



MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Planned Development Permit No. PL21-0020

Applicant: Robert Erdmann

Location: 2551 White Stallion Road, Thousand Oaks

Assessor's Parcel Nos.: 668-0-080-140 and -150

Parcel Size: 20.75 acres

General Plan Designation: Open Space

Zoning Designation: Open Space, 20-acre minimum parcel size

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

Project Description: Request for a Planned Development (PD) Permit for the construction of a new single-family dwelling and accessory structures in the Scenic Resource Protection Overlay Zone. The permit would authorize construction of (1) a one-story single-family dwelling with an attached four-car garage totaling 15,784 sq. ft.; (2) an accessory dwelling unit of 1,799 sq. ft.; (3) a detached four-car garage of 1,272 sq. ft; and (4) a swimming pool. The permit would also authorize the demolition of a 2,592 sq. ft. structure that is not considered of historic or cultural interest and the removal of one protected Italian stone pine. The dwelling and accessory structures will cover 0.49 acres of a 20.75-acre lot.

In addition to the structural improvements, this PD Permit will also authorize grading, landscaping, installation of drainage improvements, and fuel modification. Grading will be limited to over-excavation and re-compaction of the existing building pad. Landscaping will include the planting of 58 trees as well as shrubs and vines. Groundcover will include 14,890 sq. ft. of artificial turf, 7,050 sq. ft. of ornamental planting, and 26,950 sq. ft. of native planting. Fuel modification will occur within 100 feet of proposed structures and will cover an area of approximately 3.87 acres. All drainage from the new development will be directed to a box planter and any overflow will be conveyed to an underground retention system, both to be located in the landscaped area.

Access to the proposed dwelling will be by way of an existing paved driveway that extends one-quarter (0.25) mile from White Stallion Road to the building pad. White Stallion Road, a paved private loop road, intersects with Potrero Road, a

County-maintained arterial road, 0.36 miles west and 0.38 miles east of the project site.

Potable water will be supplied by California-American Water Company. Wastewater will be disposed of using an on-site wastewater treatment system comprised of a septic tank, secondary treatment system, and two 40-foot-deep seepage pits.

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: Biological Resources – Species, Sensitive Communities, and Habitat Connectivity

D. PUBLIC REVIEW:

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

Document Posting Period: March 29, 2022, through April 28, 2022

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, Wednesday, or 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 Michael Conger, 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 Michael.Conger@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:

Reviewed for Release to the Public by:


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Initial Study

County of Ventura • Resource Management Agency

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Initial Study for White Stallion Planned Development Permit

Section A – Project Description

1. **Project Case Number(s):** PL21-0020
2. **Name of Applicant:** Robert Erdmann
3. **Project Location and Assessor's Parcel Number(s):** The project site is located at 2551 White Stallion Road in the unincorporated area of Thousand Oaks. The Tax Assessor's Parcel Numbers (APNs) for the parcels that constitute the project site are 668-0-080-140 and -150.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Thousand Oaks Area Plan Land Use Designation:** Open Space, 20-acre minimum parcel size
 - c. **Zoning Designation:** Open Space, 20-acre minimum parcel size / Scenic Resource Protection Overlay Zone (OS-20 ac. / SRP)
5. **Description of the Environmental Setting:** The proposed project site is a 20.75-acre undeveloped parcel located in the Hidden Valley community. The subject parcel fronts White Stallion Road to the north and Potrero Road to the south. The parcel, Lot 9, was created in 1982 under Parcel Map No. 3559 (Book 37, Page 10 of Parcel Maps).

The proposed building pad occupies the top of a small ridgeline. The parcel's elevation rises from 1,230 feet at the Potrero Road frontage to 1,420 feet above mean sea level at the proposed building pad. The hillside has a slope of approximately 36 percent. Vegetation is predominantly comprised of coastal sage scrub with scattered oaks.

Based on review of the County Surveyor's aerial imagery, a level pad located at the proposed building site and a driveway leading to Potrero Road were present in 1961. These improvements pre-dated the County's adoption of grading permit provisions in the Uniform Building Code, which occurred in 1964. According to the tax records (County Assessor, 1976), a 2,592 sq. ft. concrete block "recreation

building” was constructed on a portion of the pad in 1958. This structure appears to have been built without the benefit of permits. It has since fallen into disrepair.

In 1985, subdivision improvements were constructed for Parcel Map No. 3559 under a County-issued grading permit. The subdivision improvements included constructing White Stallion Road, widening and improving the 0.25-mile access driveway from White Stallion Road to the building pad, rough grading to expand the pre-existing building pad to approximately 2.08 acres, and creation of a landscaping irrigation pond in the northeast corner of the parcel. The project site today reflects the conditions shown in the grading plans from 1985.

The project site is located in the White Stallion Ranch area, as indicated in the Thousand Oaks Area Plan. This area is characterized by custom homes and accessory structures on large parcels of 20 or more acres. The adjacent parcels surrounding the project site consist of the following:

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Uses
North	OS-20 ac. / SRP	Open Space, 20-acre minimum parcel size, Scenic Resource Protection	Single family dwelling and residential accessory structures
East	OS-20 ac. / SRP	Open Space, 20-acre minimum parcel size, Scenic Resource Protection	Single family dwelling and accessory residential structures
South	OS-40 ac.	Open Space, 40-acre minimum parcel size	Single family dwelling
West	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Single family dwelling

- 6. Project Description:** Request for a Planned Development (PD) Permit for the construction of a new single-family dwelling and accessory structures in the Scenic Resource Protection Overlay Zone. The permit would authorize construction of (1) a one-story single-family dwelling with an attached four-car garage totaling 15,784 sq. ft.; (2) an accessory dwelling unit of 1,799 sq. ft.; (3) a detached four-car garage of 1,272 sq. ft; and (4) a swimming pool. The permit would also authorize the demolition of a dilapidated shed that is not considered of historic or cultural interest and the removal of one protected Italian stone pine. The dwelling and accessory structures will cover 0.49 acres of a 20.75-acre lot.

In addition to the structural improvements, this PD Permit will also authorize grading, landscaping, installation of drainage improvements, and fuel modification. Grading will be limited to over-excavation and re-compaction of the existing building pad. Landscaping will include the planting of 58 trees as well as shrubs and vines. Groundcover will include 14,890 sq. ft. of artificial turf, 7,050 sq. ft. of ornamental planting, and 26,950 sq. ft. of native planting. Fuel modification will occur within 100 feet of proposed structures and will cover an area of approximately 3.87 acres. All drainage from the new development will be directed

to a box planter and any overflow will be conveyed to an underground retention system, both to be located in the landscaped area.

Access to the proposed dwelling will be by way of an existing paved driveway that extends one-quarter (0.25) mile from White Stallion Road to the building pad. White Stallion Road, a paved private loop road, intersects with Potrero Road, a County-maintained arterial road, 0.36 miles west and 0.38 miles east of the project site.

Potable water will be supplied by California-American Water Company. Wastewater will be disposed of using an on-site wastewater treatment system comprised of a septic tank, secondary treatment system, and two 40-foot-deep seepage pits.

7. **List of Responsible and Trustee Agencies:** California Department of Fish and Wildlife

8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the CEQA Guidelines [Section 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. More specifically, the projects noted 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, Map of Projects within the Unincorporated Ventura County):

Table 1- Unincorporated Ventura County Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
LU10-0003	Pending	Major Modification to Conditional Use Permit (CUP) No. 3817 to extend operations of a hard rock mining operation by 30 years and expand operations.
PL16-0114	Pending	Minor modification to CUP No. 4301 to extend the use of agricultural accessory structures for 20 additional years. The project includes the conversion two existing caretaker's units into a single caretaker's unit and the conversion of a caretaker's unit into an agricultural office.
PL17-0088	Pending	Coastal Planned Development (PD) Permit for construction of a new swimming pool, deck, and pool cabana.
PL18-0010	Pending	Coastal PD Permit to authorize vegetation restoration in an area that had been cleared without permits.
PL19-0001	Pending	Minor Modification to CUP No. 3397 to extend the operation of an existing animal compound that trains exotic and domestic animals for use in educational events by 10 years.
PL20-0025	Pending	PD Permit to allow the construction of a single-family dwelling in the Scenic Resource Protection Overlay Zone.
PL20-0026	Pending	PD Permit to allow the construction of a single-family dwelling in the Scenic Resource Protection Overlay Zone.

Table 1- Unincorporated Ventura County Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
PL20-0091	Approved	Minor Modification to CUP No. 3790 to extend the operations of an exotic animal compound for an additional 10 years.
PL20-0105	Approved	Minor Modification to CUP No. 5162 to extend the operation of an existing wireless communications facility by 10 years.
PL20-0135	Approved	Major Modification to CUP No. 5050 to authorize construction of a new barn for storage and animal keeping.
PL21-0006	Pending	Lot Line Adjustment between three legal lots of record.
PL21-0039	Approved	Site Plan Adjustment to Coastal PD No. PL18-0020, which authorizes construction of a single-family dwelling, accessory dwelling, detached gazebos, and a swimming pool.
PL21-0047	Pending	CUP for installation of a non-commercial antenna for HAM radio operation.
PL21-0048	Pending	Coastal PD Permit to allow construction of a single-family dwelling and detached garage.
PL21-0061	Approved	Rescission of and reentry into a Land Conservation Act contract.
PL21-0092	Pending	PD Permit to allow the construction of a single-family dwelling and detached garage in the Scenic Resource Protection Overlay Zone.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2008-70465	Pending	Subdivision into smaller office condominium units for office buildings.
2011-70005	Pending	Amend the Thousand Oaks Municipal Code and architectural guidelines pertaining to signs.
2014-70263	Approved	Two-year time extension for the installation of a new wireless communications facility consisting of antennas on a replacement street light and its associated equipment.
2016-70259	Pending	Construction of a new carwash at an existing gas station.
2016-70348	Approved	Demolition of an existing convenience store and service bay at an existing service station.
2016-70411	Pending	Amend Dos Vientos Specific Plan design guidelines concerning parkway and median landscaping.
2017-70044	Approved	Encroachment into 25%+ slopes in conjunction with the construction of a single-family dwelling.
2017-70048	Approved	Encroachment into 25%+ slopes for the construction of a single-family dwelling and waiver of requirement to underground existing adjacent overhead utility lines.
2017-70335	Approved	Construction of five single-family dwellings, adjust lot lines for 4 lots of record and waive the requirement to underground existing utility services.
2018-70038	Approved	Construction of a single-family dwelling with encroachment into 25%+ slopes, waive the requirement to underground the existing utilities, and to allow merger of two parcels.
2018-70257	Approved	Construction of a new one-story single-family dwelling.
2018-70339	Approved	Modifications within an existing radome light pole and equipment vault.
2019-70439	Pending	Construction of 15 industrial buildings.

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2019-70508	Approved	216 residential apartment units contained within two- and three-story buildings inclusive of 26 affordable units, a 120-room, three-story hotel, and the preservation, rehabilitation, and adaptive reuse of a designated landmark (Landmark No. 12, Timber School).
2019-70542	Approved	Exterior modifications to an existing commercial building, including parking stall restriping to accommodate the installation of a 476 sq. ft. compactor pad.
2019-70742	Approved	26-unit residential apartment project.
2019-70783	Approved	Lot line adjustment between two lots of record.
2019-70829	Approved	Medical office uses within a commercial office plaza.
2019-70913	Pending	Construct a new gym building.
2019-70921	Approved	Construct a new single-family residence on a vacant lot.
2020-70230	Approved	Two-year time extension of DP 2016-70254, previously approved for the construction of a five (5)-unit apartment complex and associated development.
2020-70326	Approved	Construction of a one-story single-family dwelling.
2020-70417	Approved	Interior and exterior remodel and façade improvements to an existing hotel and restaurant, including the expansion of an outdoor dining area and reconfiguration of existing parking stalls.
2020-70606	Approved	Demolition of 5,600 sq. ft. of existing industrial building and construction of a 7,700 sq. ft. addition, including an interior and exterior remodel, hardscape, drainage, parking lot improvements, and removal and replacement of existing landscaping to accommodate proposed building modifications, site improvements, and onsite bio-retention basins.
2020-70704	Approved	Reduction in parking requirement by more than 10 spaces.
2020-70727	Pending	New 9,990 square foot building with a fenced outdoor play area to be utilized as a daycare; a new 1,800 square foot drive-through building pad; two outdoor dining areas; relocation of an existing trash enclosure; and parking modifications.
2021-70060	Pending	Construction of 16-unit apartments
2021-70172	Pending	Demolition and reconstruction of a fast food restaurant.

Section B – Initial Study Checklist and Discussion of Responses¹

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

Impact Discussion:

1a. Based on information provided by the applicant, regional air quality impacts will be less than significant and below the 25 pounds per day (lbs./day) significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO_x) for the Thousand Oaks Non-Growth Area. Determination was based on information provided by the applicant and the CalEEMod air emissions modeling program version 2016.3.2, which calculated proposed operational emissions at .40 lbs./day ROC and .10 lbs./day NO_x. The emissions model used a residential land use parameter for the proposed square footage of 14,000 sq. ft. single-family dwelling (SFD), 1,800 sq. ft. of accessory dwelling unit (ADU) and default settings for the land use type selected. The model calculates the expected energy (natural gas, electricity), mobile (vehicle trips) and area (consumer products, landscape, maintenance) emissions based on state and local air pollution control laws by subcategory and combines all emission sources.

The proposed project must address consistency with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for ROC or NO_x, as described in the AQAG, Section 4.2. The proposed project's operational emissions do not exceed 2 lbs./day for either ozone precursor, therefore, an AQMP consistency analysis is not required. The project would not conflict or obstruct with implementation of the most recent AQMP

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*.

adopted (Initial Study Item Checklist C. Air Quality, Item 1) and would have a less than significant impact.

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*.

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) 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 through 2a-4. The proposed project will not directly decrease, either individually or cumulatively, the net quantity of groundwater in an over-drafted groundwater basin because the site is not located in an over-drafted basin.

The site partially overlies the Conejo Basin (Department of Water Resources [DWR] Basin No. 4-010), a very low priority basin. The site is within the Hidden Valley Municipal Water District service area but will be served water by California-American (Cal-Am) Water Company, which obtains imported State Water Project (SWP) water from Calleguas Municipal Water District. The applicant provided a Will Serve Notice from Cal-Am, dated April 16, 2021. The proposed project will not result in an increase of 1.0-acre foot or less of net groundwater extraction.

No new groundwater wells or groundwater extraction is proposed. There are several active domestic and agricultural groundwater wells on adjacent parcels. A geotechnical report titled Geotechnical Report, dated February 4, 2021, was prepared by Gold Coast Geoservices, Inc. The report indicates that no groundwater was encountered in exploratory excavations, but temporary, transient groundwater can occur due to excessive irrigation and during or following seasonal rainstorms.

The proposed project will not, either individually or cumulatively, cause an over-drafted basin from a groundwater basin that is not over-drafted or not in hydrologic/hydrogeologic continuity with an over-drafted basin, because the site will not use groundwater from a non-over-drafted basin and is not in hydrologic/hydrogeologic continuity with a documented basin.

2a-5. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 2a 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
2b. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		X				X		
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2b-1 and 2b-2. Sewer service is not available in the area. Wastewater will be serviced by a proposed onsite wastewater treatment system consisting of a septic tank, secondary treatment system and two seepage pits. The applicant provided an onsite wastewater treatment system design report from Gold Coast Geoservices, Inc. dated February 4, 2021.

Test borings were drilled to a maximum depth of 60 feet below ground surface (bgs). Topanga Formation material was encountered. This formation is designated as a “formation of concern” per the Ventura County Environmental Health Division (EHD). A wastewater treatment tank system is proposed to meet the EHD requirements for onsite disposal of effluent in this Formation. The secondary effluent treatment system will be capable of denitrification to meet the EHD ordinance pertaining to the “formation of concern”. The treatment system will discharge effluent to two 40 feet deep seepage pits. The seepage pit locations will maintain a horizontal setback of at least 10 feet from groundwater. No groundwater was encountered at the proposed seepage pit location. Field performance percolation testing indicated an adequate percolation rate.

The proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan because a secondary effluent treatment system will be used in conjunction with the proposed wastewater treatment system to comply with Ventura County Environmental Health Division regulations. Therefore the project is anticipated to result in less-than-significant project-specific and cumulative impacts to groundwater quality.

2b-3. The project is not located within two miles of the boundary of a former or current test site for rocket engines.

2b-4. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2b 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
2c. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2c-1 and 2c-2. Surface water is not proposed to be used for this project. The subject parcel receives its water from the California-American Water Company (Cal-Am), which obtains imported water from the State Water Project through Calleguas Municipal Water District (CMWD). The proposed project will not increase surface water consumptive use (demand) individually or cumulatively in a manner that results in an adverse impact to one or more beneficial uses identified in the Basin Plan.

Therefore, project-specific and cumulative impacts to surface water quality will be less than significant.

2c-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2c 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
2d. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2d-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives, as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface Water Quality is deemed

less than significant 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 site is not located within the County Urban Unincorporated Area or a High-Risk Area. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site area greater than 1 acre (Table 7 in Subpart 4.F, SW 2). The proposed construction activities are also subject to coverage under the NPDES General Construction Permit (No. CAS000002). As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less-than-significant impact related to water quality objectives or standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits.

