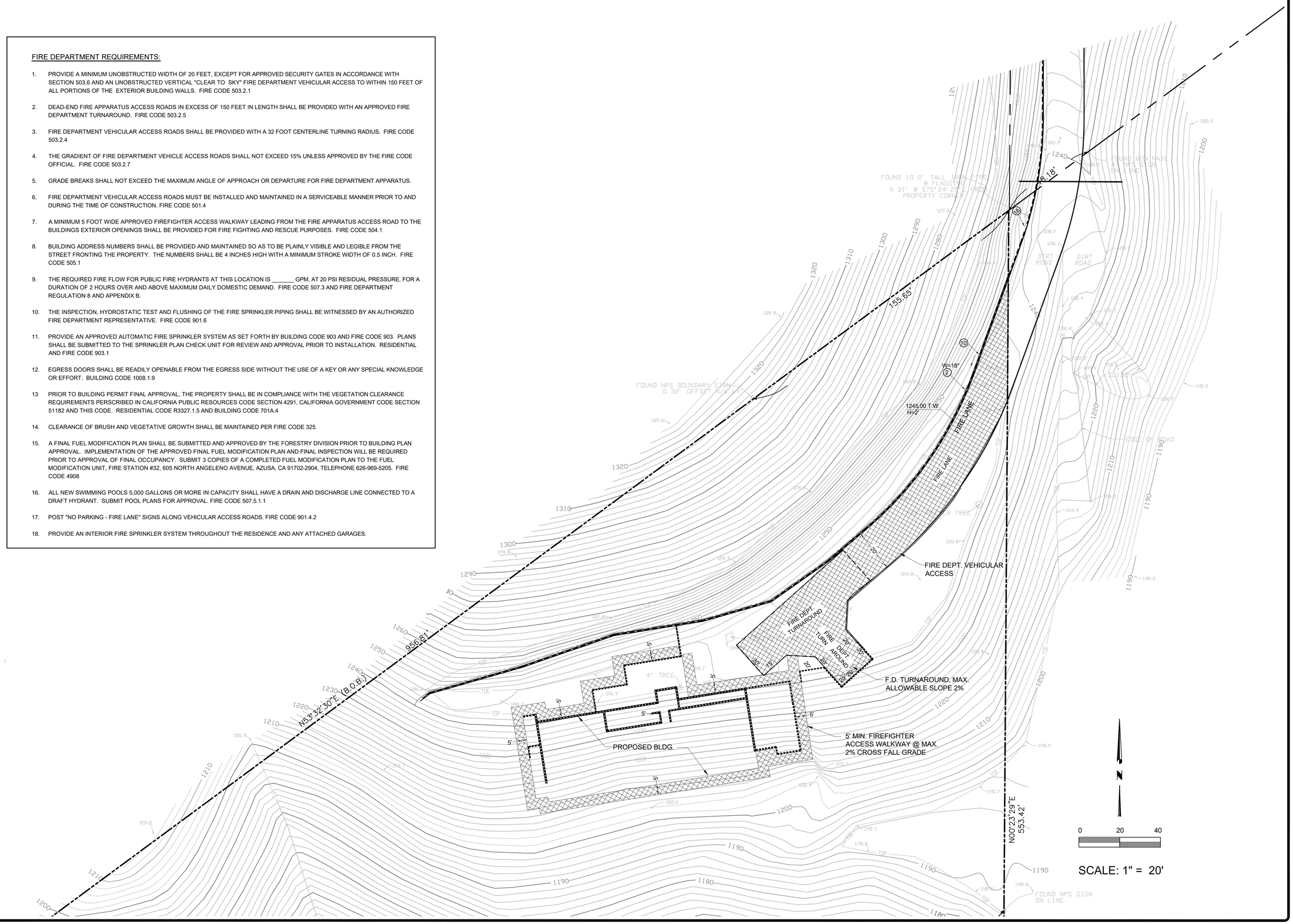
C - 8

FIRE DEPARTMENT REQUIREMENTS:

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1
2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5
3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7
5. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.
6. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
7. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIRE FIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
8. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
9. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS _____ GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND FIRE DEPARTMENT REGULATION 8 AND APPENDIX B.
10. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.6
11. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. RESIDENTIAL AND FIRE CODE 903.1
12. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

13 PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PERSCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE SECTION 4291, CALIFORNIA GOVERNMENT CODE SECTION 51182 AND THIS CODE. RESIDENTIAL CODE R3327.1.5 AND BUILDING CODE 701A.4

14. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
15. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL OCCUPANCY. SUBMIT 3 COPIES OF A COMPLETED FUEL MODIFICATION PLAN TO THE FUEL MODIFICATION UNIT, FIRE STATION #32, 605 NORTH ANGELENO AVENUE, AZUSA, CA 91702-2904, TELEPHONE 626-969-5205. FIRE CODE 4908
16. ALL NEW SWIMMING POOLS 5,000 GALLONS OR MORE IN CAPACITY SHALL HAVE A DRAIN AND DISCHARGE LINE CONNECTED TO A DRAFT HYDRANT. SUBMIT POOL PLANS FOR APPROVAL. FIRE CODE 507.5.1.1
17. POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS. FIRE CODE 901.4.2
18. PROVIDE AN INTERIOR FIRE SPRINKLER SYSTEM THROUGHOUT THE RESIDENCE AND ANY ATTACHED GARAGES.



NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

FIRE LANE & TURNAROUND

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER
MO SAHEBI
NO. 33508
CIVIL
STATE OF CALIFORNIA

SIGNED: 5/14/2018
MO SAHEBI, PE 33508 DATE

SHEET 9 OF 11

PFN: 1402-349
DATE: 5/14/2018

C - 9

SECTION A-A

1" = 10'

NOTES PER SOILS ENGINEER:

A. FILL SOILS SHALL BE COMPACTED TO AT LEAST 90 OR 95 PERCENT OF THE MAXIMUM DENSITY. THE HIGHER COMPACTION IS REQUIRED FOR FILL MATERIAL THAT HAS LESS THAN 15 PERCENT OF THE MATERIAL FINER THAN 0.005 MM.

B. SHALLOW FOUNDATIONS SHALL BE EMBEDDED AT LEAST 18 INCHES INTO BEDROCK. FRICTION PILES SHALL BE AT LEAST 24 INCHES IN DIAMETER AND EMBEDDED AT LEAST 15 FEET INTO COMPETENT BEDROCK.

C. A-B-C SLOT CUTTING METHOD MAY BE USED FOR EXCAVATIONS. EACH SLOT SHALL BE 8 FEET ION WIDTH

CONSTRUCTION NOTES:

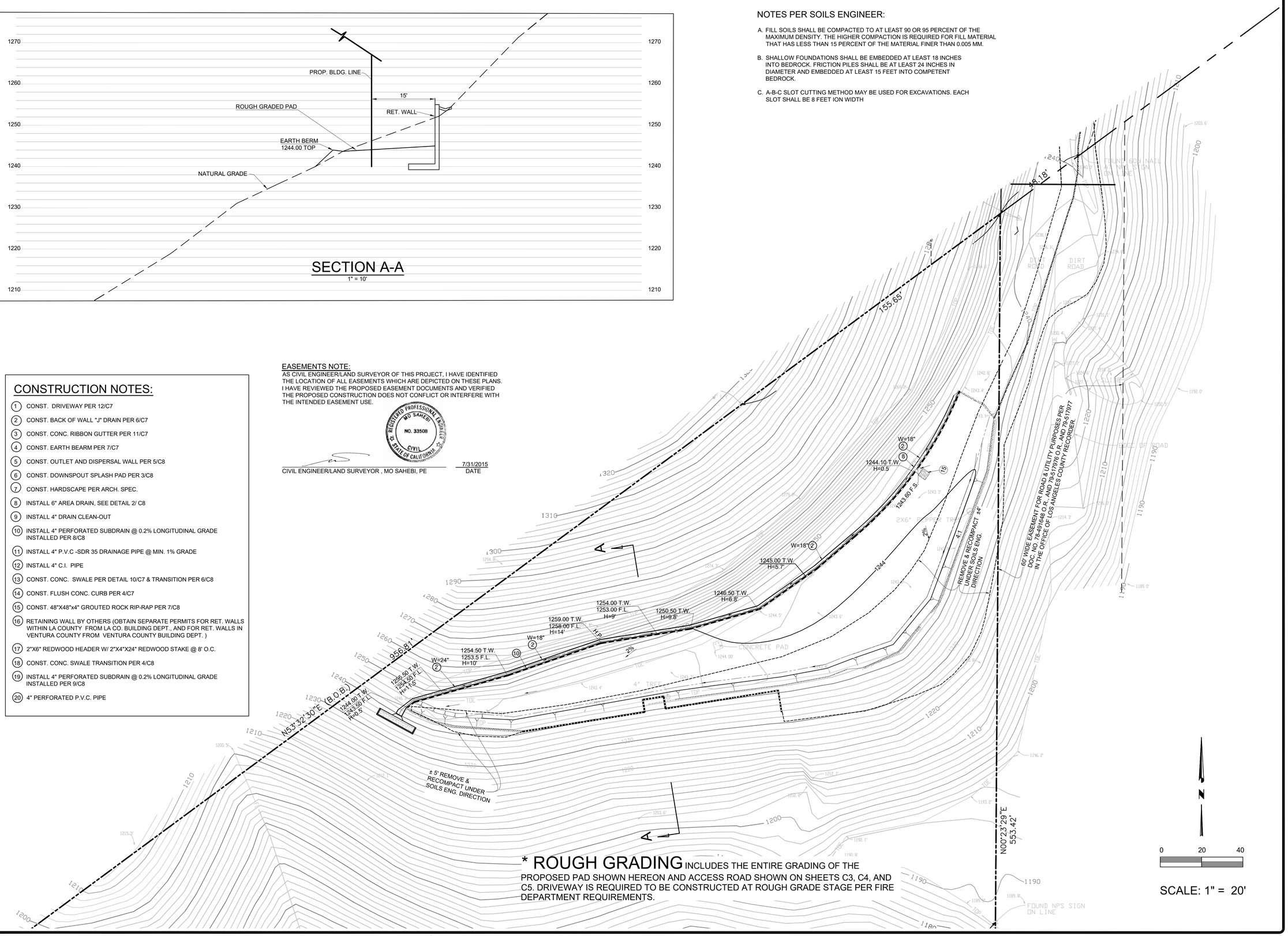
1. CONST. DRIVEWAY PER 12/C7
2. CONST. BACK OF WALL "J" DRAIN PER 6/C7
3. CONST. CONC. RIBBON GUTTER PER 11/C7
4. CONST. EARTH BEARM PER 7/C7
5. CONST. OUTLET AND DISPERSAL WALL PER 5/C8
6. CONST. DOWNSPOUT SPLASH PAD PER 3/C8
7. CONST. HARDSCAPE PER ARCH. SPEC.
8. INSTALL 6" AREA DRAIN, SEE DETAIL 2/ C8
9. INSTALL 4" DRAIN CLEAN-OUT
10. INSTALL 4" PERFORATED SUBDRAIN @ 0.2% LONGITUDINAL GRADE INSTALLED PER 8/C8
11. INSTALL 4" P.V.C -SDR 35 DRAINAGE PIPE @ MIN. 1% GRADE
12. INSTALL 4" C.I. PIPE
13. CONST. CONC. SWALE PER DETAIL 10/C7 & TRANSITION PER 6/C8
14. CONST. FLUSH CONC. CURB PER 4/C7
15. CONST. 48"X48"x4" GROUTED ROCK RIP-RAP PER 7/C8
16. RETAINING WALL BY OTHERS (OBTAIN SEPARATE PERMITS FOR RET. WALLS WITHIN LA COUNTY FROM LA CO. BUILDING DEPT., AND FOR RET. WALLS IN VENTURA COUNTY FROM VENTURA COUNTY BUILDING DEPT.)
17. 2"X6" REDWOOD HEADER W/ 2"X4"X24" REDWOOD STAKE @ 8' O.C.
18. CONST. CONC. SWALE TRANSITION PER 4/C8
19. INSTALL 4" PERFORATED SUBDRAIN @ 0.2% LONGITUDINAL GRADE INSTALLED PER 9/C8
20. 4" PERFORATED P.V.C. PIPE

EASEMENTS NOTE:

AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.