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

Mitigation/Residual Impact(s)

None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 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 on or adjacent to land classified as Mineral Resource Zone 2 (MRZ-2). These designations are used to indicate areas where significant mineral deposits may be present. In addition, the project site is located on White Stallion Road, which is not a principal access road to any existing mining facility. Therefore, the proposed project will not create a project specific impact and will not make a cumulatively considerable contribution to a significant impact with regards to the extraction of, or access to, aggregate mineral resources.

3a-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies 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 is not located within or immediately adjacent to any known petroleum resource area. The nearest active petroleum extraction Conditional Use Permit (CUP) is located approximately 4 miles northwest of the project site. The project site is located on White Stallion Road, which does not provide access to any existing petroleum extraction operations. Therefore, the proposed project does not have the potential to hamper or preclude access to petroleum resources, would not impact these resources, and would not make a cumulatively considerable contribution to a significant cumulative impact related to petroleum resources.

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

Mitigation/Residual Impact(s)

None.

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

Existing Conditions:

Biological assessment surveys were conducted by Envicom Corporation in February, April, and June 2021 (Attachment 5; Initial Study Biological Assessment; Envicom Corporation; February 18, 2022). The survey area consists of the area proposed for development and grading plus a 200-foot buffer. The area proposed for development is

a level building pad that was graded as part of a grading permit for improvements to the parent subdivision (Parcel Map No. 3559).

Vegetation communities. Vegetation within the survey area consists of California coastal scrub, chaparral, cleared land, coast live oak woodland, and individual native trees (i.e., coast live oak and blue elderberry). The development area/limit of grading is comprised of cleared land with a 10-15 percent cover of non-native species. The upland vegetation communities within the survey area are comprised of chaparral and coastal scrub species characterized by low-growing aromatic, and drought-deciduous shrubs adapted to the semi-arid Mediterranean climate of the coastal lowlands. The native and non-native plant communities present within the survey area are summarized in the following table:

Plant Community	Development Area (acres)	Fuel Modification Zone (acres)	Total Area (acres)	Percentage of Survey Area
California sagebrush-deerweed scrub	0.10	1.40	1.50	25.3%
Chamise chaparral	0.00	0.21	0.21	3.5%
California sagebrush scrub	0.03	0.22	0.25	4.2%
Laurel sumac scrub	0.02	0.19	0.21	3.5%
Purple sage scrub	0.00	0.57	0.57	9.6%
Bush monkeyflower scrub	0.00	0.33	0.33	5.6%
Blue elderberry scrub	0.00	0.05	0.05	0.8%
Chamise – black sage chaparral	0.00	0.29	0.29	4.9%
Greenbark ceanothus scrub	0.00	0.16	0.16	2.7%
Chamise laurel sumac scrub	0.00	0.06	0.06	1.0%
Coast live oak woodland	0.00	0.10	0.10	1.7%
Cleared land	1.81	0.19	1.98	33.4%
Urban/disturbed land	0.12	0.10	0.22	3.7%
Total	2.08	3.87	5.94	100.0%

The biological survey identified 61 plant species within the survey area with 49 (82 percent) native and 12 (18 percent) non-native species. As shown above, the predominant vegetation patterns are cleared land within the development area. Within the fuel modification zone, California sagebrush-deerweed scrub is the primary vegetation community. This shrubland association is characterized by dominance of California sagebrush (*Artemisia californica*) in the shrub layer, low cover of deerweed (*Acmispon glaber*), and scattered, mostly non-native herbaceous plants. Native vegetation also includes chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosam laurina*), purple

sage (*Salvia leucophylla*), bush monkeyflower (*Diplacus aurantiacus*), blue elderberry (*Sambucus nigra ssp. caerulea*), black sage (*Salvia mellifera*), and greenbark ceanothus (*Ceanothus spinosus*). Of the plant communities in the survey area, two are identified as sensitive: bush monkeyflower scrub and blue elderberry scrub.

The project site also contains protected trees (Bill Spiewak, Consulting Arborist; February 7, 2021, with addendum of May 8, 2021). Two Italian stone pines meet the criteria for heritage trees. The survey area includes a small amount of coast live oak woodland (0.1 acres). One coast live oak (*Quercus agrifolia*) is located adjacent to the limits of disturbance and will be protected in place. The project area also includes two heritage Italian stone pines (*Pinus pinea*), one of which will be removed. Additional oak tree and blue elderberry clusters are found within the fuel modification zone.

Wildlife. During the surveys several animals were observed or noted by signs/scat. These include the following: coyote (*Canus latrans*), jackrabbit (*Lepus sp.*), bobcat (*Lynx rufus*), mule deer (*Odocoileus hemionus*), California ground squirrel (*Spermophilus beecheyi*), and western fence lizard (*Sceloporus occidentalis*).

Additionally, several birds were observed or heard. These include the following: Cooper's hawk (*Accipiter cooperi*), western scrub jay (*Aphelocoma californica*), great blue heron (*Ardea herodias*), red-tailed hawk (*Buteo jamicensis*), California quail (*Callipepla californica*), turkey vulture (*Cathartes aura*), northern flicker (*Colaptes auratus*), house finch (*Haemorhous mexicanus*), California towhee (*Melospiza crissalis*), house sparrow (*Passer domesticus*), bushtit (*Psaltiriparus minimus*), lesser goldfinch (*Spinus psaltria*), western kingbird (*Tyrannus verticalis*), Cassin's kingbird (*Tyrannus vociferans*), mourning dove (*Zenaidura macroura*), and white-crowned sparrow (*Zonotrichia leucophrys*).

Potential for special-status species. Special-status plant species that have a moderate to high potential to occur on the project site include the following: Malibu baccharis (*Baccharis malibuensis*), round-leafed filaree (*California macropylla*), Plummer's mariposa-lily (*Calochortus plummerae*), Conejo buckwheat (*Eriogonum crocatum*), white-veined monardella (*Monardella hypoleuca ssp. hypoleuca*), and Ojai navarretia (*Navarretia ojaiensis*).

Special status wildlife species that have a moderate to high potential to occur on the project site include the following: California legless lizard (*Anniella spp.*), Southern California legless lizard (*Anniella stebbinsi*), coast whiptail (*Aspidoscelis tigris stejnegeri*), white-tailed kite (*Elanus leucurus*), and San Diego desert woodrat (*Neotoma lepida intermedia*).

Physical features. A small area of rocky outcrop was noted within the laurel sumac scrub plant community west of the existing shed. Waters and/or wetlands were not found within the survey area.

Impact Discussion:

4a-1. The proposed project will involve grading and clearing the existing 2.08-acre building pad. Additionally, the project will include fuel modification within a 100-foot buffer which consists of an additional 3.86 acres, for a total of 5.94 acres of potential land disturbance or vegetation modification.

No special-status plant species were detected during botanical surveys. Grading and construction activities will primarily affect cleared land that is barren or sparsely vegetated with non-native species. This area, which was previously graded under a County grading permit, is of little ecological value. Fuel modification will, however, impact native plant communities. These impacts are discussed in Section 4.b, below. These native plant communities have the potential to include six species of special-status plants. To ensure that these plants are not present or are adequately protected from development and initial fuel modification, the biologist completed botanical surveys during the appropriate blooming period.

The project will involve the removal of one protected heritage tree, a non-native Italian stone pine (*Pinus pinea*). An additional heritage Italian stone pine and a coast live oak which are in proximity to grading and construction limits will be preserved in place. Implementation of Mitigation Measures BIO-4 (Qualified Biologist for Construction Monitoring), BIO-5 (Protection Measures During Construction Activities), and BIO-6 (Mitigation for Impacts to Protected Trees) will reduce any potential impacts to protected trees to a less-than-significant level.

4a-2. No special-status wildlife species were identified on the project site during biological surveys. Several special-status species, however, have the potential to exist on the site, as discussed above under the “Existing Conditions” heading. Project grading and construction may result in direct mortality to wildlife species on the project site. In addition, loss of vegetation and dust generated during construction activities may also indirectly impact wildlife. These impacts, therefore, are considered significant. Implementation of Mitigation Measure BIO-1 (Pre-Construction Sensitive Wildlife Survey and Impact Avoidance) would ensure that this impact is reduced to a less-than-significant level.

The Federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code protect most native birds. The project site contains suitable nesting habitat for birds within native habitats outside of the grading footprint and within the project fuel modification zone. If construction activities occur during the nesting bird season (February 1 through August 31), the project could potentially impact nesting birds protected under the MBTA and California Fish and Game Code. Nesting birds could be directly impacted (e.g., by nest destruction) or indirectly impacted (e.g., by nest abandonment due to noise and vibration) by construction activities. As a result, potentially significant impacts could occur. To address these impacts, the project will include implementation of Mitigation Measure BIO-1 (Pre-Construction Sensitive Wildlife Survey and Impact Avoidance). Additionally, the project will be subject to a standard condition of approval that requires pre-construction surveys for nesting birds if construction activities are proposed during the nesting season. The combination of Mitigation Measure BIO-1 and the standard

condition of approval concerning nest surveys will reduce potential impacts to a less-than-significant level.

Mitigation:

Mitigation Measure BIO-1: Pre-Construction Sensitive Wildlife Survey and Impact Avoidance

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

Requirement: At least two weeks prior to the initiation of ground disturbance activities (e.g., vegetation removal and grading), the Permittee shall install a silt-screen fence around the disturbance areas. Following the installation of the silt-screen fence and within 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 to ensure that special-status wildlife are not harmed within these fenced areas. Individuals of these species that are found shall be relocated to suitable undisturbed habitat, outside of the areas directly and indirectly (e.g., noise) affected by ground disturbance activities. A County-approved qualified biologist, with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, shall conduct the surveys and relocation activities according to methods approved by the CDFW. The silt fencing must remain in place until the completion of ground disturbance activities.

Documentation: The Permittee shall provide to the Planning Division a signed contract with a County-approved qualified biologist that ensures that installation of the silt-screen fencing, 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 and the silt fencing is maintained 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-2: Woodrat Nest Avoidance and Relocation

Purpose: In order to minimize impacts to woodrats, land clearing and construction activities shall be regulated.

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

1. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (November 1 through March 15).
2. Surveys: Conduct site-specific surveys prior to land clearing or construction activities. A County-approved qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, hereafter referred to as "qualified biologist" 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 14 days prior to the initiation of land clearing or construction activities.

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

3. Avoidance Measures:

- a. If the qualified biologist finds active woodrat nests, the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be avoided.
- b. Wildlife exclusion fencing shall be installed around land clearing activities where middens are detected within 50 feet of the project footprint. Orange snow fencing is not considered a wildlife exclusion fence and is prohibited in areas where middens are found.

4. Relocation of Middens: If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions:

- a. Artificial Midden Ratio: Artificial middens shall be installed at a 2:1 ratio for less than 5 middens impacted. If more than 5 middens are impacted in the population, the qualified biologist shall consult with the Planning Division to determine the appropriate ratio.
- b. Artificial Midden Location: Midden locations shall include but not be limited to downed woody debris, cactuses, dense understory and overstory cover (ideally 90 percent cover), or other "core element" (e.g., a stump, large log, rock, rock

outcrop), and outside of drainage channels. Artificial middens shall be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint.

- c. Dismantling of Natural Middens: The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.
 - d. Trapping: If woodrats are present a trapping effort will be initiated. The trapping will consist of two to three live traps per active midden site being set each evening for 3 days. The traps will be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise. Traps containing woodrats will be placed facing the entrance of relocated middens and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.
 - e. Dismantling Middens: To provide refuge for woodrats that may be become displaced, piles of sticks/vegetation/slash shall be placed between the midden site to be dismantled and the new artificial midden site, 3 days prior to dismantling. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden.
 - d. Post-Midden Relocation: The qualified biologist will perform a survey to determine if the woodrat has reoccupied the project footprint following the implementation of the midden relocation measures.
5. Woodrat Presence and Activity After Midden Relocation:
- a. If newly constructed middens are found inside the project footprint following the commencement of land clearing activities, the trapping effort noted in section 4(d) above) shall be implemented.

Documentation: The Permittee shall provide to the Planning Division and CDFW a Survey Report from the qualified biologist that includes a map, physical description of middens (size, width, materials, etc.), a photo of each of the midden, 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 (financial information redacted) with the qualified biologist(s) who will monitor avoidance and relocation efforts. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division and CDFW a Mitigation Monitoring Report from the qualified biologist(s) that documents the actions implemented

to avoid or relocate woodrat nests, a map of the natural and artificial midden locations, trapping and relocation procedures, and the results of the relocation effort.

Timing: The qualified biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities and follow all relocation timing protocols set forth in this condition (above). The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division 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 § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-3: Qualified Biologist for Construction Monitoring

Purpose: To minimize and avoid impacts to sensitive habitats (coast live oak woodland, Bush monkeyflower scrub and Blue elderberry scrub) within the project fuel modification zone, as well as impacts to potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat) during construction.

Requirement: The Permittee shall retain the services of a County-approved qualified biologist to monitor the clearing and grubbing phase of ground-disturbance activities, and initial vegetation thinning fuel modification activities that may impact sensitive habitats and potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). Additionally, a wildlife exclusion fence will be placed outside the project area to avoid any impacts to special status species during grading and grubbing.

Documentation: The Permittee shall provide to the Planning Division name of a designated County-approved biologist who will be present on-site during the grading, grubbing, fence installation and initial fuel modification phase, that may impact the sensitive and locally important habitats present within the survey area, special status plants if found and potentially present and special status wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). The Applicant shall specify (1) when the County-approved biologist must monitor the Project Site; and (2) the disturbance areas that the County-approved biologist will monitor. The Permittee shall submit a written document to the Planning Division within 14 days of the completion of ground-disturbance activities, notifying the Planning Division of the results of the monitoring.

Timing: The Permittee shall submit the name of a County-approved biologist to the Planning Division for review and approval, prior to any ground disturbance. The Permittee

shall submit the written document that sets forth the results of the monitoring to the Planning Division, within 14 days of the completion of ground-disturbance activities.

Monitoring and Reporting: The Permittee submit weekly monitoring reports during the grading, grubbing, fence installation and the initial fuel modification phase and a post construction monitoring report after completion of all ground disturbing and initial fuel-modification activities.

Mitigation Measure BIO-4 Protection Measures During Construction Activities

Purpose: To avoid impacts to native habitats adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna that could potentially be associated with these habitats.

Requirements:

- a) Prior to all ground disturbing activities, the Applicant shall demarcate the project limits of disturbance with temporary silt screen construction fencing to prevent encroachment of project activities into adjacent native habitats and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging. The Planning Division shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. Additional fencing shall also be required around oak trees whose tree protection zones are within 20 feet of construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of project construction.
- b) To reduce impacts to wildlife, the applicant will submit a construction plan that includes the following:
 - 1) All construction and maintenance activities shall operate in accordance with the Construction Noise Condition which limits construction activities, to the hours of 7:00 a.m. to 7:00 p.m.
 - 2) No nighttime construction activities or lighting is permitted.
 - 3) No pets shall be allowed on the Project Site during construction.
 - 4) All temporary and permanent food-related trash shall be disposed of in closed animal-proof containers.
 - 5) During construction, trenches shall be filled within the same day or covered.
 - 6) Construction equipment shall be cleaned and decontaminated of weeds and soils prior to entering the Project Site to reduce the potential for the spread and introduction of invasive and noxious weeds.

Documentation: Monitoring reports shall be submitted to the Planning Division after fence installation and upon completion of clearing, grubbing, and the initial vegetation thinning for fuel modification. Monitoring reports shall include a discussion of compliance with the measures listed above. If inconsistencies with measures are observed, the property owner shall cease operations and assure the preservation of the area in which the biological resources are found; notify the County Planner in writing, within three days of the discovery; obtain the County Planner's written concurrence with the recommended

disposition of the site before resuming construction; and implement the agreed upon recommendations.

Timing: These measures shall be implemented prior to and during all ground disturbing activities throughout all construction phases of the project. Construction fencing shall be installed prior to the issuance of grading permit.

Monitoring and Reporting: The Planning Division reviews the monitoring reports for adequacy of implementing measures listed above. The Planning Division has the authority to inspect the Project Site to ensure that the permittee implements these measures as required.

Mitigation Measure BIO-5: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows removal of one (1) non-native Italian stone pine heritage tree (Tree No. 1). The TPP shall also show the protection of one heritage Italian stone pine (Tree No. 2) and one coast live oak (Tree No. 3) in place. If protected trees are felled/damaged and require offsets/mitigation pursuant to the TPR (§ 8107-25.10) and TPG (§ IV.C, Offset/Replacement Guidelines), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at: <http://www.ventura.org/rma/planning/pdf/permits/tree/Tree-Protection-Plan-11-11-19.pdf>. The TPP must include (but is not limited to):

- a. measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal;
- b. the offset or mitigation that will be provided for any trees approved for felling; and
- c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist² shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans."