REGISTERED PROFESSIONAL ENGINEER — MO SAHEBI — NO. 33508 — CIVIL — STATE OF CALIFORNIA

CIVIL ENGINEER/LAND SURVEYOR , MO SAHEBI, PE — 7/31/2015 DATE



* ROUGH GRADING INCLUDES THE ENTIRE GRADING OF THE PROPOSED PAD SHOWN HEREON AND ACCESS ROAD SHOWN ON SHEETS C3, C4, AND C5. DRIVEWAY IS REQUIRED TO BE CONSTRUCTED AT ROUGH GRADE STAGE PER FIRE DEPARTMENT REQUIREMENTS.

0 20 40

SCALE: 1" = 20'

NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

ROUGH GRADING PLAN *

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
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SANTA MONICA, CA 90404
TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER — MO SAHEBI — NO. 33508 — CIVIL — STATE OF CALIFORNIA

SIGNED: 5/14/2018
MO SAHEBI, PE 33508 DATE

SHEET 10 OF 11

PFN: 1402-349

DATE: 5/14/2018

C -10

LID CALCULATIONS

SELECTED BMPs PER L.A. COUNTY LID MANUAL, FEB. 2014, SEC. 3.2:

PROJECT TYPE: SMALL-SCALE NON-DESIGNATED RESIDENTIAL

BMP 1: DISCONNECT IMPERVIOUS SURFACES

ROOF & DECK AREA = 5,083 S.F.
PAVED AREA = 6,464 S.F.
TOTAL IMPERVIOUS AREAS = 5,083+5,795 + 669 =11,547 S.F. = 0.27 AC.
IMPERVIOUS AREAS DIRECTED TO BMP'S = 10,878 S.F. = 94% > 90% OK
IMPERVIOUS AREAS NOT DIRECTED TO BMP'S = 669 S.F. = 6% < 10% OK

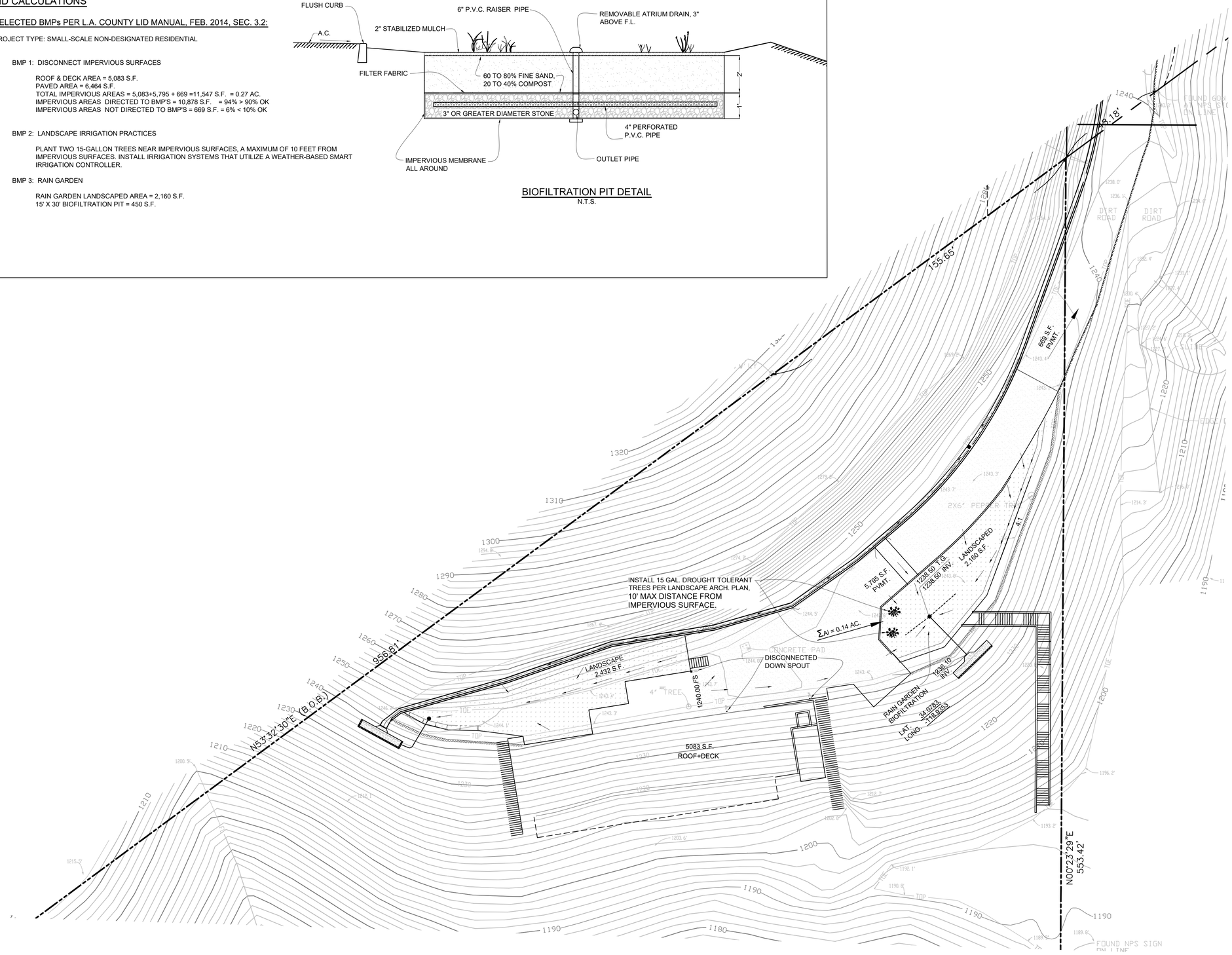
BMP 2: LANDSCAPE IRRIGATION PRACTICES

PLANT TWO 15-GALLON TREES NEAR IMPERVIOUS SURFACES, A MAXIMUM OF 10 FEET FROM IMPERVIOUS SURFACES. INSTALL IRRIGATION SYSTEMS THAT UTILIZE A WEATHER-BASED SMART IRRIGATION CONTROLLER.

BMP 3: RAIN GARDEN

RAIN GARDEN LANDSCAPED AREA = 2,160 S.F.
15' X 30' BIOFILTRATION PIT = 450 S.F.

BIOFILTRATION PIT DETAIL
N.T.S.



NO.	DATE	REVISION	BY
1	9-30-17	REGIONAL PLANNING COMMENTS.	

LOW IMPACT DEVELOPMENT (LID) PLAN

10112 YELLOW HILL ROAD, MALIBU, CA 90265

PLANEX Associates
1330 OLYMPIC BLVD.
SANTA MONICA, CA 90404
TEL. (310) 664-9311

REGISTERED PROFESSIONAL ENGINEER
MO SAHEBI
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SHEET 11 OF 11

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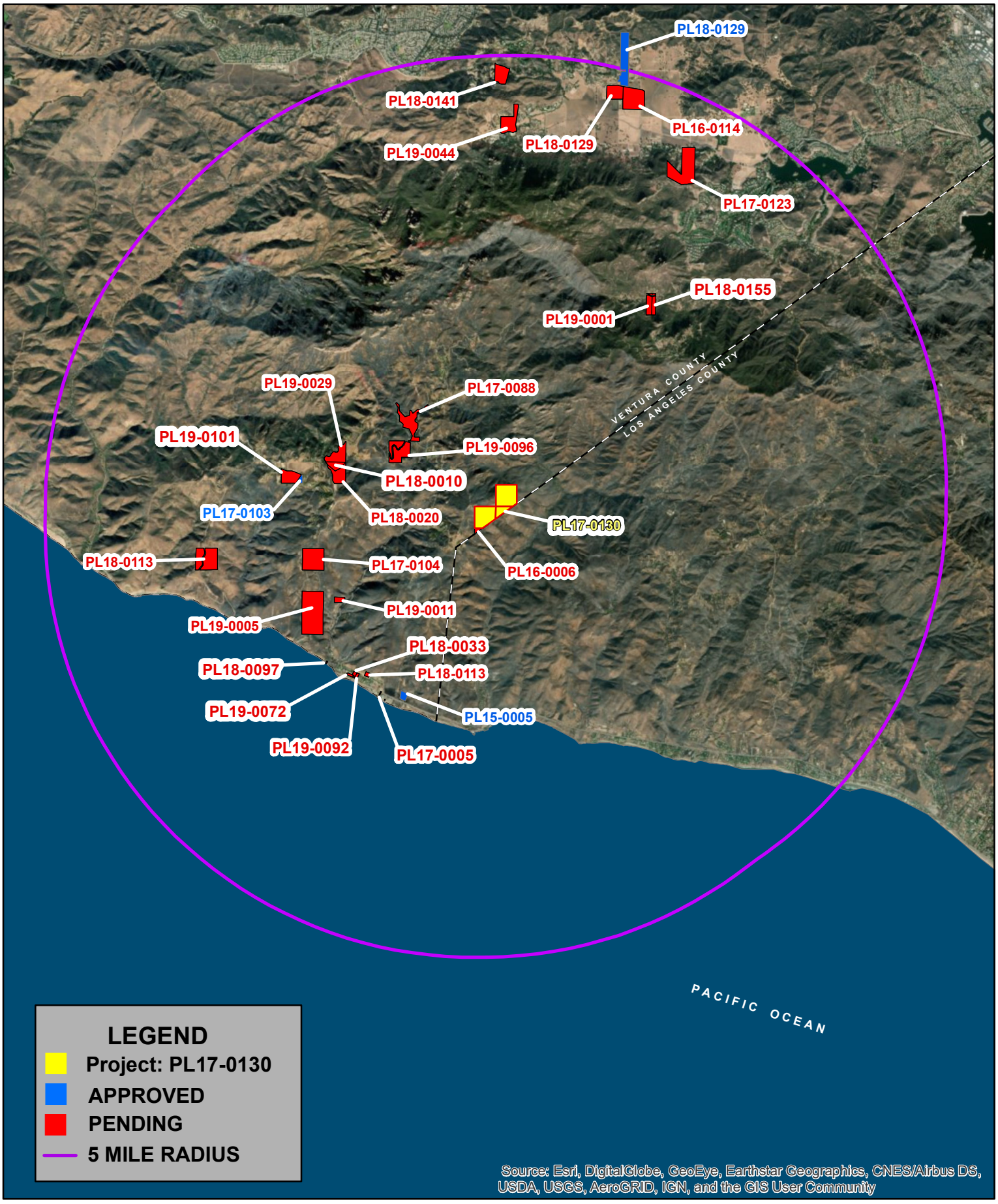
C -11



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 11-14-2019
This aerial imagery is under the copyrights of Pictometry
Source: Pictometry, Jan.2018

RMAgis

5 Miles Radius Map of Project: PL17-0130 APN: 700-0-030-095; -055 and 115

0 0.75 1.5 Miles

RH

ATTACHMENT 5 - WORKS CITED

Alquist-Priolo Earthquake Fault Zoning Act. California Code of Regulations. Figure 2.2.3b.

California Invasive Plant Council. 2017. “The California Invasive Plant Inventory Database.”

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California Regional Water Quality Control Board, Los Angeles Region. Water Quality Control Plan Los Angeles Region - Basin PIan for the Coastal Watersheds of Los Angeles and Ventura Counties. June 13, 1994.

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County of Ventura. 2001. “Ventura Countywide Siting Element.”

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Ventura County Air Pollution Control District. 2003. “Ventura County Air Quality Assessment Guidelines.”

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Ventura County Fire Protection District. 2011. “VCFPD Access Standards.”

Ventura County Fire Protection District. 2014. “Ventura County Fire Code.”

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Werner Biological Consulting. 2018. “Initial Study Biological Assessment.”

WERNER BIOLOGICAL CONSULTING
P.O. BOX 547 805-272-5871
OJAI, CA 93024 WERNERBIO.COM

March 17, 2020

Chandra Bandi
17154 Tulsa Street
Granada Hills, CA 91344

Subject: 10112 Yellow Hill Road Development, County of Ventura Case No. PL17-0130
Mitigated Negative Declaration (MND) Comment Responses

Dear Mr. Bandi:

I have reviewed the County of Ventura Planning Division's Draft Mitigated Negative Declaration (MND), the comment letters submitted by the California Department of Fish and Wildlife (CDFW), California Coastal Commission (CCC), and the Santa Monica Mountains Conservancy (SMMC), and the correspondence from Planner Noe Torres requesting responses to comments. Below, I address one apparent error found in the MND, followed by detailed responses to queries from Noe Torres and the planning/trustee agencies.

The MND incorrectly states on page 19 that 1.06 acres of ESHA was removed during construction of the access road that "appeared sometime between 1977 to 1989." This contradicts the ISBA which states on page 4, "Examination of historical aerial photos from several sources… indicate that the access road was constructed between 1967 and 1975" (and prior to the passage of the Coastal Act on January 1, 1977). Aerial imagery on Map 5a of the ISBA shows the existing road in 1977 (the photos were taken between February and July 1977). I recently reviewed additional historical imagery from the UC Santa Barbara Library (USCB 2020) that was not available in 2018 and have attached a map (Figure 1) showing a 1975 aerial photo that also shows the existing road. In addition, an aerial image taken in 1973 (Jan/Apr) shows relatively fresh cut and fill, denuded of any vegetation, suggesting construction in 1972 (assuming grading was likely done during the preceding dry season).

Responses to Mr. Torres' email dated February 13, 2020, are provided below.

California Department of Fish and Wildlife comments (dated February 6, 2020):

> **Please have Mr. Werner provide a letter report that describes why deerweed shrubland is non-ESHA. Please also have him describe if adding this to the restoration of designated ESHA (i.e. Mitigation Measure BIO-5) would have a negative impact… Please have Mr. Werner provide a response or direct Planning staff to where [the Manual of California Vegetation] is cited in the ISBA.**

In preparation of the Ventura County ISBA, botanical surveys were conducted in 2018 by a qualified biologist (Scott Werner) according to methodologies described in *CNPS Botanical Survey Guidelines* (CNPS 2001), but this reference was omitted in error from the reference list on pages 8 through 10 of the ISBA. The methods are similar to those in *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW 2018), which was newly released around the same time as the 2018 surveys and was not known to the biologist. Multiple floristic-based surveys were

conducted to capture a range of flowering periods (April/May and mid-June) for potentially occurring special-status plant species, and two reference sites were also visited.

The biologist made brief post-Woolsey Fire visits to the site on September 16, 2019, and March 11, 2020, and observed vigorous resprouting of many of the shrub species identified in the ISBA, and, as expected, an abundance of early successional native and non-native annual species as well. It would be prudent to conduct additional seasonally appropriate botanical surveys to determine if any early successional special-status species have broken dormancy or have immigrated to the site.

A Manual of California Vegetation, Second Edition (Sawyer et. al 2009) was listed in the ISBA reference list on page 9 and was also cited on page 10. The final vegetation community classifications were based on this reference, as well as the more site-specific *Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties* (CDFW 2006), which was a precursor to Sawyer et. al (2009) and written by two of the same authors. *A Manual of California Vegetation* is also available online (CNPS 2020). (The *SVC Alliance* and *SVC Association* fields in Table 3-1 of the ISBA were an artifact of the Ventura County ISBA template and were unfortunately not defined in the report. An attempt was made to follow the ISBA template as closely as possible, but doing so may have resulted in some confusion due to outdated terminology or unusual formatting in the template.)

Acmispon glaber [*Lotus scoparius*] Shrubland Alliance (Deerweed scrub) was not classified as ESHA in the ISBA because it occurred on previously human-disturbed areas (cut and fill areas from the grading of roads and building pads) that would likely continue to be disturbed and/or degraded, and because of its non-sensitive rarity ranking of G5S5. This community also supported significant cover of non-native invasive plant species. There would be no negative effect under CEQA by adding this to the restoration of designated ESHA. However, adding this particular early-successional community to the list of ESHA plant communities that would be restored under Mitigation Measure BIO-5 would not make sense because it is a temporary by-product of road blading that occurred between April 2011 and August 2012 (Google Earth) and would be expected to revert to a more closed-canopy scrub or chaparral community similar to those around it after several more years of uninterrupted growth.

Subsurface Designs, Inc., the geotechnical engineer, and Scott Werner, Biologist, will need to provide additional information on how the runoff from these two ephemeral drainages is being handled, why that won't impact the natural flow of these drainages, a detailed description of the improvements at these two ephemeral drainages, and if redirecting the runoff will have downstream impacts on biological resources.

The ISBA primarily described the existing 2018 conditions of the local area, which has been substantially modified since 1964. Grading of Yellow Hill Road, the project access road, and various building pads through the years has resulted in substantial modification of the area, as well as changes in runoff patterns. During the 2018 surveys in support of the ISBA, the canyon drainages downslope of the access road appeared to terminate below the road, without continuation of any stream courses above the road.

Further examination of aerial photos taken since the 2018 Woolsey Fire and the 1964 aerial presented in Map 5a of the ISBA (and Figure 1, attached) indicates that the upper ends of two or three preexisting ephemeral drainages were likely filled in 1972 to support the road. Scott Werner visited the site on March 11, 2020, during a series of winter storms to explore the current drainage patterns at the site. There are currently three slide areas, two of which direct runoff into Ephemeral Drainage A in the northern project

area (Figures 2, 3). The second of the three slides is being partially fed by runoff conveyed from Yellow Hill Road through a culvert that drains onto Pad B and then onto the graded access road. The third slide, a large gully on Los Angeles County that does not initially follow any natural drainage channel, is the result of Ephemeral Drainage B on Ventura County being cut off from flow that is now being redirected along the graded access road. These ephemeral drainages have been largely disconnected from storm flow by the fill that resulted from the construction of the access road and Pad B.

This information was recently forwarded to you and your engineer along with markup of the plans to recommend the installation of several culverts and relocation of one or more ribbon drains to direct stormwater runoff back into the natural drainages while preserving the integrity of the road. Considering that these ephemeral streams have been largely cut off from upslope runoff since the creation of the road and Pad B in the 1970s, there would be an initial period of higher water input than in the past 40 years, followed by a return to approximate historical levels of flow. Sedimentation input would likely be reduced to historical levels after hardscape conveyances replace the active slide areas. The normal flow levels could be slightly elevated above historical levels because of the additional input from the Yellow Hill culvert, but the culvert nonetheless drains the same historical drainage area. The project residential building pad in Los Angeles County is at a higher elevation than the driveway low point, so the ephemeral streams referenced above would not be affected by runoff from the residence.

Please contact me at (805) 272-5871 or scott@wernerbio.com at your earliest convenience if you or Mr. Torres have any additional questions. Recent photos from the March 2020 site visit are available upon request.

Sincerely,

Scott Werner
Principal Biologist/Owner

References

CDFW [California Department of Fish and Wildlife]. 2006. Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties, California. Report submitted to the National Park Service by California Department of Fish and Game, Wildlife and Habitat Data Analysis Branch, California Native Plant Society, Todd Keeler-Wolf, and Julie Evens.

_____. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. State of California, California Natural Resources Agency, Department of Fish And Wildlife. March 20, 2018.

CNPS [California Native Plant Society]. 2001. Botanical Survey Guidelines; December 9, 1983; Revised June 2, 2001. California Native Plant Society.

_____. 2020. A Manual of California Vegetation, Online Edition. California Native Plant Society, Sacramento, CA. http://www.cnps.org/cnps/vegetation/

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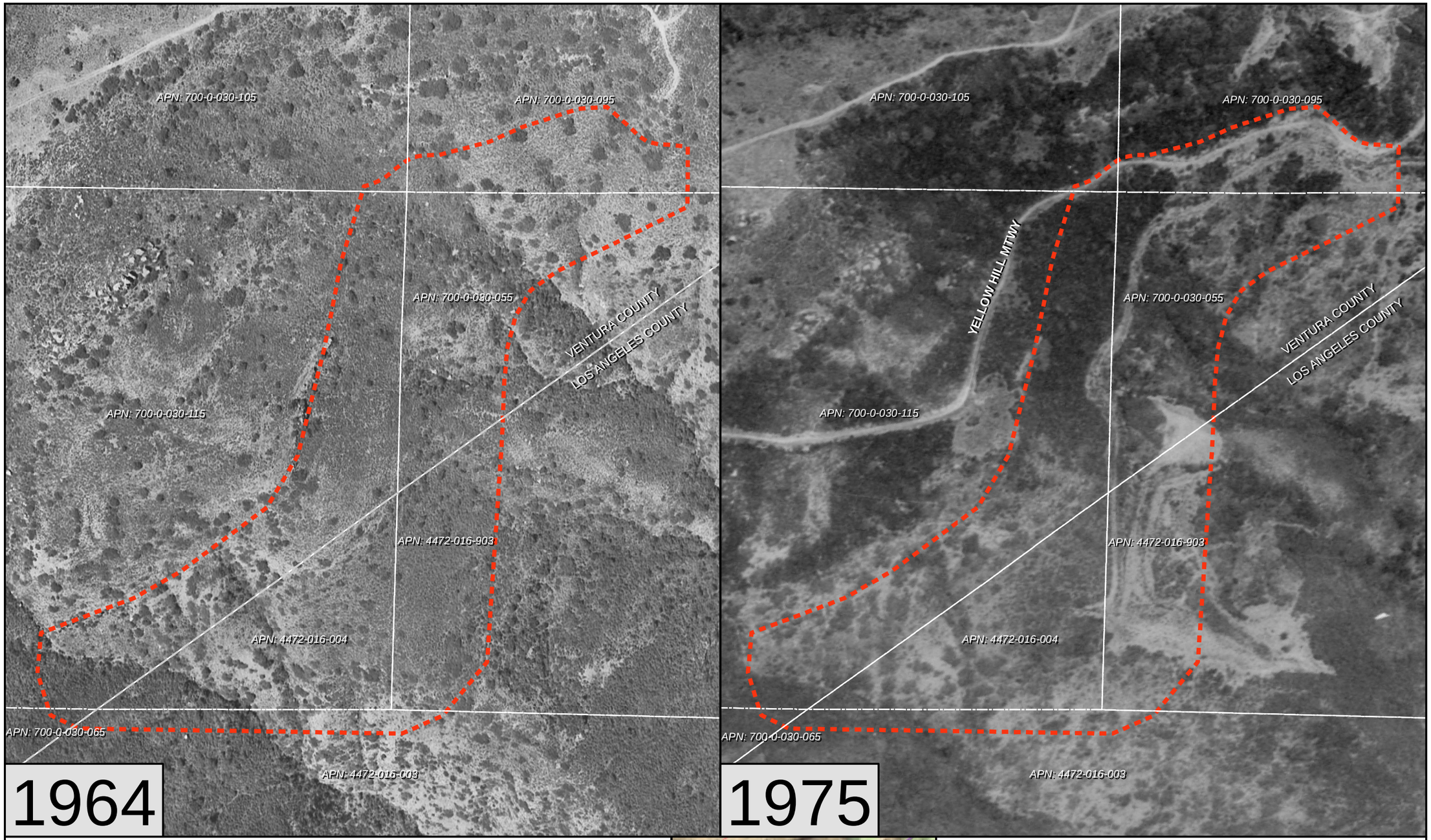
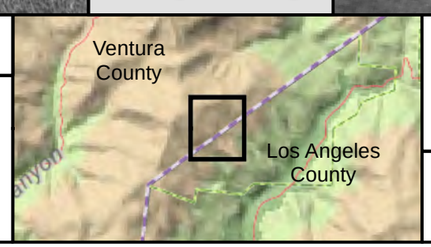