² A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction/within 30 days of the Planning Division's approval of the TPP damaged tree addendum. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5 or 7 year performance targets set forth in the TPP.

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree

determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

Protection Plans.” The Planning Division maintains the approved TPP and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Residual Impacts:

After incorporation of the above mitigation measures, impacts on biological resources – species will be reduced to a less-than-significant level.

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

Impact Discussion:

4b-1 and 4b-2. Plant communities are considered special status if they are designated as sensitive by California Department of Fish and Wildlife or if they are identified as Locally Important Species by the County of Ventura. Plant communities are also provided with legal protection when they provide habitat for protected species.

As stated in Section 4a, above, the proposed building pad was previously graded as part of a grading permit and is characterized as “cleared land” that lacks ecological importance. Project fuel modification activities, however, will affect two sensitive plant communities: bush monkeyflower scrub (0.33 acres) and blue elderberry scrub (0.05 acres). These impacts, though significant, can be mitigated to a less-than-significant level by implementing Mitigation Measures BIO-3 (Qualified Biologist for Construction Monitoring) and BIO-6 (Sensitive Plant Community Restoration – Scrub Habitats).

Mitigation:

Mitigation Measure BIO-6: Sensitive Plant Community Restoration – Scrub Habitats

Purpose: To compensate for the loss of 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub, both sensitive plant communities/ natural communities of special concern.

Requirement: At least 0.66 acres of Bush monkeyflower scrub and 0.10 acres of Blue elderberry scrub shall be restored and permanently protected on-site. The areas selected to be restored on-site (Restoration Areas) shall be located outside the limits of development and the fuel modification areas. The Permittee shall modify the site plan to include the Restoration Areas. The Permittee shall ensure that a County-approved, qualified biologist prepares a Restoration Plan that includes the following:

1. Restoration of Bush monkeyflower scrub and Blue elderberry scrub.
2. Description of the project/impact and mitigation sites.
3. Specific objectives.
4. Performance standards
5. A reference site for each vegetation alliance (Bush monkeyflower scrub and Blue elderberry scrub) that is an ecologically intact example of the alliance with minimal disturbance, with the following documented for each reference site:
 - a. Total percent cover by native plant species;
 - b. Species richness; and
 - c. Total percent cover by non-native plant species.
6. A plant palette and methods of salvaging, propagating, and planting. The plant palette shall consist only of plants propagated from locally collected (on the project site or adjacent to the project site) seeds or cuttings.
7. An implementation plan including:
 - a. Methods of soil preparation;
 - b. Method and timing of irrigation; and
 - c. Best Management Practices to avoid impacting the Bush monkeyflower scrub and Blue elderberry scrub.

8. Maintenance and monitoring necessary to ensure that the restored plant communities meet the following success criteria:
 - a. Within three years of the maintenance and monitoring program:
 - i. Absolute cover of native species no less than 60 percent; and
 - ii. Non-native species in the treated area less than 15 percent relative cover.
 - b. By Year 5 of the maintenance and monitoring program:
 - i. 90 percent of the native plant cover found for the reference site;
 - ii. 100 percent of the species richness found for the reference site; and
 - iii. Equal or lower percent cover by non-native plant species as that found for the reference site.
 - c. Restoration will be considered successful after the performance standards have been met for a period for at least one (1) year without any maintenance or remediation activities other than invasive species control.

The restored habitat that is located on the property as shown in the Restoration Plan shall be maintained in open space in perpetuity. The following shall be prohibited within the restoration area:

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

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

The Permittee shall record these conditions of approval and the Restoration Plan with the Office of County Recorder in the chain of title to the subject property, and shall ensure that the Restoration Plan is fully implemented.

Documentation: The Permittee shall provide the Planning Division with a Restoration Plan prepared by a County-approved qualified biologist that meets the requirements of this condition; and revised site plan. The Permittee shall record for the subject property (1) the conditions of this PD and (2) the Restoration Plan map, establishing that the restoration area that will remain as open space in perpetuity as a result of the Project. The Permittee shall submit a copy of the recorded conditions of approval and Restoration Plan to the Planning Division. The Permittee shall submit 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 Permittee shall provide annual reports prepared by a County-approved qualified biologist on the progress of the restoration area for 5 years (or more, if the success criteria have not been met by Year 5).

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall provide the Restoration Plan and revised site plan to Planning Division staff for review and approval. The Permittee shall record these conditions of approval and the Restoration Plan, and provide a copy of the recorded conditions of approval and Restoration Plan to the Planning Division, prior to issuance of a Zoning Clearance for construction. Implementation of the Restoration Plan shall commence prior to issuance of a Zoning Clearance for use inauguration. The annual reports must be provided to the Planning Division by December 31st of each year during the monitoring period.

Monitoring and Reporting: The Planning Division shall review for approval the Restoration Plan and revised site plan prior to issuing a Zoning Clearance for construction. The Planning Division shall review the Permittee's report with photographs of the restoration area and a description of the restoration work to confirm that implementation of the Restoration Plan has commenced prior to issuing a Zoning Clearance for use inauguration. The restoration area must be monitored by a County-approved qualified biologist for at least 5 years (or more, if the success criteria have not been met by Year 5). The biologist shall provide an annual report on the status of the

restoration area, including results of qualitative monitoring (i.e., photographs taken at permanent photo-points, observations of the health and condition of plantings and wildlife use of the restoration area) and quantitative monitoring (i.e., randomly placed transects to estimate cover and richness), to the Planning Division for the length of the monitoring period. The Permittee shall submit the annual reports to the Planning Division to demonstrate compliance with this condition and the success criteria. The release of the requirement for monitoring the restoration area may occur when the Planning Division determines that the success criteria have been met by Year 5 or later, based on the annual reports and a Planning Division staff site inspection. The Planning Division will review this Project and all future projects on the subject property to ensure compliance with the requirements of this condition. The Planning Division has the authority to inspect the site to confirm on-going compliance with this mitigation measure.

Residual Impact:

After incorporation of the above mitigation measure and the mitigation measures identified in Section 4a, above, impacts on sensitive plant communities will be reduced to a less-than-significant level.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

Impact Discussion:

4c-1 through 4c-4. The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) includes the 0.8-acre man-made pond at the northeastern corner of the property. The NWI notes that the pond is a permanently flooded palustrine system created by an impoundment and dominated by plants that grow principally on or below the surface of the water. This area was not included within the scope of the biological survey, as it is located more than 200 feet from the limits of grading. No project drainage will be conveyed to the pond. Instead, drainage will be directed to a planter box and underground retention system located in the landscaped portion of the building pad. Additionally, the project provides a sufficient buffer, as the nearest portion of the building pad is approximately 300 feet from the pond. Because the project will not involve alterations to or direct drainage to the pond, no impacts to waters or wetlands are anticipated.

Mitigation/Residual Impact(s)

None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

Impact Discussion:

4d-1 and 2. The project site is not located in the Coastal Zone. Therefore, ESHA policies and analysis do not apply. The proposed project will not result in direct or indirect cumulatively considerable impacts to ESHA.

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
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 through 4e-4. The survey area does not connect with or lie close to any part of a documented wildlife corridor or linkage. As a result, no direct impacts to a mapped wildlife corridor are anticipated. The project site is surrounded by scattered residences on large parcels varying in size from 20 to 80 acres. This provides sufficient open space to support localized wildlife movement and foraging. The scattered nature of the residential development, however, serves to fragment natural habitats and reduces the likelihood that the project site will be used for access between habitat areas.

The project site is located approximately 2.3 miles east of the Santa Monica – Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within this designated movement corridor. There is open space between the project site and the Santa Monica – Sierra Madre Habitat Connectivity Corridor. Therefore, there is potentially unrestricted wildlife movement between the two areas. Roads and trails in the vicinity of the project site likely serve as conduits for wildlife, such as deer, mountain lions, or other animals.

The presence of a new single-family dwelling and accessory structures on the property will introduce new sources of night lighting. Artificial light can have a significant impact on wildlife movement if it is significant and shines into areas with potential wildlife habitat. To address this impact, Mitigation Measure BIO-7 (Lighting Plan) is proposed, which requires that the applicant submit a lighting plan limiting the intensity and directing light downward.

The proposed single-family dwelling and associated development will likely also increase levels of noise and human presence above current levels; however, significant impacts will not occur if noise levels are consistent with those typical of a residential development.

Mitigation:

Mitigation Measure BIO-7: Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance and to ensure the following objectives are met:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. provides adequate on-site lighting for security;
- e. minimizes impacts to wildlife movement;
- f. minimizes energy consumption; and
- g. includes devices that are compatible with the design of the permitted facility.

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

- a. the lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs).;
- b. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;
- c. in order to minimize light and glare on the project property, all exterior structure light fixtures and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; and,
- d. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

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

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

Residual Impacts:

After incorporation of the above mitigation measure and the mitigation measures identified in Section 4a and 4b, above, impacts on habitat connectivity will be reduced to a less-than-significant level.

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

Impact Discussion:

4f. The proposed project has been evaluated by the Planning Division’s contract biologist for potential impacts to wetland habitats. With the exception of the man-made irrigation pond at the northeast corner of the project site, there are no watercourses, drainages, wetlands, or other aquatic features on the project site. Proposed development will be located more than 300 feet from the pond. Therefore, the project is consistent with Conservation and Open Space Element Policy COS-1.10 (Evaluation of Potential Impacts of Discretionary Development on Wetlands) and Policy COS-1.11 (Discretionary Development Sited Near Wetlands) which requires development to be set back a minimum of 100 feet from significant wetland habitats.

The proposed project is within the Thousand Oaks Area Plan boundary. The proposed project is consistent with all applicable area plan policies governing biological resources.

The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 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
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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 is mapped as “Other Land” in the Important Farmland Inventory data maintained by the California Department of Conservation as part of the Farmland Mapping and Monitoring Program. The Department of Conservation describes “Other Land” as follows:

“Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.”

Lands classified as “Other Lands” exclude lands that the Department of Conservation considers to be prime farmland, unique farmland, farmland of statewide importance, or farmland of local importance. Therefore, the project would not result in the direct or indirect loss of important farmland soils, would 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-2. The proposed project does not involve a General Plan amendment that would result in the loss of agricultural soils.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

5b-1. The proposed project, as a single-family dwelling, is not defined as “Agricultural Operations” in the zoning ordinances. Therefore, development must be set back a minimum distance of 300 feet from adjacent agricultural operations, as established in the *Ventura County Initial Study Assessment Guidelines*. The nearest classified farmland is approximately 2,200 feet northeast of the project site. As such, the project has no impact.

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 (PInG.)								
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 is zoned Open Space (OS). The purpose of this zone is to preserve natural resources including lakeshores, banks of rivers and streams, and watershed lands. The proposed project is also located within the Scenic Resource Protection (SRP) overlay zone, which preserves and protects visual quality within the viewshed of selected County lakes, along the County’s adopted scenic highways, and at other locations as determined by an Area Plan.

Proposed development on the property includes a one-story single-family dwelling with attached garage totaling 15,784 sq. ft., a detached garage of 1,272 sq. ft., and a detached accessory dwelling unit of 1,799 sq. ft. The proposed residence and accessory structures comply with all applicable standards in the Ventura County Non-Coastal Zoning Ordinance. The dwelling will have a height of just under 22 feet. The closest property line is 170 feet from the nearest structure. Approximately 2.3 percent of the site would be covered by structures.

The proposed development will utilize a modern design style with a mix of low-pitched hip clay tile roofs and flat roofs. Materials will consist of cream-colored stucco with limestone and wood accents. Doors and windows will use a black metal trim.

The proposed development will not be visible from the Regional Road Network. The project site is bounded on the north by White Stallion Road, a privately maintained road, and on the south by Potrero Road, an Eligible County Scenic Highway. The building pad is approximately 170 feet higher in elevation than Potrero Road. Development would be no closer than 502 feet to Potrero Road. The change in elevation and development setback ensure that all proposed structural development would not be visible from Potrero Road. The project site is not visible from other roads in the Regional Road Network.

As part of the project, the applicant proposes to remove one Italian stone pine, Tree No. 1 as identified in the arborist report (Bill Spiewak, Consulting Arborist; February 7, 2021, with addendum of May 8, 2021), which meets the size criteria to be considered a protected heritage tree. In its place, the project will include the planting of 58 trees of varying species including Majestic Beauty fruitless olive (*Olea Europaea 'Majestic Beauty'*), Marina strawberry tree (*Arbutus unedo 'Marina'*), Tuscarora crape myrtle (*Lagerstroemia indica 'Tuscarora'*), blue-leaf weeping wattle (*Acacia saligna*), and Palo Verde thornless hybrid (*Parkinsonia hybrid 'AZT'*).

The project will be subject to a standard condition of approval for development in the Scenic Resource Protection overlay zone. This condition requires that development use earth-tone colors and natural-appearing exterior building materials. This requirement is designed to comply with Scenic Resource Protection overlay standards (Ventura County NCZO Section 8109-4.1.5.a) and would avoid creating visual contrast between the structures and their natural surroundings.

6c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

7a and 7b. The proposed project building pad is underlain by sedimentary rocks (sandstone interbedded with siltstone), which is mapped as part of the Topanga Formation and dates to the Miocene age (Gold Coast Geoservices, Inc.; February 4, 2021). According to the *Ventura County Initial Study Assessment Guidelines*, the Topanga Formation has “Moderate” paleontological importance. Because the Topanga Formation does not have “Moderate to High” or “High” incidence of paleontological resources, a determination of no impact may be made. All future grading activities will be subject to a standard condition of approval that requires work to stop and the Planning Director to be notified if paleontological resources are unexpectedly encountered during grading. The project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains. As a result, no project-specific impacts to paleontological resources are anticipated and the project will not result in a cumulatively considerable contribution to a significant cumulative impact.

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

Mitigation/Residual Impact(s)

None.

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

8a-1 and 8a-2. A Phase I archaeological assessment was prepared for the subdivision that created the subject parcel by Ancient Enterprises, Inc. (July 1, 1980). The assessment notes an archaeological site existed (CA-VEN-320), however, was apparently destroyed in the late 1970s and the project archaeologist was unable to locate it. The assessment concluded that no prehistoric or cultural resources were identified during the survey of the project site.

In addition to the Phase I survey, a request for consultations were sent to six tribal contacts as required by Public Resources Code Section 210080.3.1 et seq. (AB 52): Barbareno-Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, San Luis Obispo County Chumash Council, and Santa Ynez Band of Chumash Indians. As of the publication of this document, no requests to consult have been received.

Although the proposed project is unlikely to result in impacts to archaeological resources, future ground disturbance activities will be subject to a standard condition of approval to ensure the protection of any subsurface resources that may be inadvertently encountered. With the inclusion of the standard condition of approval, the proposed project would not demolish or materially alter in an adverse manner the physical characteristics of an archaeological resource. 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.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8b. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

Impact Discussion:

8b-1 through 8b-4. The project site is not listed or determined to be eligible for listing as an historical site on the California Register of Historic Resources or the National Register of Historic Places. Additionally, it is not identified in an historic survey as worthy of designation as a County landmark or site of merit. There are no designated historic buildings, structures, or other historic features on the site.

The project would include the demolition of a large, dilapidated shed. The proposal was forwarded to Cultural Heritage Board (CHB) staff for review (County File No. CH21-0015). CHB staff found that the project is exempt from the Cultural Heritage Ordinance, noting

that the existing structure does not possess historic integrity and is ineligible as a potential resource.

Therefore, the proposed project would not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact on historic resources.

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

9a and 9b. The project site is located approximately 7.2 miles from the coast and, at that distance, does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to coastal beach or sand dunes.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

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

10a and b. 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 Section 7.4 Geologic and Seismic Hazards, HAZ 4.1, HAZ 4.2, and HAZ 4.17. Furthermore, no habitable structures are proposed within 50 feet of a mapped trace of an active fault. There is no impact from potential fault rupture hazard. There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

10c. The proposed 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:								
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 ground shaking hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

11a. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2019, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geotechnical Report, (Gold Coast Geoservices; February 4, 2021) provides the structural seismic design criteria (Page 12) for the proposed project and may be required to be updated to the Building Code in effect at the time of building permit issuance. The requirements of the building code will reduce the effects of ground shaking to less than significant. The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

11b. The proposed project is consistent with the applicable *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							
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 liquefaction 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 State of California Seismic Hazards Maps for the County of Ventura. These maps are used as the basis for delineating the potential liquefaction hazards within the county. The 2040 *Ventura County General Plan* Chapter 7, Policy HAZ-4.8, requires the county to not allow development of habitable structures with areas prone to liquefaction unless a geotechnical report is prepared, and sufficient safeguards are incorporated into the project. Gold Coast Geoservices Geotechnical Report, dated February 4, 2021, concludes the site is not within an area subject to liquefaction due to high groundwater. As the site is not within a potential liquefaction zone, there is no impact from potential hazards from liquefaction. Therefore, the project is consistent with the applicable *Ventura County General Plan* Policy, HAZ 4.8. The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard would 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							
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 seiche and tsunami hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

13a and 13b. The project is not mapped within 10 to 20 vertical feet of a closed water body and based on the 2040 *Ventura County General Plan*, Chapter 7, Policies HAZ-4.14, HAZ-4.18 and 2040 *Ventura County General Plan Background Report* Section 11.2, Figure 11.9. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated December 2019, aerial imagery is under the copyrights of Pictometry) and is not subject to seiche hazard. There is no hazard from potential seiche and no impact to the proposed project.