Figure 1. Yellow Hill Road Historical Imagery - 1964 and 1975

Survey Area
Parcels - Ventura and Los Angeles Counties (approximate)
Ventura-Los Angeles County Line (approximate)



0 250 500 750 1,000 Feet

Map Date: 16 March 2020
Imagery: 1964: Flight IMC-392 June 1964, Teledyne, Inc.
1975: Flight TG-7500 7/1/1975-11/30/1975, Teledyne, Inc.
Projection: UTM Nad83 Zone 11

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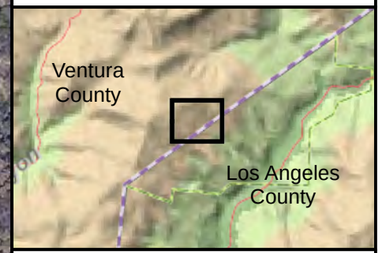
Figure 2.
10112 Yellow Hill Road
2020 Drainage Patterns
(2013 Imagery)

- ephemeral stream
- road/pad runoff
- unnatural gully/slide
- underground culvert
- culvert intake and output
- slide
- Yellow Hill Rd culvert subwatershed
- Parcels
- Survey Area
- Proposed Paved Road



N

0 100 200 Feet

Map Date: 17 March 2020
Imagery: 2012; Co. of Ventura
Projection: UTM NAD83 Zone 11

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CONSULTING

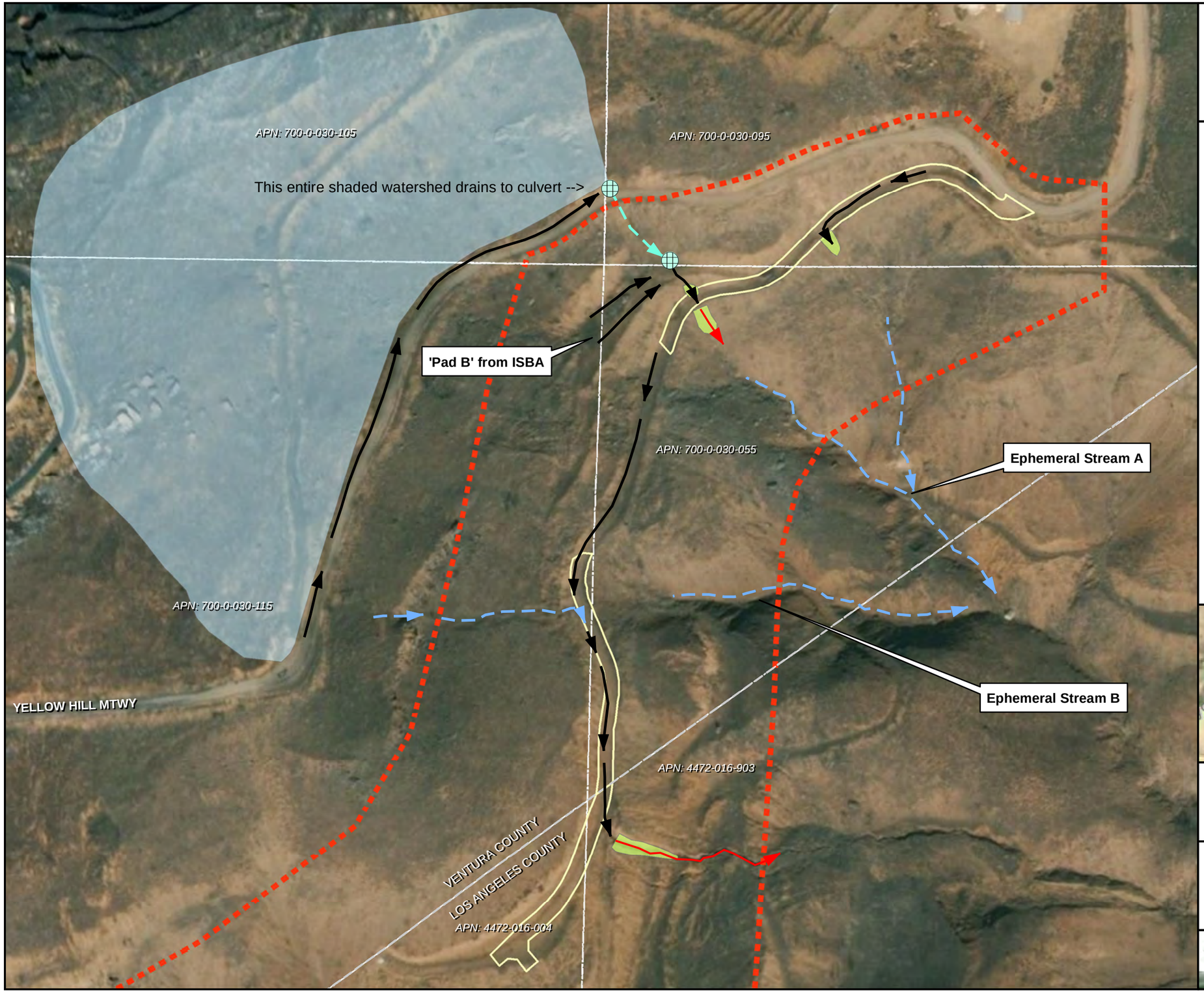
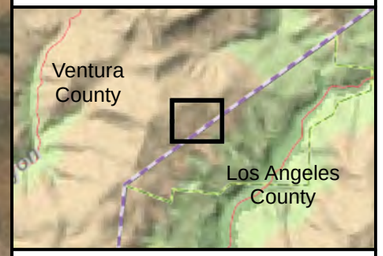


Figure 3.
10112 Yellow Hill Road
2020 Drainage Patterns
(2018 Imagery)

- ephemeral stream
- road/pad runoff
- unnatural gully/slide
- underground culvert
- culvert intake and output
- slide
- Yellow Hill Rd culvert subwatershed
- Parcels
- Survey Area
- Proposed Paved Road



N

0 100 200 Feet

Map Date: 17 March 2020
Imagery: 11/18/2018; ESRI/ Digitalglobe
Projection: UTM NAD83 Zone 11

Werner Biological Consulting

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 82123
(858) 467-4201
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

February 6, 2020

Noe Torres
County of Ventura
Resource Management Agency Planning
800 South Victoria Avenue
Ventura, CA 93009
noe.torres@ventura.org

Subject: Coastal Planned Development (PD) Permit for Bandi Access Road, Case No. PL17-0130, SCH #2020019026, Ventura County

Dear Mr. Torres:

The California Department of Fish and Wildlife (CDFW) has reviewed the above-referenced Coastal Planned Development (PD) Permit for Bandi Access Road, Case No. PL17-0130 (Project). The Site Plan Review's supporting documentation includes an *Initial Study Biological Assessment 10112 Yellow Road Development Project Malibu, Ventura County (Assessment)*. Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State [Fish & Game Code, §§ 711.7, subdivision (a) & 1802; Public Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a)]. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect state fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & Game Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take", as defined by state law, of any species protected under the California Endangered Species Act (CESA) (Fish & Game Code, § 2050 et seq.), or state-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish & Game Code, §1900 et seq.) authorization as provided by the applicable Fish and Game Code will be required.

Project Description and Summary

Objective: The proposed Project is to construct a private driveway in Ventura County (County) to access a proposed single-family dwelling located on APN 4472-016-004 (addressed as 10112 Yellow Hill Road) in Los Angeles County, immediately across the County line. The new access driveway will begin at APN 700-0-030-095 and would be located within an existing 60-foot wide access easement. The private driveway would then pass into APNs 700-0-030-055 and 700-0-030-115 and would be located within a new 40-foot access easement. The total length of the driveway is approximately 1,520 feet; however, only 1,305 linear feet is within the unincorporated area of Ventura County, while the remaining 215 linear feet ends across the Los Angeles County line.

Location: The subject property is located in the Santa Monica Mountains area of unincorporated Ventura County. The Tax Assessor's parcel numbers (APN) that constitute the Project site are 700-0-030-095 (39 acres), 700-0-030-055 (4 acres), and 700-0-030-115 (32 acres). An approximately one-quarter mile long, unpaved access driveway connects the proposed building pad with 2 Yellow Hill Road to the northeast. The access driveway will extend through Los Angeles County and Ventura County. The proposed location of the single-family dwelling would be located on a graded area, downslope from Yellow Hill Road in Los Angeles County immediately across the County line. The Project site is located in steep terrain in a relatively undeveloped area of the Santa Monica Mountains along a predominantly southeast-facing mountainside that overlooks Arroyo Sequit Canyon. The Project site is situated below the ridgeline separating Arroyo Sequit Canyon from Little Sycamore Canyon to the west.

Comments and Recommendations

CDFW offers the comments and recommendations below to assist the County in adequately identifying, avoiding, and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. CDFW recommends the measures or revisions below be included in a science-based monitoring program that contains adaptive management strategies as part of the Project's CEQA mitigation, monitoring and reporting program (Public Resources Code, § 21081.6 and CEQA Guidelines, § 15097).

Comments on Post-Wildfire Site Condition

Comment #1: Biological Surveys

Issue: CDFW acknowledges that the Project has utilized recent biological surveys from April 2018 to June 2018; however, it is especially relevant to recognize that the Project site conditions have changed due to the occurrence of the Woolsey fire (November 2018). The Initial Study states, "The parcel currently exhibits features typical of post-fire conditions, consisting of a landscape with charred remains of vegetation and soils, and predominately denuded of vegetation."

Specific impacts: The biological surveys conducted for the Assessment no longer represent the current state of the Project site and the inventory of biological species that may be present.

Why impact would occur: Project implementation includes grading, vegetation clearing, road

construction, road maintenance, and other activities that may result in direct mortality, population declines, or local extirpation of sensitive plant and wildlife species. Impacts to species not previously known or identified to be on the Project site or within its vicinity have the possibility to occur.

Evidence impact would be significant: Fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains. Slopes that formerly supported dense chaparral shrubs are known to bloom annual species in the spring following a fire. These annuals play an important role in helping protect vulnerable chaparral slopes from erosion following fires when little regrowth of shrubs has occurred (Rundel, P.W. & Gustafson, R. 2005).

In addition, the heat of fires helps stimulate long-lived seeds often found in the soil beneath canopies. Several short-lived shrubs and semi-woody species can become established in large numbers after fire from seed stored in the soil. One such species that has been found to be significant in areas post-fire is deerweed (*Acmispon glaber*). Although not an Environmentally Sensitive Habitat Area (ESHA), the abundance of deerweed is significant because it adds large amounts of nitrogen to chaparral soils that have often lost this element in gases released by the heat of fire. Without deerweed to supply this nitrogen, frequent fires could deplete the amount of nitrogen available for plants in soil (Rundel, P.W. & Gustafson, R. 2005). The Assessment indicated the presence of deerweed shrubland alliance found on previously graded and filled areas of the Project site, so it is known to be located on the Project site.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: Although the Project site currently exhibits features typical of a post-fire condition, with charred remains of vegetation, soils, and predominately denuded of vegetation, there is a possibility that some species have already started to recover. CDFW recommends that updated botanical and wildlife surveys be conducted to inform impact assessments, avoidance, minimization, and mitigation measures in the Biological Assessment. Focused surveys for sensitive/rare plants on-site that may have been stimulated to germinate post fire should be disclosed in the CEQA document. Based on the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, 2018), a qualified biologist should "conduct botanical surveys in the field at the times of year when plants will be both evident and identifiable. Usually this is during flowering or fruiting." The final CEQA documentation should provide a thorough discussion on the presence/absence of sensitive plants on-site and identify measures to protect sensitive plant communities from Project-related direct and indirect impacts.

Mitigation Measure #2: CDFW requests to be informed regarding any potential changes or amendments to the current mitigation measures presented in the Project. As the Project site is mostly denude of vegetation, it is essential to recognize that the seed bank, underground root crowns, or underground stems often found in chaparral species may allow baseline to eventually recover and the vegetation that existed previously should still require mitigation.

Comment #2: Impacts to Streams

Issue: The Assessment states, "Several high-gradient ephemeral rocky drainage bottoms fed by seasonal storm runoff occur within 300 feet of the construction footprint, but none displayed saturated soils, a definable bed or bank, or associated riparian plant species." However, a

review of aerial imagery and USGS National Map Viewer indicates that the Project area crosses at least two ephemeral streams. In addition, The Project is located in a significant burn area that is likely to experience elevated stormwater flows due to reduced groundcover and increased above ground flow in the surrounding area. Project activities may result in the deposition of materials and alterations of ephemeral streams. The Project, therefore, may be subject to notification under Fish and Game Code section 1600 *et seq.*

Specific impacts: The Project may result in the loss of ephemeral streams and associated watershed function and biological diversity. Grading and construction activities will likely alter the topography, and thus the hydrology, of the Project site.

Why impacts would occur: Ground disturbing activities from grading, filling, and water diversions would physically remove or otherwise alter existing streams or their function and associated habitat on the Project site. Downstream streams and associated biological resources beyond the Project development footprint may also be impacted by Project related releases of sediment and altered watershed effects resulting from Project activities.

Evidence impacts would be significant: The Project may substantially adversely affect the existing stream pattern on the Project site through the alteration or diversion of a stream, which absent specific mitigation, could result in substantial erosion or siltation on site or off site of the Project. In addition, the presence of vegetation such as Plummer's mariposa lily, indicates presence of an ephemeral source of water. The areas around the Project site contains ephemeral drainages and this species is found primarily on gravelly alluvial fans and sage scrub slopes (Clarke, O.F. et al. 2007). Alluvial fans are deposits of water-transported material, indicating that surface water flows within the Project site.

Water diversions can impact flow regimes, decreasing the frequency of high flows. Prolonged low flows can cause streams to become graded and cause channels to become disconnected from floodplains (Poff et al. 1997). This process decreases available habitat for aquatic species including fish that utilize floodplains for nursery grounds. Undersized culverts and other stream crossings can also cause downstream channel erosion and tributary head-cutting, reduced magnitude and frequency of high flows, channel narrowing, and reduced formation of secondary channels and oxbows (Poff et al. 1997). Additionally, these structures can degrade water quality and associated wildlife habitats (Santucci, Jr. et al. 2005). Streams with such structures can have reduced abundance of anurans due to decreased availability of breeding habitat (Eskew et al. 2012). Based on the foregoing, Project impacts may substantially adversely affect the existing stream pattern and associated habitat of the Project site.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: Impacts from the Woolsey fire and subsequent rainy seasons could have altered drainage patterns in the Project area. CDFW recommends a hydrogeomorphology study be conducted to evaluate the impacts of elevated flows of water and sediment through ephemeral drainages within a recently burned watershed.

Mitigation Measure #2: The Project may result in the alteration of streams. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSA) with

the applicant is required prior to conducting the proposed activities. A notification package for a LSA may be obtained by accessing CDFW's web site at www.wildlife.ca.gov/habcon/1600.

CDFW's issuance of an LSA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document of the Lead Agency for the Project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSA.

Mitigation Measure #3: Any LSA Agreement issued for the Project by CDFW may include additional measures protective of streambeds on and downstream of the Project. The LSA may include further erosion and pollution control measures. To compensate for any on-site and off-site impacts to riparian resources, additional mitigation conditioned in any LSA may include the following: avoidance of resources, on-site or off-site creation, enhancement or restoration, and/or protection and management of mitigation lands in perpetuity.

Mitigation Measure #4: CDFW recommends the Project proponent actively implement Best Management Practices (BMPs) to prevent erosion and the discharge of sediment and pollutants into ephemeral stream beds during Project activities. BMPs shall be monitored and repaired, if necessary, to ensure maximum erosion, sediment, and pollution control. The Project proponent shall prohibit the use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material, within stream areas. All fiber rolls, straw wattles, and/or hay bales utilized within and adjacent to the Project site shall be free of nonnative plant materials. Fiber rolls or erosion control mesh shall be made of loose-weave mesh that is not fused at the intersections of the weave, such as jute, or coconut (coir) fiber, or other projects without welded weaves. Non-welded weaves reduce entanglement risks to wildlife by allowing animals to push through the weave, which expands when spread.

Comments on Pre-Wildfire Site Condition

Comment #3: Impacts to nesting birds

Issue: The Assessment indicates that three special status bird species were observed during the surveys. These special status bird species included the following: Southern California rufous-crowned sparrow *(Aimophila ruficeps canescens*), oak titmouse *(Baeolophus inornatus)*, and Costa's hummingbird *(Calypte costae)*. The Assessment also states, "the survey area supports high-quality nesting habitat for birds."

Specific impacts: Construction during the breeding season of nesting birds could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment in trees directly adjacent to the Project boundary. The Project could also lead to the loss of foraging habitat for sensitive bird species.

Why impact would occur: Impacts to nesting birds could result from ground disturbing activities. Project disturbance activities could result in mortality or injury to nestlings, as well temporary or long-term loss of suitable foraging habitats. Construction during the breeding

season of nesting birds could result in the incidental loss of breeding success or otherwise lead to nest abandonment.

Evidence impact would be significant: The loss of occupied habitat or reductions in the number of rare bird species, either directly or indirectly through nest abandonment or reproductive suppression, would constitute a significant impact absent appropriate mitigation. Furthermore, nests of all native bird species are protected under state laws and regulations, including Fish and Game Code sections 3503 and 3503.5.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure: To protect nesting birds that may occur on site or adjacent to the Project boundary, CDFW recommends that no construction shall occur from February 15 through August 31 unless a qualified biologist completes a survey for nesting bird activity within a 500-foot radius of the construction site. The nesting bird surveys should be conducted at appropriate nesting times and concentrate on potential roosting or perch sites. CDFW recommends the Lead Agency require surveys be conducted by a qualified biologist no more than 14 days prior to the beginning of any Project-related activity likely to impact raptors and migratory songbirds, for the entire Project site. If Project activities are delayed or suspended for more than 14 days during the breeding season, repeat the surveys. If nesting raptors and migratory songbirds are identified, CDFW recommends the following minimum no-disturbance buffers be implemented: 300 feet around active passerine (perching birds and songbirds) nests, 500 feet around active non-listed raptor nests and 0.5 mile around active listed bird nests.

These buffers should be maintained until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

Comment #4: Impacts to Candidate Endangered Species – Crotch's Bumble Bee

Issue: Table 3-3 of the Assessment identifies the Project site as adequate habitat for Crotch's bumble bee (*Bombus crotchii*).

Specific Impact: Project ground disturbing activities such as grading and grubbing may result in crushing or filling of active bee colonies, causing the death or injury of adults, eggs, and larvae. The Project may remove bee habitat by eliminating native vegetation that may support essential foraging habitat.

Why Impact would occur: Impacts to Crotch's bumble bee could result from ground disturbing activities. Project disturbance activities could result in mortality or injury to hibernating bees, as well temporary or long-term loss of suitable foraging habitats. Construction during the breeding season of bees could result in the incidental loss of breeding success or otherwise lead to nest abandonment.

Evidence Impact would be significant: On June 12, 2019, CDFW accepted a petition for Crotch's bumble bee as a candidate species for listing under CESA. As a CESA candidate, the species is granted full protection of a threatened or endangered species under CESA. The Project's potential to substantially reduce and adversely modify habitat for Crotch's bumble bee, reduce and potentially seriously impair the viability of populations of Crotch's bumble bee, and

reduce the number and range of the species while taking into account the likelihood that special status species on adjacent and nearby natural lands rely upon the habitat that occurs on the proposed Project site.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure: Due to potentially suitable habitat within the Project site, within one year prior to vegetation removal and/or grading, a qualified entomologist familiar with the species behavior and life history should conduct surveys to determine the presence/absence of Crotch's bumble bee. Surveys should be conducted during flying season when the species is most likely to be detected above ground, between March 1 to September 1 (Thorp et al. 1983). Survey results including negative findings should be submitted to CDFW prior to initiation of Project activities. If "take" or adverse impacts to Crotch's bumble bee cannot be avoided either during Project activities or over the life of the Project, please be advised that a CESA permit must be obtained (pursuant to Fish & Game Code, § 2080 et seq.).

Comment #5: Impacts to Special-Status Plant Species and Environmentally Sensitive Habitat Areas

Issue: The Assessment states that "an unidentified mariposa-lily... this plant could be Plummer's mariposa-lily." In addition, Table 3-3 of the Assessment identifies adequate habitat onsite for the Plummer's mariposa-lily. In addition, the Initial Study also states, "The proposed development activities in the Ventura County portion (APNs 700-0-030- 095, 700-0-030-055, and 700-0-030-115) include only access road improvements (i.e. driveway) and a 10-foot fuel modification zone on either side of the driveway. Construction of the proposed access road and creation of the fuel modification zones are anticipated to result in the removal of approximately 1.26 acres of native vegetation communities that constitute ESHA."

Specific impact: Plummer's mariposa-lily is identified as California Rare Plant 4.2, limited distribution and fairly threatened in California, as well as a locally important species. CDFW considers plant communities, alliances, and associations with a statewide ranking of S1, S2, S3 and S4 as sensitive and declining at the local and regional level (Sawyer et al. 2008). An S3 ranking indicates there are 21 to 80 occurrences of this community in existence in California, S2 has 6 to 20 occurrences, and S1 has less than 6 occurrences.