The project is not mapped within a tsunami inundation zone based on the 2040 *Ventura County General Plan*, Chapter 7, Policies HAZ-2.7 and HAZ-4.14, and 2040 *Ventura County General Plan Background Report* Section 11.2, Figure 11.9. There is no impact from potential hazards from tsunami. Therefore, the project is consistent with the applicable General Plan Policies HAZ-2.7 and HAZ-4.14.

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

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

Any discussion of potential impacts from landslide/mudflow hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

14a. The site is located in a hillside area and portions of the property outside the area of the project are located in a potential earthquake-induced landslide area. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690 2699.6, portions of the slopes within the property are within potential seismically induced landslide zones. A map showing the location of Deep-Seated Landslide Area is included as Figure 11-3 in the 2040 Ventura County General Plan Background Report, Section 11.1. The potential seismically induced landslide areas are outside of the limits of the proposed project; however, the site is located at the top of descending slopes and these slopes may be subject to earthquake induced landslide hazards. Nonetheless, the project was evaluated in a geotechnical report (Gold Coast Geoservices, Inc.; February 4, 2021), which found that sufficient slope stability factors can be maintained. In this regard, the landslide hazard is considered to be less than significant. Therefore, the project is consistent with the applicable *Ventura County General Plan Policies*, HAZ-4.4, HAZ-4.9, HAZ-4.10, and HAZ-4.11. 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:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

15a. The Expansion Index test contained in the Geotechnical Report, (Gold Coast Geoservices; February 4, 2021) indicates the near surface expansion is 14, non-expansive. Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. There is no impact from potential hazards from expansive soils. Therefore, the project is consistent with the applicable *Ventura County General Plan Policy HAZ 4.13*. 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							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts from subsidence hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

16a. The subject property is not within the probable subsidence hazard zone as delineated in the Ventura County General Plan. The project does not propose the construction of new extraction wells or is within an area known for subsidence hazard (*Ventura County General Plan Policies HAZ-4.14, HAZ-4.15, HAZ-4.16*). Therefore, the project is considered to have no impact on the hazard of subsidence. Additionally, the project is consistent with the applicable *Ventura County General Plan Policies HAZ-4.14, HAZ-4.15, and HAZ-4.16*. The hazards from subsidence will affect each project individually; 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:								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17a 1. The project proposes an increase of impervious surface area up to a total of approximately 39,051 square feet. To offset the additional runoff generated by the proposed project, the improvements are being designed with stormwater control measures including a planter box and an underground stormwater detention basin, as indicated in the Hydrology and Stormwater Quality Control Report, prepared by Pacific Coast Civil, Inc.(May 6, 2021) to reduce any increase in post development runoff to be equivalent to pre-development peak flow rates.

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 through 17b-4. The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded. This is evidenced on FEMA Map Panel 06111C0966E effective January 20, 2010. The nearest floodplain to the project site is located roughly 2,500 feet southeast of

the project site in the Hidden Valley area. The project will not increase flooding risk in downslope areas, as all drainage is directed to a planter box and underground retention system. The proposed development is therefore deemed to be less than significant for Hydraulic Hazards - FEMA.

17b-5. The proposed project is 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		
watb) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

18a. The proposed project is located in a Very High Fire Hazard Area/Fire Hazard Severity Zone. Fire Station No. 32 (830 South Reino Road) is approximately two miles west of the project site. The project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code (VCBC) and 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 impact related to fire hazards.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

19a and b. The proposed project is not located within the airport land use planning area or sphere of influence of any public airport. Camarillo Airport and Oxnard Airport are located 9 miles west and 15 miles west of the subject site, respectively. The proposed project will not involve any obstructions to navigable airspace. The proposed residence would be just under 22 feet in height, which is below the permissible maximum height of 35 feet. Therefore, the proposed project will 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). 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 aviation hazards.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

20a 1. The proposed project is a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency but may use hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce the potential environmental impact with regards to proper handling, storage, and disposal of hazardous materials during construction activities. No project-specific or cumulative impacts related to hazardous materials, therefore, are expected.

20a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 20a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
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 will not generate hazardous wastes which require a Ventura County Environmental Health Division/Certified Unified Program Agency permit. Future occupants are required to properly dispose of household hazardous wastes and used batteries in accordance with state and local regulations. No project specific or cumulative impact related to hazardous waste is expected.

20b-2. The proposed project is consistent with the applicable *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		

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

proposed use is a “Noise Sensitive Use” or a “Noise Generator.” Noise-sensitive uses are dwellings, schools, hospitals, nursing homes, churches, and libraries. Though the *Ventura County General Plan Goals, Policies, and Programs* and the *Ventura County Initial Study Assessment Guidelines* consider residential land uses a noise-sensitive use, they are not a long-term noise generator. This is because residences do not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, do not involve the creation of a new transit use, and do not involve the creation of a new commercial or industrial use that involves noise-generating activities. As the proposed project does not include a noise-generating use (except with regards to construction noise, which is addressed separately in Section 21e of this Initial Study, below), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

The proposed project site is located north of Potrero Road but would be outside of the 60 dB(A) Community Noise Equivalent Level (CNEL) contour as mapped in the RMA-GIS noise contour maps. Therefore, future residential uses on the project site will not be subject to noise levels from traffic along Potrero Road, which may be incompatible with residential development. In addition, the proposed project site is not located within five miles of any airports or railroads. Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

21b and 21e. The proposed project includes the construction of a new single-family dwelling and accessory structures. As part of the development, the building pad will be over-excavated and re-compacted. Construction activities could include such vibration-generating activities as vibratory compaction and drilling to create two 40-foot-deep seepage pits. These activities could lead to ground-borne vibration which could affect nearby structures. The nearest structures to the building pad are a single-family dwelling and an accessory dwelling unit, located approximately 474 feet west and 235 feet east, respectively. Given the distance to these structures, vibration generated from the project are expected to attenuate to less-than-significant levels before reaching a nearby structure. Although the proposed development is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, it will be subject to a standard condition of approval limiting construction hours. This condition is designed to ensure compliance with *Ventura County General Plan Policy HAZ-9.2 (Noise Compatibility Standards)*. 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 vibration-generating activities.

21c. The proposed project does not involve the creation of 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 White Stallion Road, which is a paved street. 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 vehicles.

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*.

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

22a. The proposed project site is located adjacent to Potrero Road, an eligible scenic County highway. The proposed project includes the construction of a single-family dwelling and accessory structures, which could introduce new sources of light or reflective surfaces (e.g., windows) that could possibly produce disability glare. Pursuant to Mitigation Measure BIO-7 (See Section 4e, above), the applicant will provide a lighting plan to ensure that new light sources associated with the proposed project would not illuminate areas outside of the project area. As discussed in Section 6e, the proposed structures will not be visible from Potrero Road or any other roads in the Regional Road Network due to topography. As a result, no impacts to passing motorists caused by glare from reflective windows are anticipated. Therefore, the proposed project would have a less-than-significant project-specific impact and would not make a cumulatively considerable contribution to a significant cumulative impact associated with disability or discomfort glare.

22b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 22 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

23a. The proposed project has the potential to impact public health due to the use of an onsite wastewater treatment system (OWTS). An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. Potential impacts can be reduced to less than significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. The septic tank must be pumped by a Ventura County Environmental Health Division (EHD) permitted pumper, and septage wastes must be disposed of in an approved manner. Because future residents will be required to comply with applicable regulations pertaining to the maintenance of septic systems and disposal of septage wastes, public health impacts will be less than significant.

Water for the project will be provided by California-American Water Company. As a result, the proposed project will not adversely affect public health as it relates to domestic water supply.

23b. The proposed project is consistent with the applicable *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 Ventura County Air Pollution Control District (VCAPCD) has not yet adopted an approach to setting a greenhouse gas threshold of significance for land use development projects. The estimated GHG emissions from the project were calculated at 33 MTCO₂e/yr (operational and construction amortized over 30 years). The CalEEMod Version 2016.3.2 emissions model was used to calculate the expected energy (natural gas, electricity), mobile (vehicle trips) and area (consumer products, landscape, maintenance) emissions based on state and local air pollution control laws by subcategory, combining all emission sources. The GHG emissions estimated for the project are below the recommended lower 3,000 MT CO₂e/Yr threshold for residential projects used in neighboring air districts. Therefore, the project specific and cumulative impacts to greenhouse gases 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
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. In accordance with the adopted *Ventura County Initial Study Assessment Guidelines*, a project’s effect on community character is evaluated based on consistency with specific General Plan policies and whether it would introduce physical development that is incompatible with existing land uses. The project site is located on land zoned Open Space (OS). The purpose of this zone is to preserve natural resources, including lakeshores, banks of rivers and streams, and watershed lands. The project site is also located within the Scenic Resource Protection (SRP) overlay zone. The purpose of this zone is to protect the visual quality within the viewshed of selected County lakes and scenic roadways and to minimize development that conflicts with the value of scenic resources.

The proposed project site is in the White Stallion Ranch, a 10-lot subdivision consisting of custom homes on 20-acre lots. White Stallion Ranch and the surrounding area is developed with one- and two-story single-family residences using a variety of architectural styles. Residences in the surrounding area are large, ranging in size from 5,000 sq. ft. to over 18,000 sq. ft. The proposed project would result in the construction of a one-story single-family dwelling and accessory structures consistent with the development standards set forth for the Open Space, 20-acre minimum parcel size zone and the Scenic Resource Protection overlay zone (NCZO Sec. 8109-4.1.5). The residence is similar to existing residential development in and around the White Stallion Ranch area with respect to size, placement, height, and design. The maximum building coverage is 43,560 sq. ft. and the proposed project would cover 21,334 sq. ft. The project complies with height and setback requirements of the Ventura County NCZO (Sec. 8106-1.1 et seq.).

As discussed in Section 6, the proposed residence uses a modern architectural design with a mix of low-pitched hip roofs and flat roofs. The structures are proposed to use a cream color, comprised of stucco with limestone and wood accents. This design is compatible with the eclectic mix of architectural styles in and around White Stallion Ranch.

Therefore, the proposed project will not create a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to community character.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units and will result in the construction of a new single-family dwelling. Therefore, the proposed project would not have an adverse impact on existing dwelling units within Ventura County and would not make a considerable contribution to a cumulatively significant impact related to removal of dwelling units.

26b. As stated in the *Initial Study Assessment Guidelines* (page 146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less-than-significant project-specific and cumulative impact because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions.

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

26d. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 26d 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 California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles travelled (VMT). VMT measures the per capita

number of car trips generated by a project and distances cars will travel to and from a project rather than congestion levels at intersections and road segments (level of service of “LOS,” graded on a scale of A-F). Ventura County will only require LOS analysis to determine consistency with the County’s General Plan policies. LOS will not be assessed for CEQA purposes.

Trip- or tour-based VMT analysis is recommended over boundary-based VMT analysis as the established and most appropriate methodology for analyzing VMT impacts under CEQA. Trip-based assessment of VMT capture the full extent of the vehicle trip length, including the portion that extends beyond the jurisdictional boundary. VMT impacts are assessed by quantifying trips to or from a jurisdiction, which start or end within the jurisdiction. Conversely, a boundary-based assessment of VMT impacts is quantified by the length of the vehicle trips that occur within the boundaries of a jurisdiction.

Based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill (SB) 743, if a proposed land use project is consistent with Policies CTM-1.1 and CTM-1.2 of the *Ventura County 2040 General Plan* and the Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) regionally adopted by Southern California Association of Governments (SCAG), projects that generate or attract fewer than 110 trips per day are presumed to have a less-than-significant impact on VMT. For residential land uses, OPR recommends a VMT per capita threshold set at 15 percent below baseline levels. Using the Ventura County Transportation Commission (VCTC) Ventura County Traffic Model (VCTM), the average trip length of all home-based model trip types has been used as more reflective of Ventura County’s transportation setting while still containing a per capita estimate. Based on VCTM’s baseline, the average trip length for all home-based trips is 19.84 miles. Applying the 15 percent reduction yields a VMT threshold of 16.87 miles, which is the threshold of significant for residential land use projects.

The proposed dwelling is adjacent to White Stallion Road. The project site also fronts Potrero Road along its southern boundary. The term ‘average’ of all home-based trips refers to the ‘middle’ or ‘central’ point that is a typical representation of several trips generated in one day. The proposed dwellings home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 16.87-mile VMT and the location of the residence in relation to Potrero Road, the VMT that would be generated from the proposed development would not exceed the threshold.

Vehicle trips generated by the residence are not expected to result in a VMT impact consistent with the VMT reduction goals of the OPR’s Technical Advisory on Evaluating Transportation Impacts and would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

The proposed project includes the construction of a single-family dwelling and detached accessory structures and will generate additional traffic on the local public roads and the Regional Road Network. To address the cumulative adverse impacts of traffic on the

Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246, Thousand Oaks Area Plan Policy TO-13.3, and *Ventura County General Plan* Policy CTM-1.7 (Pro-Rata Share of Improvements) require that the Roads and Transportation Department of the Public Works Agency collect a TIMF for traffic-generating development. The proposed project is subject to this ordinance and these policies. With payment of the TIMF, the level of service and safety of the existing roads would remain consistent with the level of service standards set forth in the *Ventura County General Plan*. 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 would result in the construction of a single-family dwelling, which corresponds to an increase in traffic. Potrero Road is a public road that will provide access to the project site by way of White Stallion Road, a private road. The project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project. Therefore, the project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project and associated impacts would be less than significant. Impacts related to safety/design of County roads will therefore 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(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. Access to the proposed building pad will be by way of an existing paved driveway extending from White Stallion Road, which is a paved private road. White Stallion Road meets minimum VCFPD access standards. No new private roads are proposed. 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 safety and design of private access.

27a(3)-b. The proposed project is 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. Potrero Road is an existing public road serving the project site and is in full compliance of VCFPD requirements. No new public or private roads are proposed for this project. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to tactical access.

27a(4)-b. The proposed project is 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/PIng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
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 2. The proposed project will not generate significant pedestrian and bicycle traffic. Therefore, adverse impacts relating to the addition of pedestrians and bicycles into the area will be less than significant.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
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. There are no bus facilities within the vicinity of the project site with which the proposed project could interfere. The nearest bus stop is a Thousand Oaks Transit stop, located 2 miles northwest of the proposed project at Wendy Drive and Corning Street in Newbury Park. In addition, the proposed project will not have project-specific adverse impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities or service.

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

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
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. There are no railroads within the vicinity of the project site with which the proposed project could interfere. The nearest railroad is located seven miles west of the project site (Union Pacific Railroad in Camarillo). The proposed project will not create additional demand for railroad 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.

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			

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 located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1 and 27e-2. The proposed project site is not located within the airport planning area of an airport. The nearest public airport, Camarillo Airport, is located 8.8 miles northwest of the subject site. The proposed single-family dwelling is just under 22 feet in height as measured from average natural grade to the midpoint of the roof and will not exceed the maximum height of 35 feet above average natural grade as allowed by the Ventura County NCZO. Proposed development will not involve the introduction of substantial lighting or other features that could interfere with air traffic safety. Potential impacts from lighting-based glare will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-7 (see Section 4e, above), which calls for the preparation of a lighting plan. Furthermore, this type of development is not expected to generate complaints or concerns regarding interference with airports. 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 airport facilities or operations.

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 not located adjacent to a harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. The nearest harbor, Port Hueneme, is located 15.4 miles west of the project site. 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 harbor facilities.

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			

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 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27g-1. There are no major or minor pipelines that traverse or enter the subject property, nor are there any pipelines within proximity to the project site. The closest pipeline is located 4.4 miles northeast of the project site. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

28a 1. Domestic Water Supply for the proposed project will be provided by the California-American Water Company (Cal-Am). A Will Serve Letter dated April 16, 2021 was submitted for the project site. Cal-Am will supply water service, without exception to the

subject property. However, arrangements may have to be made for the installation of water service connection(s) or other appurtenances. Any costs associated with the installation of water service connection(s) or other appurtenances will be the sole responsibility of the property owner. The proposed project will not have any project specific or cumulative impacts to the domestic water supply.

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*.

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 site is within the Hidden Valley Municipal Water District service area but will be served water by California American (Cal-Am) Water Company which obtains imported State Water Project (SWP) water from Calleguas Municipal Water District. A Will Serve Notice from Cal-Am Water, dated April 16, 2021 was provided by the applicant. Because Cal-Am can supply domestic water to the proposed project, no project-specific or cumulative impacts regarding the permanent supply of water are expected.

28b-2. The proposed development would introduce 39,051 sq. ft. of new impervious surfaces. A letter dated April 20, 2021 from Pacific Coast Civil, Inc. indicates that changes to the existing site drainage patterns would occur on a proposed graded pad at the top of a hill located within the project site boundaries. The drainage from this area will be collected and directed to a planter bed. Overflow from the planter bed will then be conveyed to an underground retention system, which will function as a retention/detention stormwater control measure for the added stormwater volume generated from the proposed new impervious surfaces. Based on the provided technical assessment, the new impervious surface area is not likely to adversely affect hydrologic unit recharge or the availability of groundwater resources in the vicinity of the site. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply – quantity.