The Coastal Act provides a definition of "environmentally sensitive area" 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" (Public Resources Code, § 30107.5). The Project may have direct or indirect effects to such sensitive species.

The Project may cause immediate species injury or death, habitat fragmentation, alteration of soil chemical and physical makeup, increased competition with exotic invasive weeds, and reduced photosynthesis and reproductive capacity. This would result in native plant population declines or local extirpation of special status plant species. The effects of these impacts would be permanent or occur over several years.

Why impact would occur: Project implementation includes grading, vegetation clearing, road construction, road maintenance, and other activities that may result in direct mortality, population declines, or local extirpation of sensitive plant species.

Evidence impact would be significant: Impacts to special status plant species should be considered significant under CEQA unless they are clearly mitigated below a level of significance. Inadequate avoidance, minimization, and mitigation measures for impacts to these sensitive plant species will result in the Project continuing to have a substantial adverse direct, indirect, and cumulative effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or United States Fish and Wildlife Service (USFWS).

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends conducting focused surveys for sensitive/rare plants on-site and disclosing the results in the CEQA document. Based on the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, 2018), a qualified biologist should "conduct botanical surveys in the field at the times of year when plants will be both evident and identifiable. Usually this is during flowering or fruiting." The final CEQA documentation should provide a thorough discussion on the presence/absence of sensitive plants on-site and identify measures to protect sensitive plant communities from Project-related direct and indirect impacts.

Mitigation Measure #2: In 2007, the State Legislature required CDFW to develop and maintain a vegetation mapping standard for the state (Fish & Game Code, § 1940). This standard complies with the National Vegetation Classification System, which utilizes alliance and association-based classification of unique vegetation stands. CDFW utilizes vegetation descriptions found in the Manual of California Vegetation (MCV), found online at http://vegetation.cnps.org/. To determine the rarity ranking of vegetation communities on the Project site, the MCV alliance/association community names should be provided as CDFW only tracks rare natural communities using this classification system.

Mitigation Measure #3: CDFW recommends avoiding any sensitive natural communities found on the Project. If avoidance is not feasible, mitigating at a ratio of no less than 5:1 for impacts to S3 ranked communities and 7:1 for S2 communities should be implemented. This ratio is for the acreage and the individual plants that comprise each unique community. All revegetation/restoration areas that will serve as mitigation should include preparation of a restoration plan, to be approved by USFWS and CDFW prior to any ground disturbance. The restoration plan should include restoration and monitoring methods; annual success criteria; contingency actions should success criteria not be met; long-term management and maintenance goals; and, a funding mechanism to assure for in perpetuity management and reporting. Areas proposed as mitigation should have a recorded conservation easement and be dedicated to an entity which has been approved to hold/manage lands (AB 1094; Government Code, §§ 65965-65968).

Comment #6: Impacts to California Species of Special Concern

Issue: Coastal whiptail (*Aspidoscelis tigris stejnegeri)* was observed during biological surveys. In addition, coast patch-nosed snake (*Salvadora hexalepis virgultea*), southern California

legless lizard (*Anniella stebbinsi*), California legless lizard (*Anniella sp.*), San Diego mountain king snake (*Lampropeltis zonata pulchra*), and coast horned lizard (*Phrynosoma blainillii*) are identified as species with a moderate to high potential to occur on site. These reptiles are all California Species of Special Concern (except for the mountain king snake) and were identified in the Assessment as having affected habitat as a result of Project activities.

Specific impact: Project ground disturbing activities such as grading and grubbing may result in habitat destruction, causing the death or injury of adults, eggs, and hatchlings. The Project may remove habitat by eliminating native vegetation that may support essential foraging and breeding habitat.

Why impact would occur: Project implementation includes grading, vegetation clearing, road construction, road maintenance, and other activities that may result in direct mortality, population declines, or local extirpation of California Species of Special Concern.

Evidence impact would be significant: CEQA provides protection not only for state and federally listed species, but for any species including but not limited to California Species of Special Concern which can be shown to meet the criteria for State listing. These Species of Special Concern meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines, § 15065). Take of Species of Special Concern could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines, § 15065).

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: Due to potentially suitable habitat within the Project site, prior to vegetation removal and/or grading, a qualified biologist familiar with the reptile species behavior and life history shall conduct specialized surveys to determine the presence/absence of Species of Special Concern. Surveys should be conducted during active season when the reptiles are most likely to be detected, between March 1 to October 31 (Thomson, R.C. et al. 2016). Survey results, including negative findings, shall be submitted to CDFW prior to initiation of Project activities.

Mitigation Measure #2: To further avoid direct mortality, CDFW recommends that a qualified biological monitor approved by CDFW be on-site during ground and habitat disturbing activities to move out of harm's way special status species that would be injured or killed by grubbing or Project-related grading activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss. If the Project requires species to be removed, disturbed, or otherwise handled, we recommend that the Project clearly identify that the designated entity shall obtain all appropriate state and federal permits.

Filing Fees

The Project, as proposed, could have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & Game Code, § 711.4; Pub. Resources Code, § 21089).

Conclusion

We appreciate the opportunity to comment on the Project to assist the County in adequately analyzing and minimizing/mitigating impacts to biological resources. CDFW requests an opportunity to review and comment on any response that the County has to our comments and to receive notification of any forthcoming hearing date(s) for the Project. Questions regarding this letter and further coordination on these issues should be directed to Felicia Silva, Environmental Scientist, at Felicia.Silva@wildlife.ca.gov or (562) 430-0098.

Sincerely,

FOR Erinn Wilson
Environmental Program Manager I

ec: CDFW
Victoria Tang – Los Alamitos
Steve Gibson – Los Alamitos
Felicia Silva – Los Alamitos
Andrew Valand – Los Alamitos
Baron Barrera – Los Alamitos
Audrey Kelly – Los Alamitos
Malinda Santonil – Los Alamitos
Dolores Duarte – San Diego
CEQA Program Coordinator - Sacramento

Scott Morgan (State Clearinghouse)

References:

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CALIFORNIA COASTAL COMMISSION
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February 10, 2020

Noe Torres, Case Planner
County of Ventura Resource Management Agency
Planning Division
800 S. Victoria Ave. L#1740
Ventura, CA 93009

RE: Mitigated Negative Declaration for Planned Development Permit No. PL17-0130

Dear Mr. Torres,

Coastal Commission staff has reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) for Planned Development (PD) Permit No. PL17-0130 (Bandi) and would like to provide the following comments for your consideration. The applicant requests a PD Permit to construct a private driveway in Ventura County to access a proposed single-family dwelling located on APN 4472-016-004 (10112 Yellow Hill Road) in Los Angeles County. The new access driveway would begin at APN 700-0-030-095 and would be located within an existing 60-ft wide access easement. The driveway would then pass through APNs 700-0-030-055 and 700-0-030-115 and would be located within new 40-foot access easements. The total length of the proposed driveway is approximately 1,520 feet, and 1,305 linear feet would be located in Ventura County. Estimated earthwork within Ventura County includes 604 cubic yards of cut and 64 cubic yards of fill. There would be approximately 2,552 cubic yards of over excavation, alluvial removal, and compaction, and 540 cubic yards of material would be exported. The project site is located south of Yellow Hill Road in the Santa Monica Mountains area. The subject property has a land use designation of Open Space, the purpose of which is to provide for the preservation and enhancement of valuable natural and environmental resources while allowing reasonable and compatible uses of the land.

The project site extends across three properties in Ventura County and two properties in Los Angeles County. The applicant only owns one parcel in Los Angeles County where a residence is proposed to be located. The applicant would have access across the other four parcels through easements granted by their respective owners. The three parcels in Ventura County that make up the project site are vegetated with a mixture of native and non-native plant communities. Specifically, the site contains bigpod ceanothus (*Ceanothus megacarpus*) chaparral, laurel sumac (*Malosma laurina*) chaparral, chamise (*Adenostoma fasciculatum*) chaparral, birch leaf mountain mahogany (*Cercocarpus betuloides*) chaparral, California sagebrush (*Artemisia californica*) scrub, black sage (*Salvia mellifera*) scrub, and California buckwheat (*Eriogonum fasciculatum*) scrub, all of which qualify as ESHA as defined by the California Coastal Act and Ventura County Local Coastal Program (LCP). The IS/MND

indicates that approximately 1.26-acres of ESHA would be permanently removed as part of the proposed project, and an additional 1.06-acres of ESHA was previously cleared from the subject site without a PD Permit.

Section 30240 of the Coastal Act, which is incorporated in the LCP, requires the avoidance of ESHA, and only if no feasible alternative exists for avoidance, then the alternative that minimizes impacts to the maximum extent feasible should be selected and mitigation should be required. Similarly, the Santa Monica Mountains Coastal Area Plan Policy 3 requires that all new upland development be sited and designed to avoid adverse impacts to ESHA. Finally, Section 8172-1 of the Coastal Zoning Ordinance (CZO) requires a 100 ft. buffer from ESHA in order to avoid adverse impacts.

The IS/MND indicates that the existing access road was constructed sometime between 1967 and 1975, before the passage of the Coastal Act in 1977. The proposed project would utilize this previously disturbed area, however, the width would be expanded, retaining walls would be constructed, and several sections would be paved. Although the IS/MND states that the subject road was constructed prior to the effective date of the Coastal Act, an analysis of whether this road was constructed in conformity with all applicable local laws in effect at the time was not included. If the existing access road was not carried out in conformance with local laws in effect at the time, the County must review the application in a manner where it considers the physical characteristics of the site as though the unpermitted development has not occurred. In doing so, a proposal to retain any portion of the existing unpermitted development is reviewed as a proposal for new development, and must be analyzed for consistency with the policies and provisions of the LCP. This analysis should be included within the IS/MND, and an evaluation of additional project impacts, alternatives, and mitigation measures may be required.

Additionally, CZO Section 8175-5.17.1 requires that grading plans minimize cut and fill operations, and that if it is determined that a project is feasible with less alteration of the natural terrain than is proposed, that project shall be denied. Furthermore, CZO Section 8175-5.17.2 requires that development be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible. In order to determine consistency with these policies and provisions, the subject IS/MND must include an analysis of project siting and design alternatives.

Section 30231 of the Coastal Act calls for the protection of coastal waters including streams, in part by maintaining natural vegetation buffer areas that protect riparian habitats and by minimizing the alteration of natural streams. The MND indicates that there are ephemeral drainages on the subject site, and it appears that the proposed access road crosses over or is within 100 feet of these drainages. As such, siting and design alternatives that avoid impacts to streams should be evaluated using comprehensive hydrological and environmental information from a variety of sources and an evaluation of on-the-ground conditions.

Three National Park Service-owned properties are located directly to the east, northeast, and northwest of the project site, and a portion of the proposed access road would pass through an NPS-owned property in Los Angeles County. Section 8177-4.1.7 of the Ventura County CZO requires that development within the Santa Monica Mountains shall not be sited within 500-feet of a park boundary unless no alternative siting on the property is possible. In this case, it appears that the proposed development would be within this 500-foot area, however a discussion of alternative siting and design locations was not included within the IS/MND.

Furthermore, Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be protected, and Section 30250 calls for new development to be clustered. The subject development would be located immediately adjacent to parkland, and may be visible from public viewing areas, including existing or proposed trails. Additionally, the subject development would not be clustered with surrounding development. As such, the IS/MND must include an analysis of siting and design alternatives to cluster the development and minimize impacts to scenic resources.