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. California-American Water Co. (Cal-Am) will provide water for the proposed project. Pursuant to Cal-Am’s Water Availability Letter dated April 16, 2021, the water company can provide the required fire flow in accordance with Ventura County Waterworks Manual (VCWWM) and the Ventura County Fire Protection District (VCFPD) Fire Code. Furthermore, the permittee will be required to comply with all applicable federal and state regulations and the requirements of the Ventura County Building Code. Therefore, the project will have a less-than-significant impact and will not make a

cumulatively considerable contribution to a significant cumulative impact related to fire flow.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

29a 1. The proposed project will install a new 3,775-gallon septic tank with two 5-foot by 40-foot-deep seepage pits. A soils report dated February 4, 2021 shows the site is suitable for a conventional septic system with a secondary effluent treatment system. A complete and detailed evaluation of the proposed OWTS shall be conducted by the Environmental Health Division (EHD) during the plan review and construction permitting process. Conformance with the County Building Code Ordinance, State OWTS policy, and EHD guidelines, as well as proper routine maintenance of OWTS, will reduce any project-specific and cumulative impacts to a level considered less than significant.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

29b 1. The proposed project will utilize an onsite wastewater treatment system and will not require connection to a sewage collection facility. The project will not have any project specific or cumulative impacts to a sewage collection 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		

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 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

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

In accordance with California's Green Building Standards Code (CALGreen) Sections 4.408 and 5.408, Ventura County Ordinance Code Section 4781 (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 percent of the solid waste generated by their project. Public Works Agency Integrated Waste Management Division's construction and demolition Waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65 percent diversion goal is met prior to issuance of a final occupancy, consistent with the 2040 Ventura County General Plan's Solid and Hazardous Waste Goals PSF 5.3 and 5.9. 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.

29c-2. 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. The project will not have any project specific or cumulative impacts related to a solid waste operation or facility.

29d-2. The proposed project is consistent with the 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			

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

Impact Discussion:

30a and 30b. The proposed construction of a single-family dwelling will not result in the extension of utility services outside areas of current service. The proposed project will not cause a disruption or re-routing of an existing utility facility, nor will it increase demand of a utility that results in expansion of an existing facility. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

30c. The proposed project is 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		

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 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The proposed Project is situated roughly 3,000 feet northwest of Hidden Valley Creek, which is a Watershed Protection (WP) jurisdictional redline channel. No direct connections to this WP channel are proposed or indicated on the submitted materials.

This proposed project would result in an increase of impervious area within the subject property. It is understood that impacts from the proposed increase in impervious area and stormwater drainage design within each drainage area will be required to be mitigated to less than significant under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services Division, Land Development Services, requiring that runoff from the proposed Project site will be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact downstream in peak discharge, velocity or duration. The proposed project accomplished this by directing drainage from the developed area to a planter box and underground retention system.

31a-2. The proposed project is 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
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			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
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 through 31b-4. The project preserves the existing general drainage patterns. This project will not create an obstruction of flow in the existing drainage as proposed site runoff will generally maintain the existing drainage patterns. Future development will be completed according to current codes and standards that will require no increase in sediment discharge or obstruction of flows in existing channels. All stormwater runoff from the developed area will be directed to the planter box and underground retention system, maintaining the flow equal or less than pre-development peak flow rates and mitigating the increased flows from the projects total impervious area.

Because the project runoff volumes will be similar to the existing condition, no increase in effects on Areas of Special Flood Hazard will occur above the pre project condition. The site drainage system including the underground detention system is designed to maintain runoff at or below predevelopment rates and volume. (Hydrology and Stormwater Quality Control Report for 2551 White Stallion Road, Thousand Oaks, CA; Pacific Coast Civil, Inc.; May 6, 2021)

31b-5. The proposed project is 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 involves the construction of a new single-family dwelling and an accessory dwelling unit. This change in land use will not require additional personnel, equipment, or facilities for the Ventura County Sheriff’s Department to provide law enforcement or emergency services to the project site. The nearest County Sheriff’s Station is the Camarillo Station (3701 Las Posas Road), which is 11.7 miles northwest of the project site. Thus, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant impact regarding law enforcement services.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

33a-1 and 2. The proposed project is located two miles east of Ventura County Fire Station No. 32, addressed as 830 South Reino Road in Newbury Park. The response time from VCFD Station No. 32 does not exceed seven minutes. The proposed project will not require additional fire stations and personnel, given the estimated response time. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding response time from fire stations.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

33b 1 and 2. The proposed project will not result in the need for additional fire protection personnel. A new facility or additional equipment will not be required. The proposed project site is located two miles east of Ventura County Fire Station No. 32 and response times will be adequate. The nearest fire hydrant will be located along the driveway on the subject property, approximately 375 feet west of the proposed single-family dwelling.

All future development must comply with fire prevention standards in the Ventura County Building and Fire Codes. These include water supply and flow and fuel reduction requirements. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding the need for fire personnel, facilities, or equipment.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

34a-1. The project is not located adjacent to a school with which it could interfere. The nearest elementary school, Banyan Elementary School, is located 1.7 miles west of the project site. The nearest middle school, Sequoia Middle School, and high school, Newbury Park High School are located 3.6 miles north and 3.7 miles northwest of the project site, respectively. Any additional demand created by the proposed project would be mitigated by payment of school fees to the Conejo Valley Unified School District pursuant to Section 65996 of the California Government Code. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing school facilities.

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							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 through 4. The Thousand Oaks Library, Newbury Park Branch is 4.2 miles north of the proposed project site. The addition of approximately 4.62 residents (2.31 residents per new dwelling as estimated in the Thousand Oaks Area Plan) would not result in a significant drain on library resources warranting the need for construction of new facilities. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

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

Mitigation/Residual Impact(s)

None.

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

Impact Discussion:

35a and b. The proposed development of a single-family dwelling has the potential to increase the population by 4.62 residents (2.31 residents per dwelling unit as estimated in the Thousand Oaks Area Plan). There will be a corresponding increase in recreational demand in the Conejo Valley area as a result. The potential increase in population is minimal and will not impede the future development of local park facilities.

The project site is within the boundaries of the Conejo Recreation and Park District (CRPD). The nearest CRPD parks include Banyan Park and Wendy Park, located 1.6 miles west and 2.2 miles northwest, respectively. Regional parks, trails, and corridors have been provided by federal, state, County, and local agencies. Regional facilities include the Santa Monica Mountain National Recreation Area, the Los Padres National Forest, Channel Islands National Park.

35c. The proposed project does not have the potential to impede the development of parks, facilities, trails, or corridors. There are no parks, facilities, trails, or corridors located on, or immediately adjacent to the proposed project site. The closest designated trails are the Los Robles Trail / Potrero Gate to Angel Vista Trail (1,500 feet north), maintained by the Conejo Open Space and Conservation Agency, and the Wendy-Satwiwa Loop Trail (5,900 feet southwest), maintained by the National Parks Service as part of the Santa Monica Mountains National Recreation Area. Nearby trailheads include the Los Robles and Wendy Trailheads, located 0.7 miles and 1.2 miles west of the project site, respectively. At that distance, development on the project site will not have an adverse impact on the development, maintenance, or use of the trails. 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 trails.

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.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
36. Wildfire								
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:								
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X				X		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X				X		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		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) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X				X		

Impact Discussion

36a through 36d. According to the RMA GIS Viewer, the project site is located in a Very High Fire Hazard Severity Zone and a State Responsibility Area. The VCFPD determined that the project would be located within five miles of the nearest fire station. In addition, the VCFPD would require that adequate fire flow is available at the project site, that VCFPD vehicles are provided adequate access to the project site, and that automatic fire sprinklers are installed in new structures as required by VCFPD. Furthermore, the VCFPD determined that the proposed project would not cause adverse fire-related impacts that it would be inconsistent with the applicable 2040 General Plan fire-related goals and policies. Finally, the Ventura County Public Works Agency – Land Development Services analyzed the proposed project and determined that it would not result in adverse effects with regard to slope instability, landslides, drainage, or flooding.

Mitigation/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
37. Energy								
Would the project:								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		X				X		
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		X				X		

Impact Discussion

37a and 37b. The proposed project includes energy efficiency features which would reduce the consumption of energy resources. All diesel vehicles used during the construction phase are subject to idling limits required by applicable California State laws and APCD Rules and Regulations. Construction equipment and activities for the project are anticipated to be similar to other projects of this size in Southern California. All structures will be required to demonstrate energy efficiency in compliance with Title 24 building code standards. This includes such features as dual paned windows, energy-efficient lighting fixtures, and energy-efficient appliances. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy efficiency plan. Impacts are considered to be less than significant.

Mitigation/Residual Impact

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:

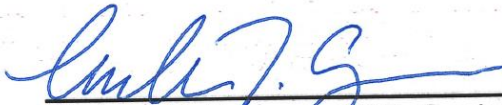
1. As discussed in Sections 4a, 4b, 4e, and 4f of this Initial Study, the proposed project would have potentially significant impacts on biological resources including degradation of habitat. However, the implementation of mitigation measures as defined in those sections would mitigate potential impacts to less-than-significant both on project-specific and cumulative levels. Because impacts are anticipated to be less than significant, the project would not have the potential to degrade the environment relating to biological resources.
2. The proposed project does not involve the potential to achieve short-term to the disadvantage of long-term environmental goals.
3. As stated in Section B, with the imposition of the recommended mitigation measures and conditions of approval, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

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

Section D – Determination of Environmental Document

Based on this initial evaluation:

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

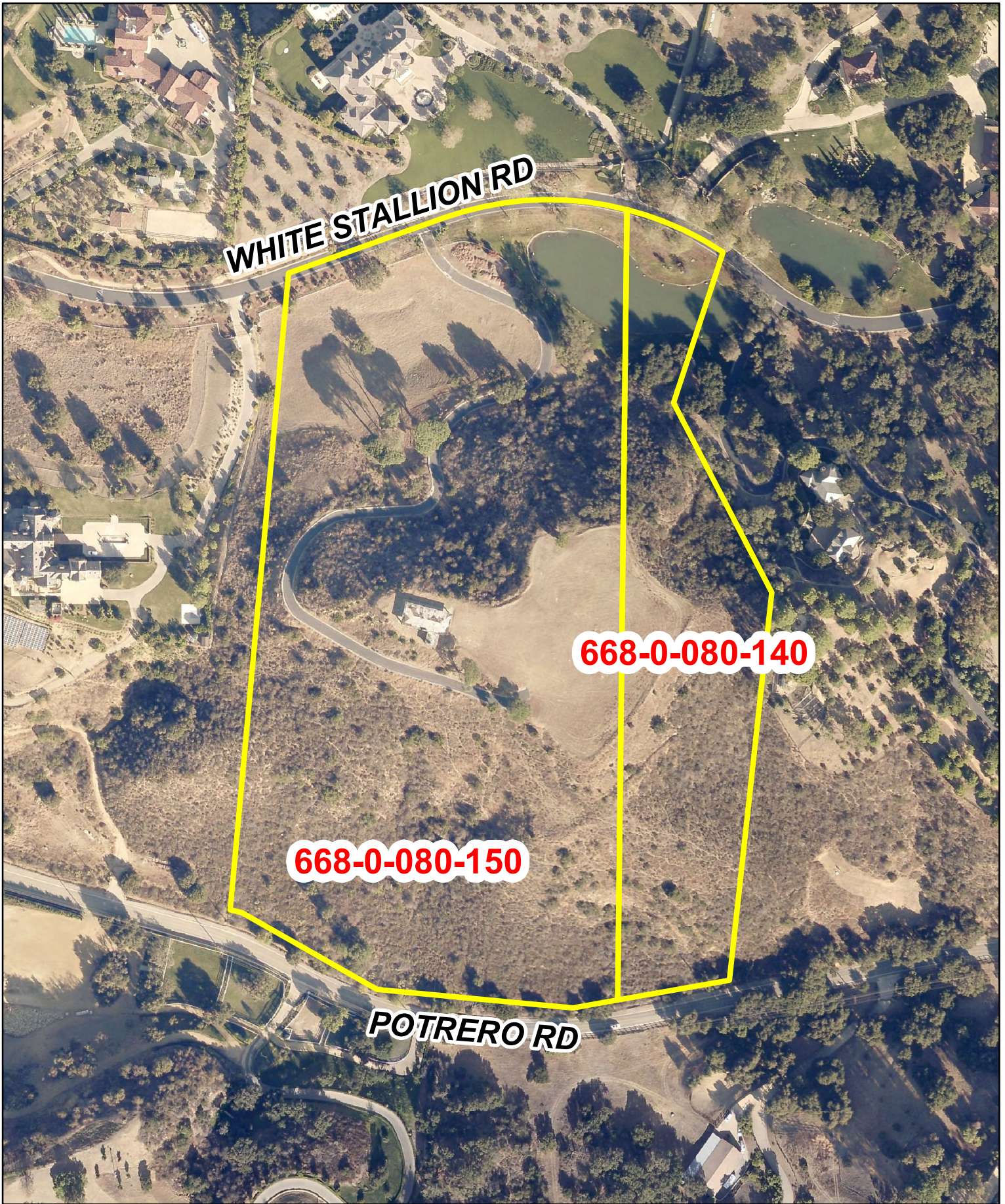

 Michael T. Conger, AICP, Senior Planner

3/16/2022
 Date

Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans
- Attachment 3 – Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – Unincorporated Ventura County
- Attachment 4 – Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – City of Thousand Oaks
- Attachment 5 – Initial Study Biological Assessment – Envicom Corporation (April 22, 2021; revised June 15, 2021; June 29, 2021; December 9, 2021; and February 18, 2022)

Attachment 6 – Arborist Report – Bill Spiewak, Consulting Arborist (February 7, 2021;
addendum dated May 8, 2021)
Attachment 7 – Works Cited



WHITE STALLION RD

668-0-080-140

668-0-080-150

POTRERO RD



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 03-03-2022
This aerial imagery is under the
copyrights of Vexcel 2020

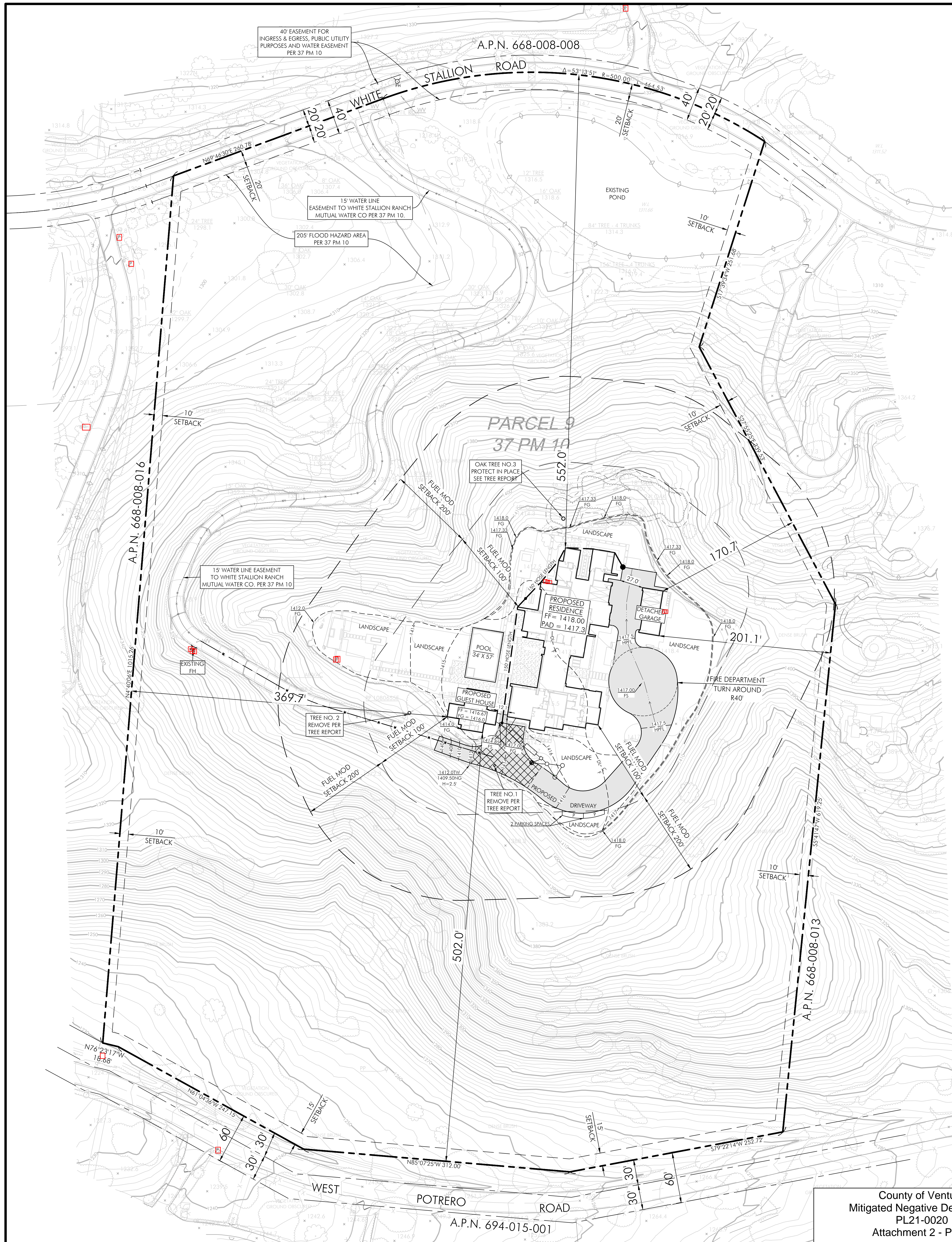


County of Ventura
Mitigated Negative Declaration
PL21-0020
Attachment 1 - Aerial Map