The subject site was burned during the Woolsey Fire in November 2018. The parcels currently exhibit features typical of post-fire conditions, consisting of a landscape with charred remains of coastal chaparral vegetation and soils. Mitigation Measure BIO-5 calls for mitigation of the loss of ESHA caused by the development through either an offsite habitat mitigation plan or the permanent protection of offsite conservation land. However, the offsite areas that qualify for restoration are restricted to "areas where ESHA was previously degraded/cleared, or historically present but destroyed by natural disaster, and has not recovered within the past 15 years." Commission staff concurs with County staff's determination that although the habitats onsite exhibit post-fire conditions, they continue to constitute ESHA. However, it should be specified within BIO-5 that restoring any burned ESHA to pre-fire conditions is not an acceptable form of mitigation for loss of ESHA, since fire is a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains.

The Coastal Act and LCP require that ESHA and other coastal resources be protected and enhanced to the maximum extent feasible. With regard to the subject property, despite the proposed mitigation measures, the subject development appears to be inconsistent with the policies of the certified LCP. In order to fully address these impacts, additional siting and design alternatives should be evaluated in an effort to minimize landform alteration and impacts to streams, ESHA, and visual resources.

We appreciate the opportunity to provide comments for your consideration. Please contact me with any further questions at (805) 585-1800.

Sincerely,

Carolyn Groves
Coastal Program Analyst

STATE OF CALIFORNIA–THE NATURAL RESOURCES AGENCY GAVIN NEWSOM, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
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February 10, 2020

Mr. Noe Torres
Resource Management Agency
Planning Division
County of Ventura
800 South Victoria Avenue, 3rd Floor
Ventura, California 93009

Case No. PL-17-0130, Coastal Planned Development Permit for Bandi Access Road

Dear Mr. Torres:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments and recommendations on the above-referenced subject proposed project (PL-17-0130) and Mitigated Negative Declaration and Initial Study (MND). The Conservancy is the principle State planning agency for the Santa Monica Mountains, including the location of subject proposed project.

The subject proposed project is part of a two-phase project that is also proposed in the County of Los Angeles. The subject MND and its Initial Study primarily address environmental impacts in the County of Ventura. At the time of this letter, environmental review of the potentially significant impacts from the subject proposed project in the County of Los Angeles has only just begun.

Completion of the Los Angeles County phase of the project would require access and grading through public parkland owned by the National Park Service (NPS), the Malibu Springs property (Assessor Parcel No. 4472-016-903). The proposed residence within Los Angeles County would result in Fire Department-required fuel modification within Environmentally Sensitive Habitat Areas (ESHA) in both counties. The proposed residence would result in the permanent loss of ESHA equal to the square-footage of the residence and its associated hardscape. The subject project would also require that fuel modification be performed on NPS-owned parkland, which may not be legally permissible, even if all other aspects of the subject proposed project were approved.

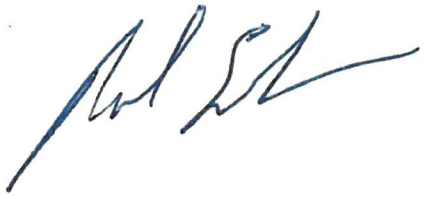
There is no certainty that the subject proposed project will receive approval in the County of Los Angeles, even if approved in the County of Ventura.

The proposed project would also site a residence on a previously undeveloped, isolated property in a very high fire hazard severity zone at the end of a 1,520-foot-long driveway. The Woolsey Fire that burned through the subject properties in November of 2018 should make clear the certainty that this subject proposed residence will be threatened by a wildfire within the lifetimes of the decision makers.

To avoid multiple unnecessary significant adverse biological and visual impacts, and to avoid project piecemealing, it is imperative that any and all approvals for the subject project be conditional on the complete approval of the County of Los Angeles phase. No permits should be issued for the subject project in the County of Ventura until the project receives final approval from the County of Los Angeles, and until either the appeal period has expired or until all appeals have been exhausted.

To discuss this project further, please feel free to contact me by phone at 310-589-3200, ext. 128, or by e-mail at edelman@smmc.ca.gov. Further correspondence regarding this project should be sent to my attention at 26800 Mulholland Highway, Calabasas, California, 91302.

Sincerely,



PAUL EDELMAN
Deputy Director
Natural Resources and Planning

Attachments: A – Aerial Map of Subject Parcels and Surroundings

Department of Fish and Wildlife letter dated February 6, 2020

Comment #1 Biological Survey

Issue: CDFW acknowledges that the Project has utilized recent biological surveys from April 2018 to June 2018; however, it is especially relevant to recognize that the Project site conditions have changed due to the occurrence of the Woolsey fire (November 2018). The Initial Study states, “The parcel currently exhibits features typical of post-fire conditions, consisting of a landscape with charred remains of vegetation and soils, predominately denuded of vegetation.

Recommended Potentially Feasible Mitigation Measures:

CDFW recommends that updated botanical and wildlife survey be conducted to inform impact assessment, avoidance, minimization, and mitigation measures in the Biological Assessment. A qualified biologist should “conduct botanical survey in the field at the times of year when plants will be both evident and identifiable. Usually this is during flowering and fruiting.” The final CEQA document should provide a through discussion on the presence/absence of sensitive plants on-site and identify measures to protect sensitive plant communities from Project-related direct and indirect impacts.

Response

As discussed in the IS/MND biological assessment, surveys were conducted at the project by site by Werner Biological Consulting, on April 27, 2018, May 6, 2018, May 9, 2018, and June 18, 2018 (baseline). MM BIO-5 will require the Permittee to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (4.64 acres of mitigation to offset 2.32 acres of ESHA). Because the project is limited to only an easement to gain access to the proposed dwelling in Los Angeles County, onsite mitigation is infeasible. Therefore, Mitigation Measure BIO-5 provides two options for offsite mitigation. The applicant can either coordinate with a public agency or land conservation organization to prepare, fund and implement a Habitat Mitigation Plan (HMP) for restoring plant communities referenced in the initial study biological assessment (ISBA) or acquiring and or conveying land containing unprotected habitats to a public agency or conservation organization to be protected in perpetuity. Potential impacts to post-fire recovery ESHA will be prevented through the implementation of MM BIO-3, which requires exclusion during construction. MM BIO-4 will require the Permittee to submit erosion control mix and a final landscape plan, for review and approval by the Planning Division. The conditions prohibit invasive plants species to be included in any erosion control mix and landscaping plans.

Comment #2 Impact to Streams

Review of aerial imagery and USGS National Map Viewer indicates that the Project area crosses at least two ephemeral streams. The Project may result in loss of ephemeral streams and associated with watershed function and biological diversity.

Grading and construction activities will likely alter topography, and thus the hydrology, of the Project site.

Recommended Potentially Feasible Mitigation Measures:

1. Impacts from the Woolsey fire and subsequent rainy season could have altered drainage patter in the Project area. CDFW recommends a hydrogeomorphology study be conducted to evaluate the impacts of elevated flows of water and sediment through, ephemeral drainages within the recently burned water shed.
2. The Project may result in the alteration of a stream. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. To minimize additional requirement pursuant to section 1600 et seq. and/or under CEQA, the CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate voidance, mitigation, monitoring and reporting commitments for issuance of the LSA.
3. Any LSA agreement issued for the Project by CDFW may include additional measures protective of streambeds on and downstream of the Project. The LSA may include further erosion and pollution control measures. To compensate for any on-site or off-site creation, enhancement or restoration and/or protection and management of mitigation lands in perpetuity.
4. CDFW recommends the Project proponent to actively implement Best Management Practices (BMPs) to prevent erosion and the discharge of sediment and pollutants into ephemeral stream beds during Project activities. BMPs shall be monitored and repaired, if necessary, to ensure maximum erosion, sediment, and pollution control.

Response

The ISBA primarily describes the existing 2018 conditions of the local area, which has been substantially modified since 1964. Grading of Yellow Hill Road, the project access road, and various building pads through the years has resulted in substantial modification of the area, as well as changes in runoff patterns. During the 2018 surveys in support of the ISBA, the canyon drainages downslope of the access road appeared to terminate below the road, without continuation of any stream courses above the road.

Biologist Scott Werner visited the site on March 11, 2020, during a series of winter storms to explore current drainage pattern at the site. As discussed in a letter from Werner Biological Consulting (WBC letter) dated March 17, 2020, further examination of aerial photos taken since the 2018 Woolsey Fire and the 1964 aerial presented in Map 5a of the ISBA indicates that the upper ends of two or three preexisting ephemeral drainages were likely filled in 1972 to support the access road, the upper two ephemeral drainages drain to the south east from the access road and the third ephemeral drainage drains to the east from lower part of the access road. There are currently three slides areas, two of which direct runoff into Ephemeral Drainage A in the northern project area (WBC letter, Figures 2 and 3). The second of the three slides is being

partially fed by runoff conveyed from Yellow Hill Road through a culvert that drains south onto previously graded area and then onto a graded access road (WBC letter, Figure 2). The third slide, a large gully in Los Angeles County, does not initially follow any natural drainage channel, and is the result of Ephemeral Drainage B in Ventura County, being cut off from flow that is now redirected along the graded access road. These ephemeral drainages have been largely disconnected from storm flow by the fill that resulted from the construction of the access road and previously graded area. As discussed in Section A of the staff report the access road will be located within the recorded access easements.

The project will be required to comply with the Ventura Countywide NPDES MS4 Permit No. CAS004002, "Development Construction Program" Subpart 4.F, to include BMPs designed to ensure compliance and implementation of an effective combination of erosion and sediment control (Exhibit 5, Condition No. 35).

Comments on Pre-Wildfire Conditions

Comment # 3 Impacts to nesting birds

Construction during the breeding season of nesting birds could result in the incidental loss of fertile eggs or nestling or otherwise lead to nest abandonment is trees directly adjacent to the Project boundary. The Project could also lead to loss of foraging habitat for sensitive bird species.

Response

To comply with the Migratory Bird Treaty Act the project has been conditioned to retain a County-approved biologist to conduct a site specific surveys prior to land clearing activities during the breeding and nesting season (January 1- September 15) and submit a Survey Report to the Planning Division (Exhibit 5, Condition No.20).

Comment # 4 Impacts to Candidate Endangered Species – Crotch's Bumble Bee

Table 3-3 of the Assessment identifies the Project site as adequate habitat for Croth's bumble bee (Bombus crotchil). Project ground disturbing activities such as grading and grubbing may result in crushing or filling of active bee colonies, causing the death or injury of adults, eggs, and larvae. The Project may remove bee habitat by eliminating native vegetation that may support essential foraging habitat

Response

MM BIO-1 requires pre-construction surveys to avoid potentially significant impacts to special-status wildlife that could occur during clearing and grading. The Permittee shall provide to the Planning Division a signed contract with a County-approved qualified biologist that ensures wildlife surveys, and relocation of wildlife will be conducted within 14 days prior to, and during, any disturbance activities. The Permittee shall submit a memorandum to the Planning Division within 14 days of the wildlife surveys and avoidance and relocation activities (Exhibit 5, Condition No. 21).

Comment # 5 Impacts to Special-Status Plant Species and Environmentally Sensitive Habitat Areas

Project implementation includes grading, vegetation clearing, road construction, road maintenance, and other activities that may result in direct mortality population declines, or local extirpation of sensitive plant species. Impacts to special status plant species should be considered significant under CEQA unless they are clearly mitigated below a level of significance. Inadequate avoidance, minimization, and mitigation measures for impacts to these sensitive plant species will result in the Project continuing to have a substantial adverse direct, indirect, and cumulative effect, either directly or through habitat modifications, on any species, identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulation, or by CDFW or United States Fish and Wildlife Services (USFWS).

Recommended Potentially Feasible Mitigation Measures:

Mitigation Measure # 1

The final CEQA documentation should provide a thorough discussion of the presence/absence of sensitive plants on-site and identify measures to protect sensitive plant communities from Project-related direct and indirect impacts.

Mitigation Measure # 2

To determine the rarity ranking of vegetation communities on the Project site, the MCV alliance/association community names should be provided as CDFW only tract rare natural communities using this classification system.

Mitigation Measures # 3

CDFW recommend avoiding any sensitive natural communities found on the Project. If avoidance is not feasible, mitigating at a ratio of no less than 5:1 for impacts to S3 ranked communities and 7:1 for S2 communities should be implemented. This ratio is for the acreage and the individual plant that comprise each unique community. All revegetation/restoration areas that will serve as mitigation should include preparation of a restoration plan, to be approved by USFWS and CDFW prior to any ground disturbance.

Response

As discussed in the IS/MND, Biological assessment surveys were conducted at the project site by Werner Biological Consulting, on April 27, 2018, May 6, 2018, May 9, 2018 and June 18, 2018. Furthermore as stated in a letter from Werner Biological Consulting, dated March 17, 2020, the biologist conducted a post-Woolsey fire site visit on September 16, 2019, and March 11, 2020, and observed vigorous resprouting of many of the shrub species identified in the ISBA, and, as expected an abundance of early successional native and non-native annual species. Further, the March 17, 2020 letter states the following: *A Manual of California Vegetation, Second Edition* (Sawyer

et. al 2009) was listed in the ISBA reference list on page 9 and was also cited on page 10. The final vegetation community classifications were based on this refence, as well as the more site-specific *Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs in Ventura and Los Angeles Counties* (CDFW 2006), which was a precursor to Sawyer et. al (2009) and written by two of the same authors. *A Manual of California Vegetation* is also available online (CNPS 2020). (The *SVC Alliance and SVC Association* fields in Table 3-1 of ISBA were an artifact of the Ventura County ISBA template and were unfortunately not defined in the report. An attempt was made to follow the ISBA template as closely as possible but doing so may have resulted in some confusion due to outdated terminology and unusual formatting in the template) (See Exhibit 4- ISBA and WBC letter dated March 17, 2020).

As stated in the IS/MND proposed access road and required fuel modification create a permanent loss of 2.32 acres of sensitive plant communities that constitute ESHA. MM BIO-5 will require the Permittee to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (4.64 acres of mitigation to offset 2.32 acres of ESHA). Additional MM BIO-3 will require construction of exclusionary fencing for ESHA and MM BIO-4 will prohibit the use of invasive plants and seeds in a landscape plan and erosion control mix.

Comment # 6 Impacts to California Species of Special Concern

Coastal whiptail (*Aspidoscelis tigris stejnegeri)* was observed during biological surveys. In addition, coast patch-nosed snake (Salvadora hexalepis virgultea), southern California legless lizard (Anniella Stebbins), California legless lizard Anniella sp.), San Diego mountain king snake (Lampropeltis zonata pulchra), and coast horned lizard (*Phrynosoma blanillii)* are identified as species with moderate to high potential to occur on site. These reptiles are all California Species of Special Concern (except for the mountain king snake) and were identified in the Assessment as having affected habitat as a result of Project activities.

Mitigation Measure # 1

Due to potentially suitable habitat within the Project site, prior to vegetation removal and/or grading a qualified biologist familiar with the reptile species behavior and life history shall conduct specialized surveys to determine the presence/absence of Species of Special Concern. Survey should be conducted during active season when reptiles are most likely to be detected, between March 1 and October 31. Survey results, including negative findings, shall be submitted to CDFW prior to initiation of Project activities.

Response

MM BIO-1 will be implemented to avoid significant impacts to special-status wildlife that could occur during vegetation clearing and grading activities. Two weeks prior to the initiation of, and periodically throughout, a County-approved qualified biologist shall conduct surveys for special status wildlife, coastal whiptail and the San Diego desert

Woodrat. Additionally, MM BIO-3 requires the Permittee to install temporary fencing along the edge of the development envelope during the duration of construction activities.

Coastal Commission Comments

Although the IS/MND states that the subject road was constructed prior to the effective date of the Coastal Act, an analysis of whether this road was constructed in conformity with all applicable laws in effect at the time was not included. If the existing road was not carried out in conformance with local laws in effect at the time, the County must review the application in a manner where it considers the physical characteristic of the site as though the unpermitted development has not occurred. In doing so, a proposal to retain any portion of the existing unpermitted development is reviewed as a proposal for new development, and must be analyzed for consistency with policies and provisions of the LCP. This analysis should be included within the IS/MND, and an evaluation of additional project impacts, alternatives, and mitigation measures may be required.

Response

Review of aerial photographs indicates that the access roads on the subject lot that are evident today were created between 1967 and 1975. The Ventura County Zoning Ordinance (Ordinance Nos. 1127, 1128 and 1129) effective October 1, 1965 did not codify development regulations for construction of dirt roads on private property. In addition, the County of Ventura Public Works Agency Standard Land Development Specifications did not include standards for private dirt roads. As a result, if the construction of private unimproved roads did not require a Grading Permit, Applicants did not apply for a permit to blade/clear a private unimproved road.

Coastal Commission Comments

Additionally, CZO Section 8175-54.17.1 requires that grading plans minimize cut and fill operations, and that if it is determined that a project is feasible with less alteration of the natural terrain than is proposed, that the project shall be denied. Furthermore, CZO Section 8175-5.17.2 required that development be designed to minimize impacts and alteration of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible. In order to determine consistency with these policies and provisions, the subject IS/MND must include an analysis of project siting and design alternatives.

Response

As discussed in Section A of the staff report, the proposed access road will begin at APN 700-0-030-095 and would be located within an existing 60-foot-wide access easement (Ventura County Recorder Document No. 46775, Book 4603, Page 952),the road would then pass into APNs 700-0-030-055 and 700-0-030-115 within a new 40-foot-access easement (Ventura County Recorder Instrument No. 20140617-00074852-0 and 20140702-00082676-0). The road will be improved with asphalt concrete, retaining walls and drainage features. The grading plans have been designed to minimize cut and fill operations. Considering the slope and natural terrain, relocating the road would require a considerable increase in cut and fill operations. An alternate site

will have direct impact to biological resources including ESHA and drainage patterns. The project has been designed to minimize impacts and alteration of physical features and processes of the site(i.e., geological, soils, hydrological, water percolation and runoff) by incorporating the installation of several culverts and ribbon drains to direct stormwater runoff back into the natural drainages while preserving the integrity of the road. Additionally, the project will be subject to a Condition of Approval prohibiting clearing of land during the winter rainy season (November 15 – April 15).

Coastal Commission Comment

Section 8177-4.1.7 of the Ventura County CZO requires that development within the Santa Monica Mountains shall not be sited within 500-feet of a park boundary unless no alternative sitting on the property is possible. In this case, the proposed development would be within the 500-foot area, however a discussion of alternative sitting and design location was not included within the IS/MND.

Response

The single-family dwelling would be located in Los Angeles County; the location of the proposed access driveway would be located in the unincorporated area of Ventura County and is within 500-feet of National Park Service land. On September 20, 2018 the Planning Division requested the review of the project by the National Park Service by mail. In a letter dated October 4, 2018, the NPS indicated that the agency has been working with the applicant to resolve questions of legal access across the parkland. The NPS requested the County of Ventura condition the project to permit driveway construction only if the landowner has obtained building approval and constructions permits from Los Angeles County. The County of Ventura has conditioned the project requiring the Permittee to submit approval documents and copies of the building permits (or similar documentation) prior to zoning clearance to construct the driveway (Exhibit 5, Condition of Approval No. 8).

Coastal Commission Comment

Furthermore, Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be protected, and Section 30250 calls for new development to be clustered. The IS/MND must include an analysis of siting and design alternatives to cluster development and minimize impacts to scenic resources.

As stated in the IS/MND the access road located in Ventura County is not visible from State Route 1 or Yerba Buena Road. The access road is not visible from public roadways because the access road follows natural contours, is hidden by natural terrain and is at lower elevation than public roadways. The SFD will be constructed in Los Angeles County, the project can’t be clustered toward Ventura County because it would require more grading and ESHA removal. The development of the access road includes improvement of the existing dirt road, the applicant is has acquired easements for the existing road and can’t be clustered towards existing roads.

Mitigation Measure BIO-5 calls for mitigation of the loss of ESHA caused by the development through either an offsite habitat mitigation plan or the permanent protection offsite conservation land. However, the offsite areas that qualify for restoration are restricted to “areas where ESHA was previously degraded/cleared, or historically present but destroyed by natural disaster, and has not recovered within the past 15 years.” Commission staff concurs with County staff’s determination that although the habitats onsite exhibits post-fire conditions, they continue to constitute ESHA. However, it should be specified within BIO-5 that restoring any burned ESHA to pre-fire conditions is not an acceptable form mitigation for loss of ESHA, since fire a natural and essential part of the life cycle of the plant communities of the Santa Monica Mountains.

Response

The applicant only has an easement for the construction of the access driveway in the unincorporated area of Ventura County. The single-family dwelling the proposed access road leads to is in Los Angeles County and will be permitted under a separate permit. Mitigation Measure (MM) BIO-5 requires the applicant to mitigate a total of 4.64 acres to offset 2.32 acres of ESHA that was degraded/cleared without a permit or is being removed for development purposes. Recommended MM BIO-5 requires the Applicant to coordinate with a public agency or land conservation organization to prepare, fund and implement an HMP that must include restoring the plant communities referenced in the Initial Study Biological Assessment (ISBA) (Werner Biological Consulting, August 17, 2018) at an offsite location in the Santa Monica Mountains within Ventura County or provide for the permanent protection of currently unprotected ESHA in the Santa Monica Mountains by acquiring and/or conveying land (either in fee title or in the form of a conservation easement) containing the unprotected habitats to a public agency or conservation organization approved by the County.

Santa Monica Mountains Conservancy letter dated February 10, 2020

Comment

The subject project would also require that fuel modification be performed on NPS-owned, which may not be legally permissible, even if all other aspects of the subject proposed project were approved.

Response

As stated in a letter from the National Park Service dated October 4, 2018, the NPS has been working with Mr. Bandi (applicant) to resolve questions of legal access across parkland. The NPS has confirmed that Mr. Bandi has legal access, and the NPS Pacific West Region Lands Office is preparing a “Quitclaim, Acknowledgment and Clarification of Easement Rights” document that correctly describes the terms of the easement and its legal description. On May 17, 2021, Greg Gress with the National Park Service, sent an e-mail to the Applicant indicating the easement agreement is being completed by Paige Wagar, Realty Specialist, and will be provided once complete. The project has been conditioned requiring the Applicant to provide the final easement agreement prior to issuance of zoning clearance (Exhibit 5, Condition No. 8).

Comment

No permits should be issued for the subject project in the County of Ventura until the project receives final approval from the County of Los Angeles, and until either the appeal period has expired or until all appeals have been exhausted.

Reponses

The Ventura County Planning Division will require the Permittee to provide the Los Angeles County approved Coastal Planned Development Permit and building permits to construct the single-family dwelling prior to Ventura County issuing a zoning clearance for construction of the access road (Exhibit 5, Condition No 8).