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





UTILITIES PROVIDERS

WATER
 CALIFORNIA WATER SERVICE CO.
 2524 TOWNGATE RD #A
 WESTLAKE, CA 91361
 (805) 497-2757

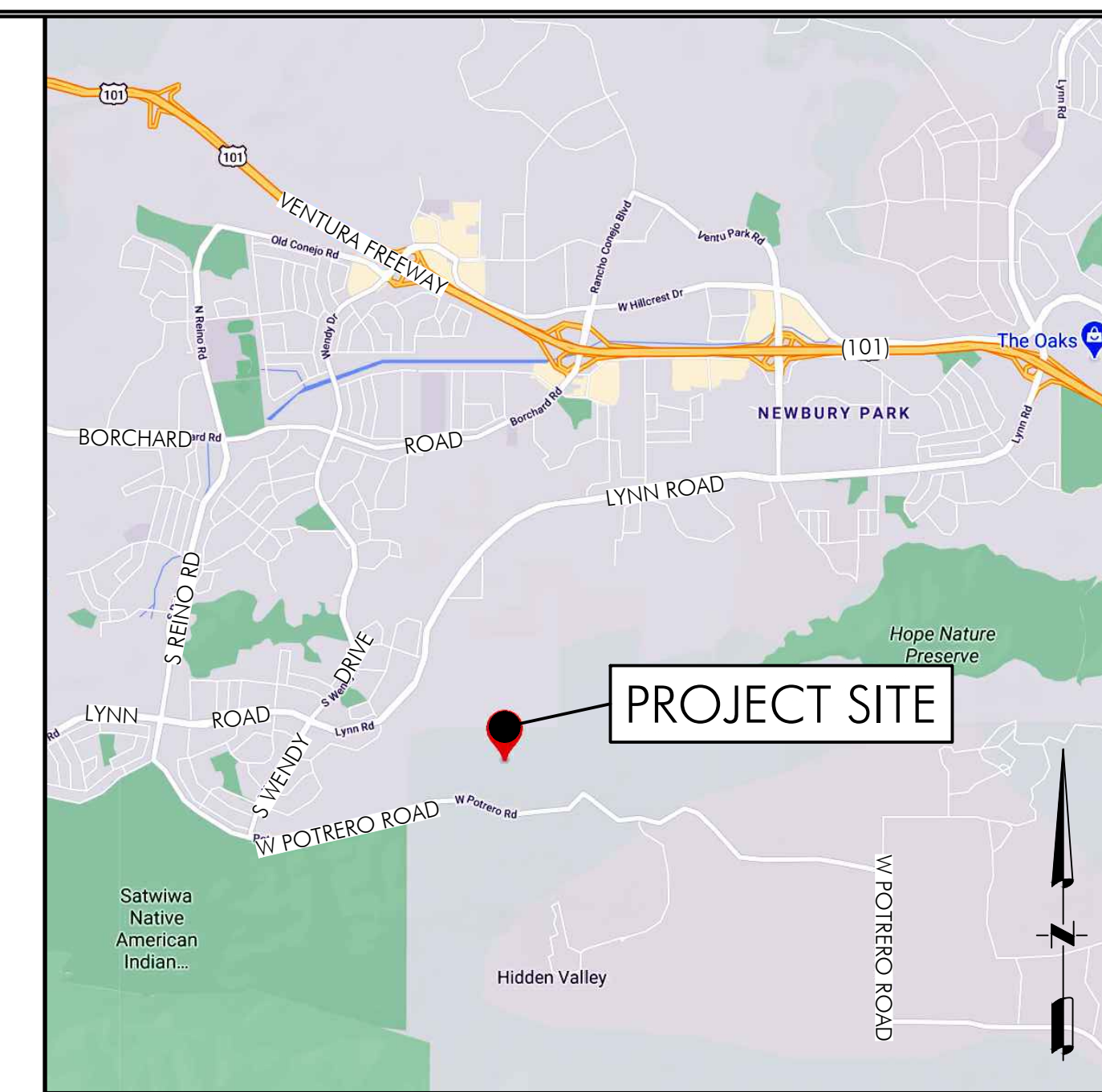
ELECTRIC
 SOUTHERN CALIFORNIA EDISON
 3589 FOOTHILL DRIVE
 THOUSAND OAKS, CA 91360
 (800) 655-4555

GAS
 SOUTHERN CALIFORNIA GAS COMPANY
 REGIONAL HEADQUARTERS
 9400 OAKDALE AVENUE
 CHATSWORTH, CA
 (800) 427-2200

TRASH
 W/M GI INDUSTRIES
 (805) 522-9400

LANDFILL
 SIMI VALLEY LANDFILL
 (805) 579-7267

SEWER
 SEPTIC ON-SITE



VICINITY MAP
 N.T.S.

PROPERTY SETBACKS:

FRONT YARD: 20'
 SIDE YARD: 10'
 REAR YARD: 15'

BENCH MARK:

VCIPD 1343
 22-274 RM 1
 EL = 376.313 METERS (NAVD 88)
 1234.62 FEET
 0.3 MILE WESTERLY ALONG POTRERO ROAD FROM ITS INTERSECTION WITH HIDDEN VALLEY ROAD, 50.0 FEET NORTHERLY FROM THE CENTER OF POTRERO ROAD, 6.0 FEET NORTHERLY FROM A CONCRETE DROP INLET AND IN THE EASTERLY CURB OF THE ENTRANCE TO WHITE STALLION RANCH.

PROJECT STATISTICS:

PARCEL SIZE: 20.79 ACRES (905,720.9 SQ.FT.)
 ZONING: OS-20
 GROSS AREA: 20.79 ACRES (905,725 SQ.FT.)
 NET AREA: 19.15 ACRES (835,673.8 SQ.FT.)

20-1701 - 2551 WHITE STALLION STRUCTURE AND PROPERTY STATISTICS

STRUCTURE TYPE	EXISTING/ PROPOSED	DESCRIPTION (§18-05-04)	GROSS AREA (SQ.FT.)	BUILDING COVERAGE (SQ.FT.)	TOTAL GROSS FLOOR AREA (SQ.FT.)	TOTAL NET BUILDING COVERAGE (%)	REQUIRED PARKING	PROPOSED PARKING
MAIN HOUSE	PROPOSED	DWELLING	15,784	17,726	21,334	2.4	4	8
POOL HOUSE	PROPOSED	DWELLING/ ACCESSORY STRUCTURE	1,799	2,161	21,334	2.4	1	8
DETACHED GARAGE	PROPOSED	GARAGE	1,272	1,446	21,334	2.4	N/A	N/A

20-1701 - 2551 WHITE STALLION IMPERVIOUS SURFACES

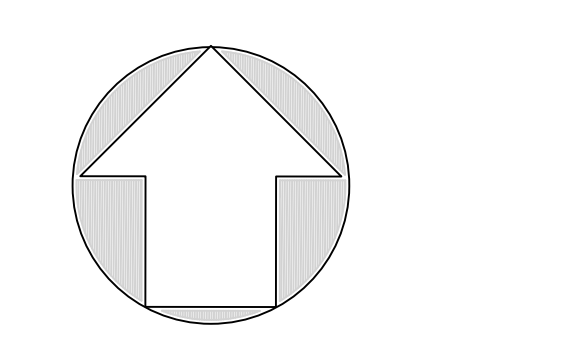
PROPOSED IMPERVIOUS SURFACE TYPE	IMPERVIOUS AREA (SQ.FT.)
STRUCTURES-ROOF TOPS	21,334
HARDSCAPE: DRIVEWAYS, SIDEWALKS, & STEPPING STONES	6,413

20-1701 - 2551 WHITE STALLION PERVIOUS SURFACES

PROPOSED PERVIOUS SURFACE TYPE	IMPERVIOUS AREA (SQ.FT.)
LANDSCAPE	44,729

LEGEND:

- PROPERTY LINE
- CENTER LINE
- FLOW LINE
- FUEL MOD LINE
- SETBACKS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- CUT/FILL LINE
- DAYLIGHT
- FINISHED FLOOR
- FINISHED GROUND



SCALE: 1" = 50'

County of Ventura
 Mitigated Negative Declaration
 PL21-0020
 Attachment 2 - Plans

**DISCRETIONARY
 LAND USE
 ENTITLEMENT PLAN
 SINGLE FAMILY RESIDENCE**

2551 WHITE STALLION ROAD
 THOUSAND OAKS, CALIFORNIA

A.P.N.: 668-0-080-140 & 668-0-080-150

PARCEL 9, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED FEBRUARY 18, 1983, IN BOOK 37, PAGES 10, 11, 12 AND 13, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

February 18, 2021

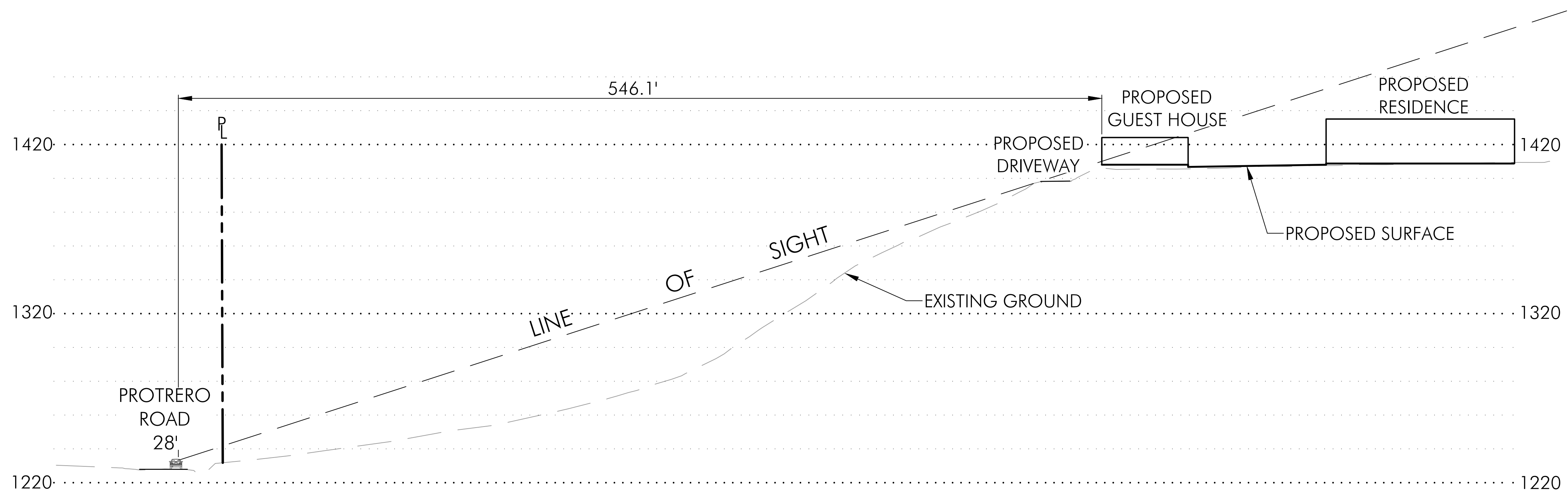
DEVELOPER:
 ALLIED PROPERTY GROUP LLC
 1411 WINDSOR DRIVE
 THOUSAND OAKS, CA 91360
 (805) 760-4522

ARCHITECT:
 GREYSON TERRIO, PE
 22647 VENTURA BLVD. #362
 WOODLANDS HILLS, CA
 (805) 469-4883
 GREYSON@CREATIONINC.COM

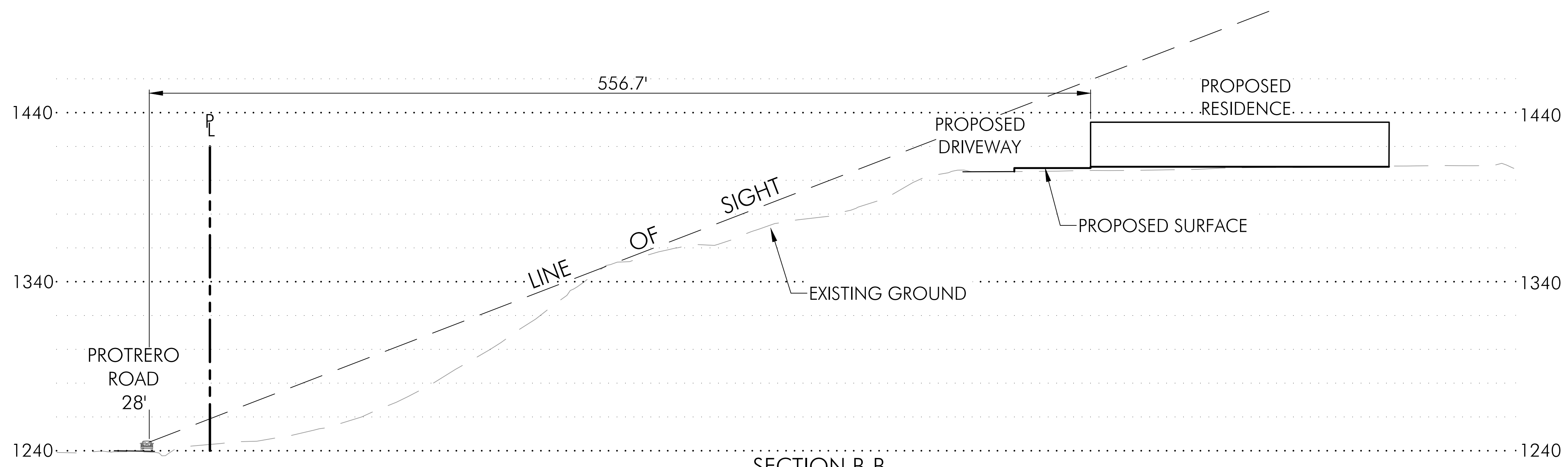
PREPARED BY:

PACIFIC COAST CIVIL, INC.
 30141 AGOURA ROAD, SUITE 200
 AGOURA HILLS, CA 91301
 PH: (818) 865-4168
 FAX: (818) 865-4198

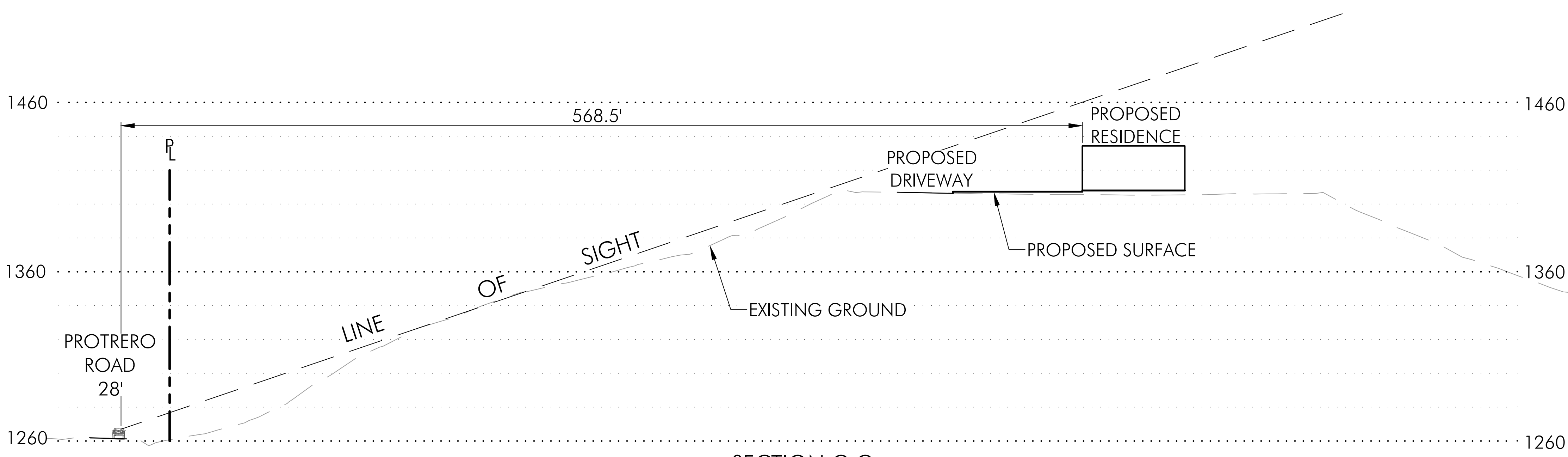
LANDSCAPE DESIGN:
 JOANNE PERRIN
 2393 TELLER ROAD
 NEWBURY PARK, CA
 (805) 795-7995
 JJPERRIN@VERIZON.NET.COM



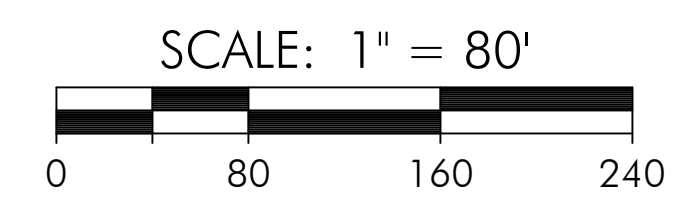
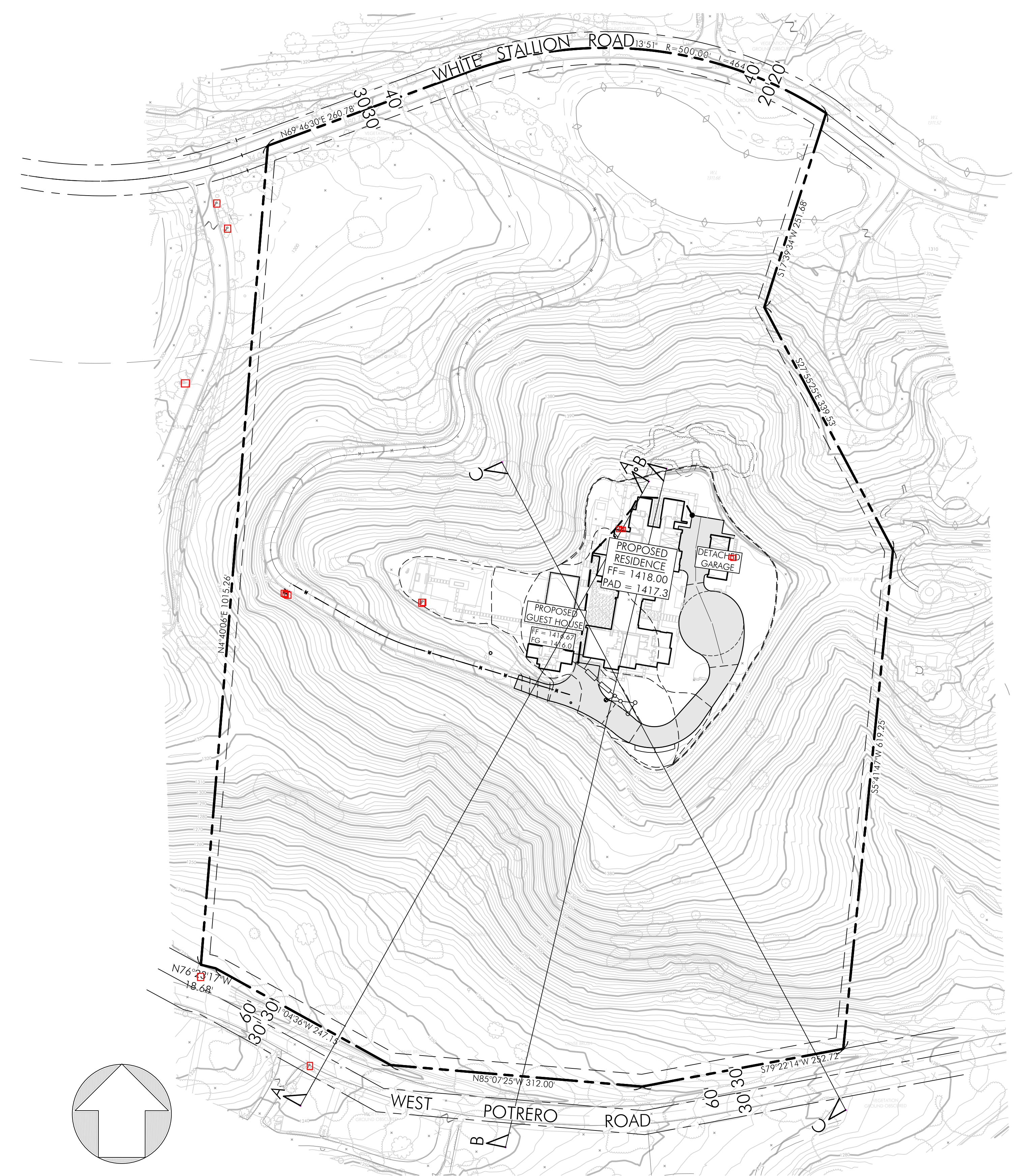
SECTION A-A
HOR. & VERT. SCALE
1" = 40'



SECTION B-B
HOR. & VERT. SCALE
1" = 40'



SECTION C-C
HOR. & VERT. SCALE
1" = 40'



LEGEND:

- PROPERTY LINE
- CENTER LINE
- PROPOSED GRADED SURFACE
- FUEL MOD LINE
- EXISTING GROUND
- PROPOSED DRIVEWAY
- LINE OF SIGHT
- FF FINISHED FLOOR
- FG FINISHED GROUND

SCENIC ROUTE CROSS SECTIONS

2551 WHITE STALLION ROAD
THOUSAND OAKS, CALIFORNIA

A.P.N.: 668-0-080-140 & 668-0-080-150

PARCEL 9, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA,
AS SHOWN ON THE MAP FILED FEBRUARY 18, 1983, IN BOOK 37,
PAGES 10, 11, 12 AND 13, INCLUSIVE OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

February 18, 2021

DEVELOPER:
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FAX: (818) 865-4198

LANDSCAPE DESIGN:
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Greyson F. Terrio, P.E., CEO
 22647 VENTURA BLVD, #362
 WOODLAND HILLS, CA 91364
 (805) 469-4883

PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
 2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361

SHEET TITLE:
SITE PLAN

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361**

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

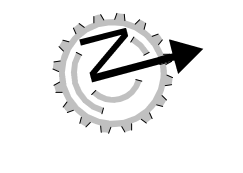


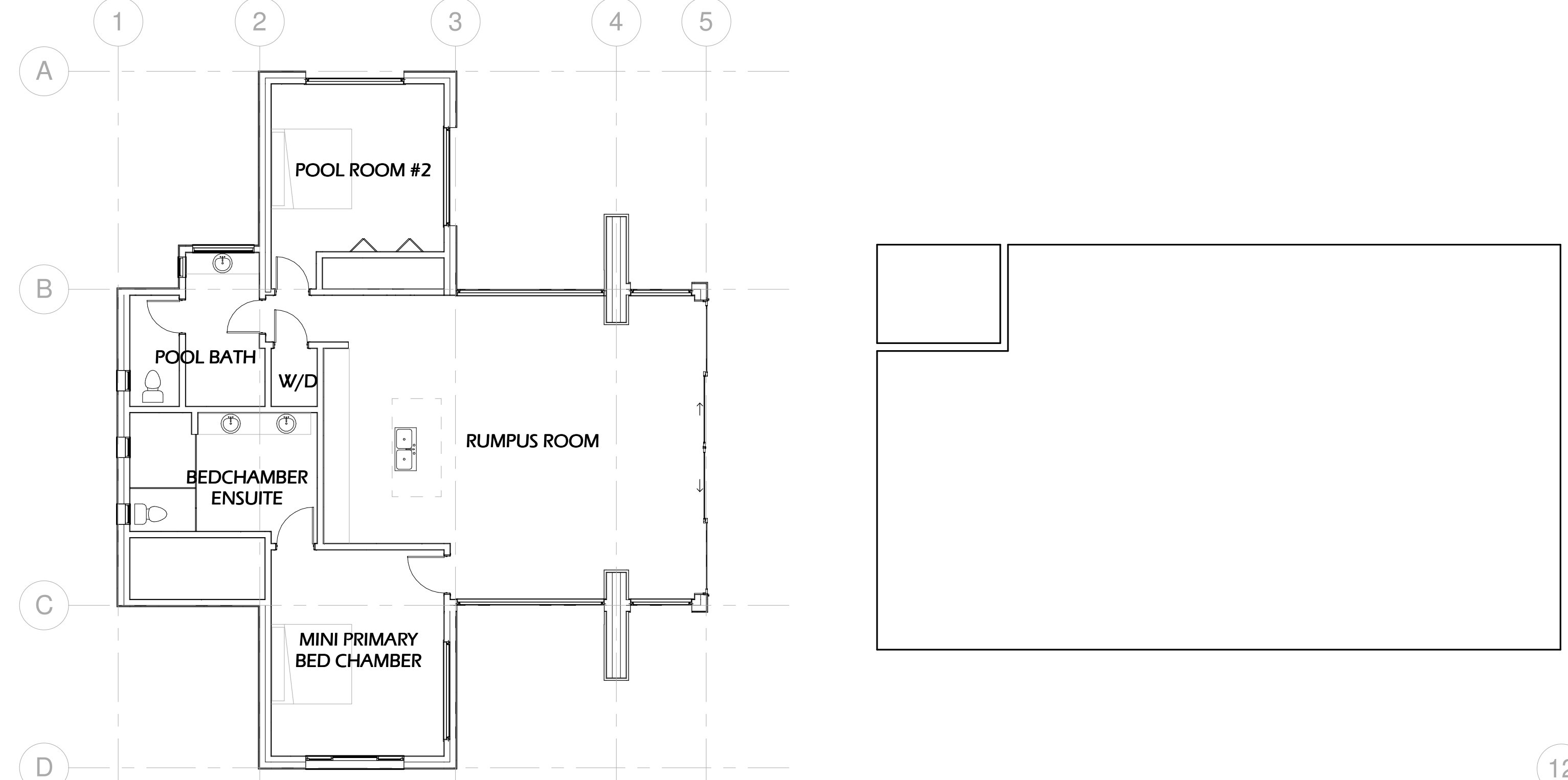
Author 20.1012.179

SHEET NUMBER: **A-0.1**

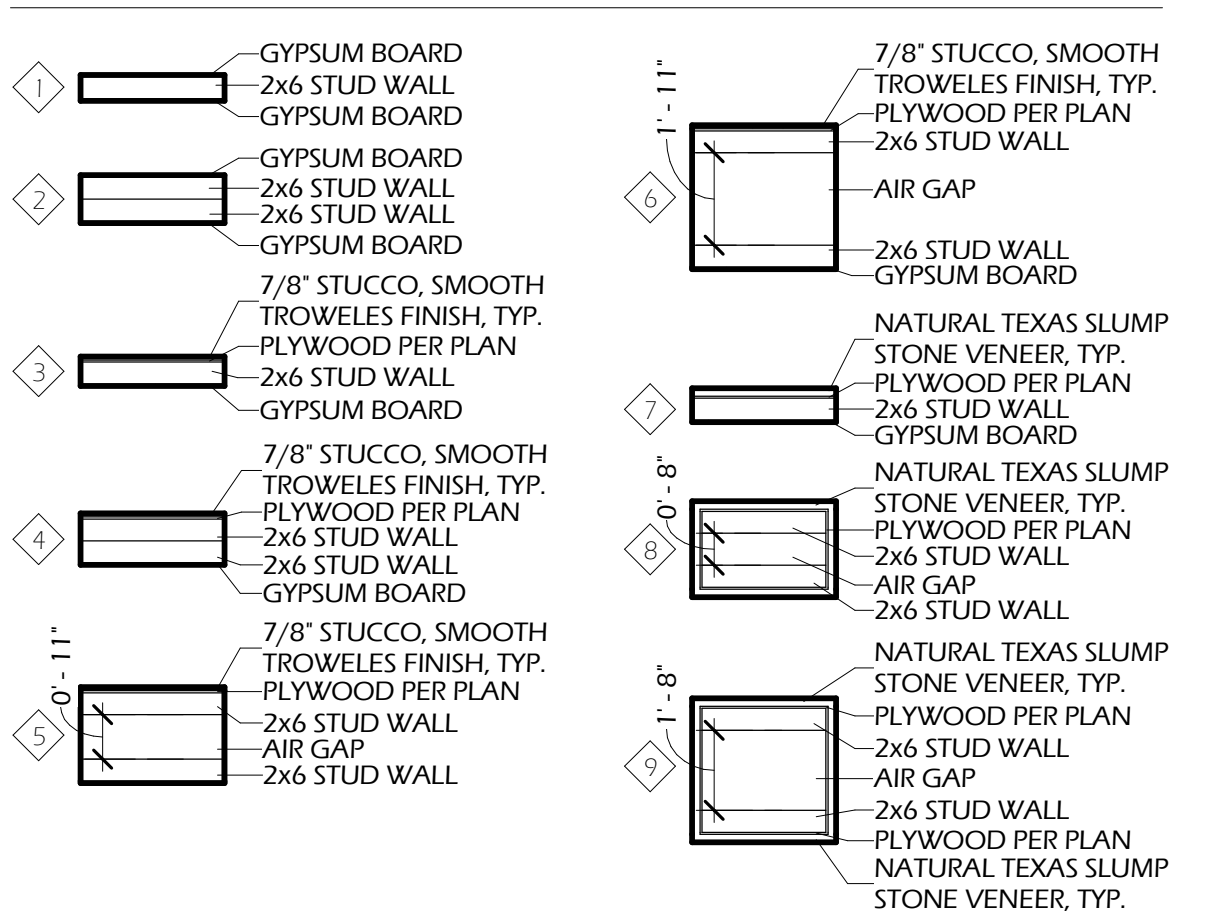
2/21/2021 11:09:31 PM

1 Site 1" = 40'-0"





THE LEGEND, THE WALL

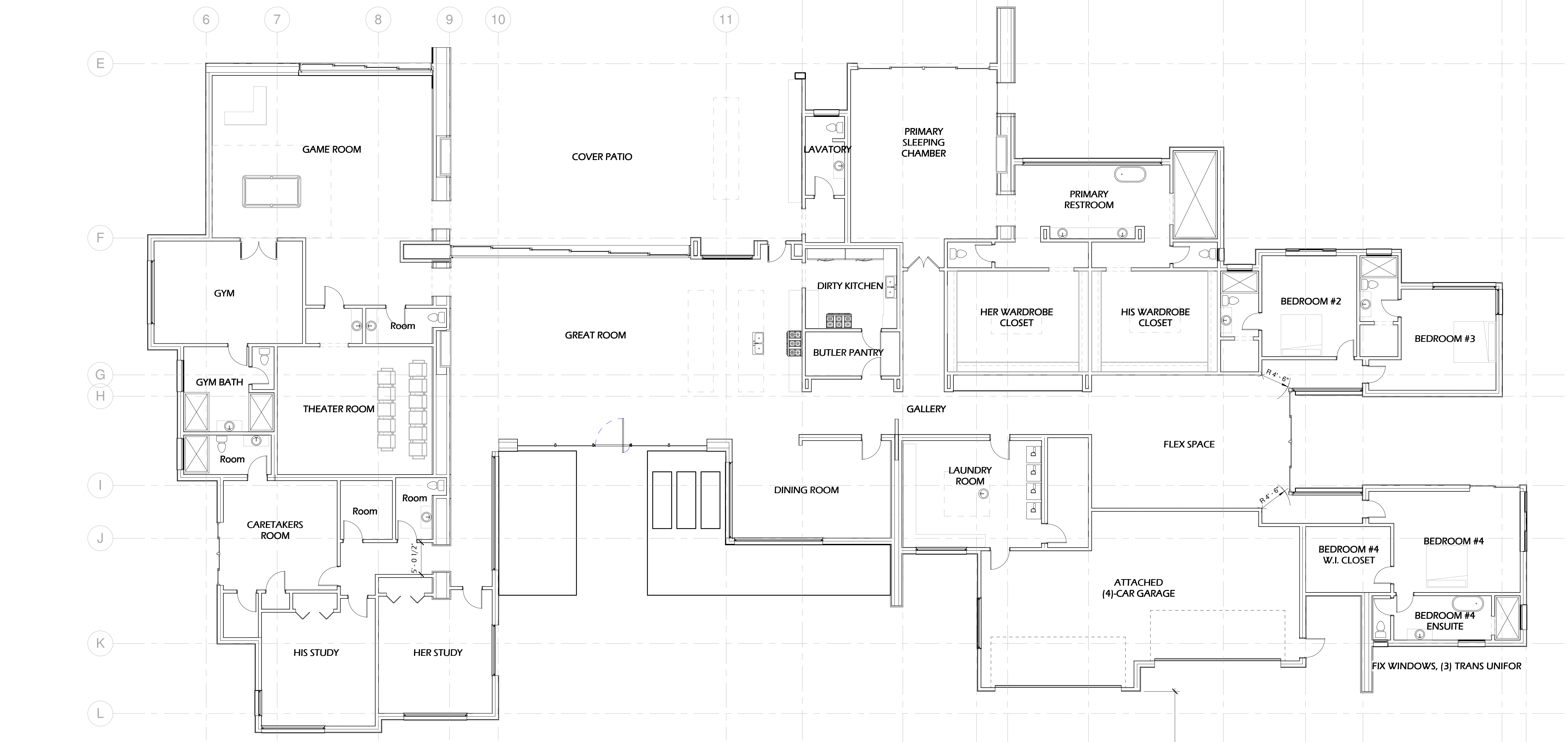


WINDOW SCHEDULE

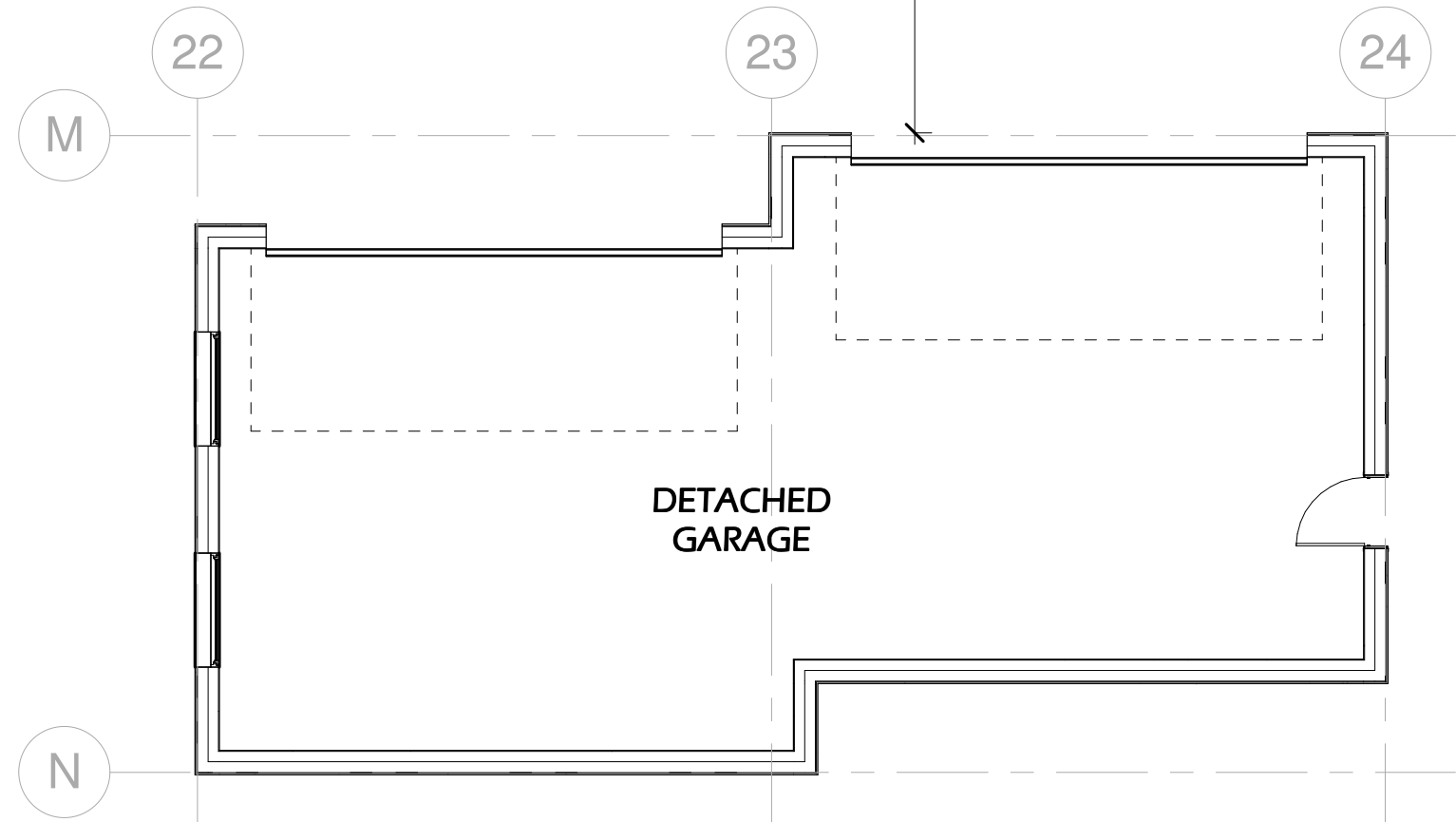
WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOWS AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE 24 ENERGY CALCULATIONS.

Mark	Width	Height	Count	Notes
A	4'-3 1/2"	4'-5 1/2"		
B	2'-3 1/2"	4'-5 1/2"	1	
C	2'-0"	6'-0"	1	
D	3'-11 1/2"	1'-11 1/2"	1	
E	9'-6"	5'-0"	1	
F	5'-0"	5'-6"	2	
G	8'-0"	7'-0"	1	
H	5'-0"	5'-0"	3	
I	10'-0"	10'-0"	4	
J	14'-0"	10'-0"	1	
K	4'-0"	10'-0"	2	
L	18'-0"	10'-0"	1	
M	22'-0"	10'-0"	1	
N	10'-0"	2'-0"	3	
O	8'-0"	10'-0"	1	
P	4'-0"	2'-0"	3	
Q	8'-0"	8'-0"	3	
R	8'-0"	4'-0"	2	
S	8'-0"	5'-0"	2	
T	12'-0"	10'-0"	3	
U	5'-0"	10'-0"	1	
V	1'-8"	5'-0"	4	
W	5'-0"	10'-0"	2	
X	6'-0"	3'-0"	8	
Y	11'-0"	10'-0"	2	
Z	8'-0"	4'-0"	5	

New: 59



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



DOOR SCHEDULE

	Width	Height	Count	Keynote
1	6'-0"	6'-8"	3	
2	2'-8"	8'-0"	15	
3	3'-0"	8'-0"	22	
4	6'-0"	8'-0"	1	
5	2'-8"	6'-8"	1	
6	2'-1'-0"	10'-0"	1	
7	3'-0"	8'-0"	1	
8	5'-0"	8'-0"	1	
9	5'-11 1/2"	9'-11 1/2"	1	
10	24'-0"	10'-0"	1	
11	10'-0"	8'-0"	1	
12	8'-0"	8'-0"	1	
13	16'-0"	10'-0"	1	
14	37'-11"	9'-11 1/2"	1	
15	20'-11"	9'-11 1/2"	1	
16	20'-0"	8'-0"	4	

New: 56



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Greyson F. Terrio, P.E., CEO
22647 VENTURA BLVD, #362
WOODLAND HILLS, CA 91364
(805) 469-4883

PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:

Owner
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

SHEET TITLE:
1/8" SCALE FLOOR PLAN
PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361**

DRAWINGS VALID ONLY WITH ENGINEERS WET SIGNATURE OVER SEAL ON EACH SHEET IN INK
SEP 30, 2019

Author: 20.1012.179

SHEET NUMBER:
A-1.0

2/21/2021 11:09:33 PM

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LEGENDS AND SCHEDULES

SYMBOL	DESCRIPTION
Ⓜ	WINDOW SCHEDULE REFERENCE KEY: COORDINATE WITH TITLE 24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.4 AND AN SHGC LESS THAN OR EQUAL TO 0.35. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
Ⓝ	DOOR SCHEDULE REFERENCE KEY: FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE 24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.4 AND AN SHGC LESS THAN OR EQUAL TO 0.35. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.
Ⓝ	NOTES & PRODUCT REFERENCE KEY: FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

NOTES & PRODUCT INFORMATION - A-2

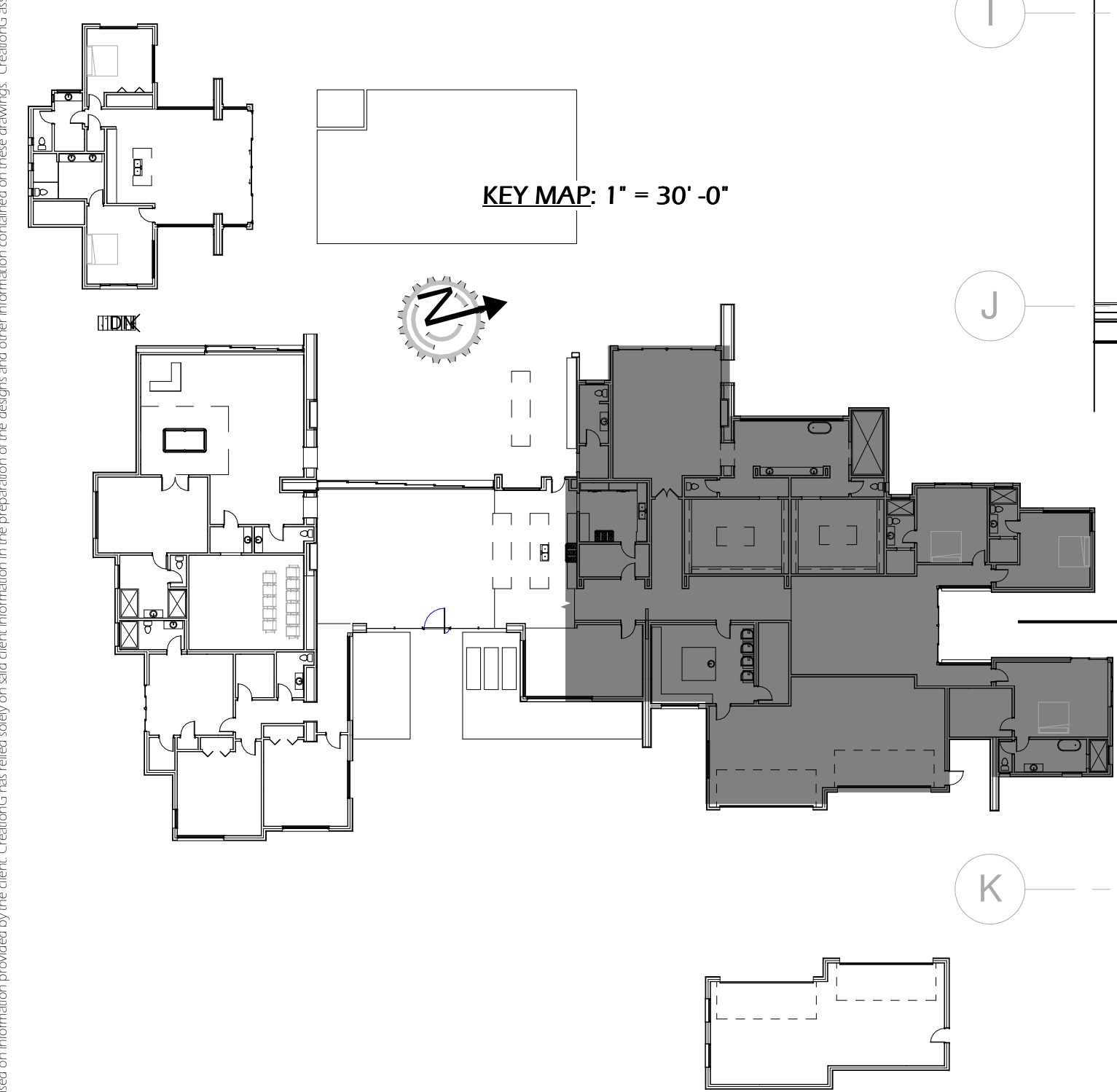
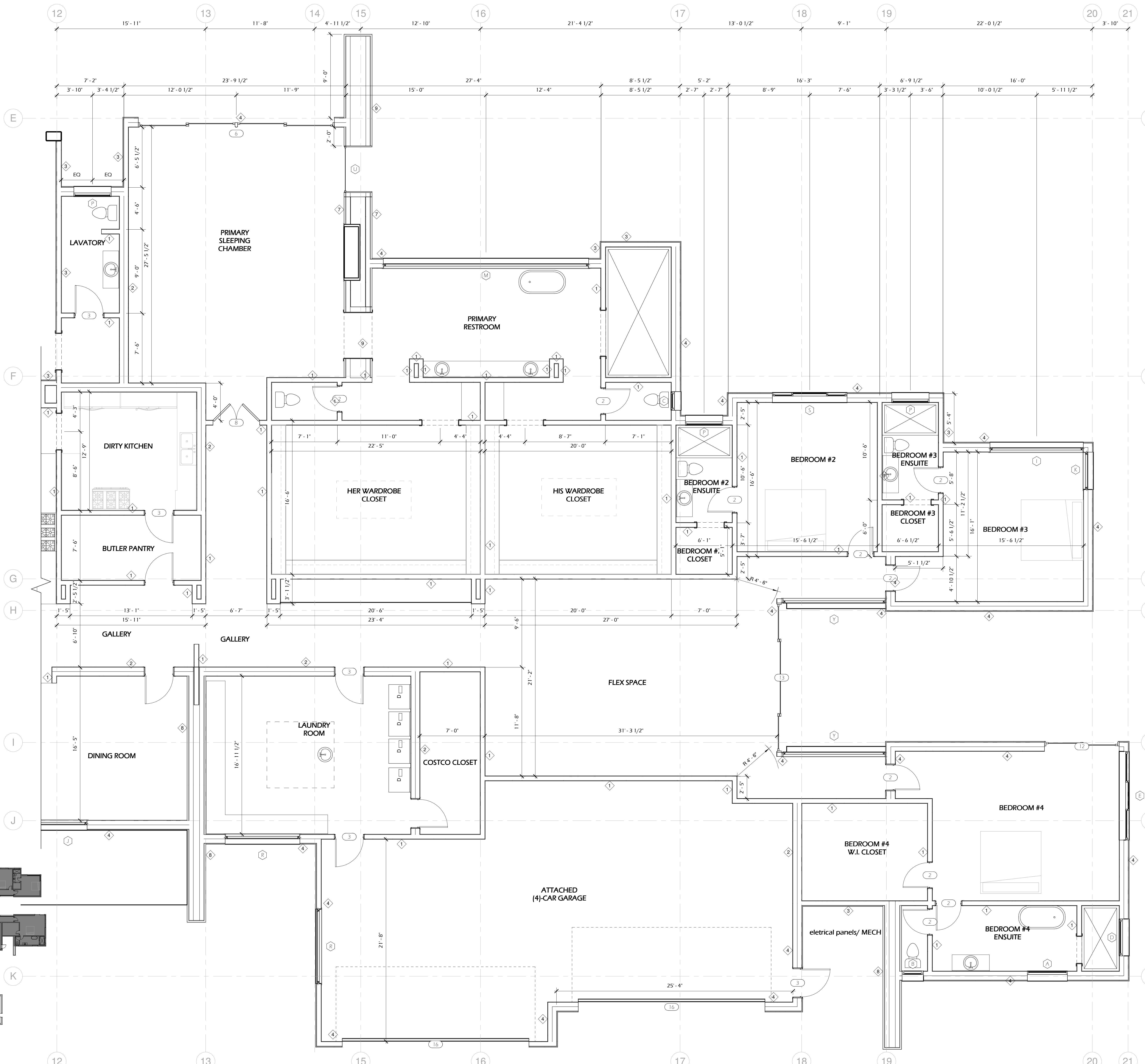
WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE 24 ENERGY CALCULATIONS.

Mark	Width	Height	Count	Notes
A	4'-3 1/2"	4'-5 1/2"	1	
B	2'-3 1/2"	4'-5 1/2"	1	
C	2'-0"	6'-0"	1	
D	3'-11 1/2"	1'-11 1/2"	1	
E	9'-6"	5'-0"	1	
F	5'-0"	5'-6"	2	
G	8'-0"	7'-0"	1	
H	5'-0"	5'-0"	3	
I	10'-0"	10'-0"	4	
J	14'-0"	10'-0"	1	
K	4'-0"	10'-0"	2	
L	18'-0"	10'-0"	1	
M	22'-0"	10'-0"	1	
N	10'-0"	2'-0"	3	
O	8'-0"	10'-0"	1	
P	4'-0"	2'-0"	3	
Q	8'-0"	8'-0"	3	
R	8'-0"	4'-0"	2	
S	8'-0"	5'-0"	2	
T	12'-0"	10'-0"	3	
U	5'-0"	10'-0"	1	
V	1'-8"	5'-0"	4	
W	5'-0"	10'-0"	2	
X	6'-0"	3'-0"	8	
Y	11'-0"	10'-0"	2	
Z	8'-0"	4'-0"	5	

DOOR SCHEDULE

#	Width	Height	Count	Keynote
1	6'-0"	6'-8"	3	
2	2'-8"	8'-0"	15	
3	3'-0"	8'-0"	22	
4	6'-0"	8'-0"	1	
5	2'-8"	6'-8"	1	
6	21'-0"	10'-0"	1	
7	3'-0"	8'-0"	1	
8	5'-0"	8'-0"	1	
9	5'-11 1/2"	9'-11 1/2"	1	
10	24'-0"	10'-0"	1	
11	10'-0"	8'-0"	1	
12	8'-0"	8'-0"	1	
13	16'-0"	10'-0"	1	
14	37'-11"	9'-11 1/2"	1	
15	20'-11"	9'-11 1/2"	1	
16	20'-0"	8'-0"	4	



MAIN HOUSE - PARTIAL NORTH FLOOR PLAN
1/4" = 1'-0"



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22647 VENTURA BLVD, #362
WOODLAND HILLS, CA 91364
(805) 469-4883

PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:

Owner
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

SHEET TITLE:
MAIN HOUSE - PARTIAL NORTH FLOOR PLAN

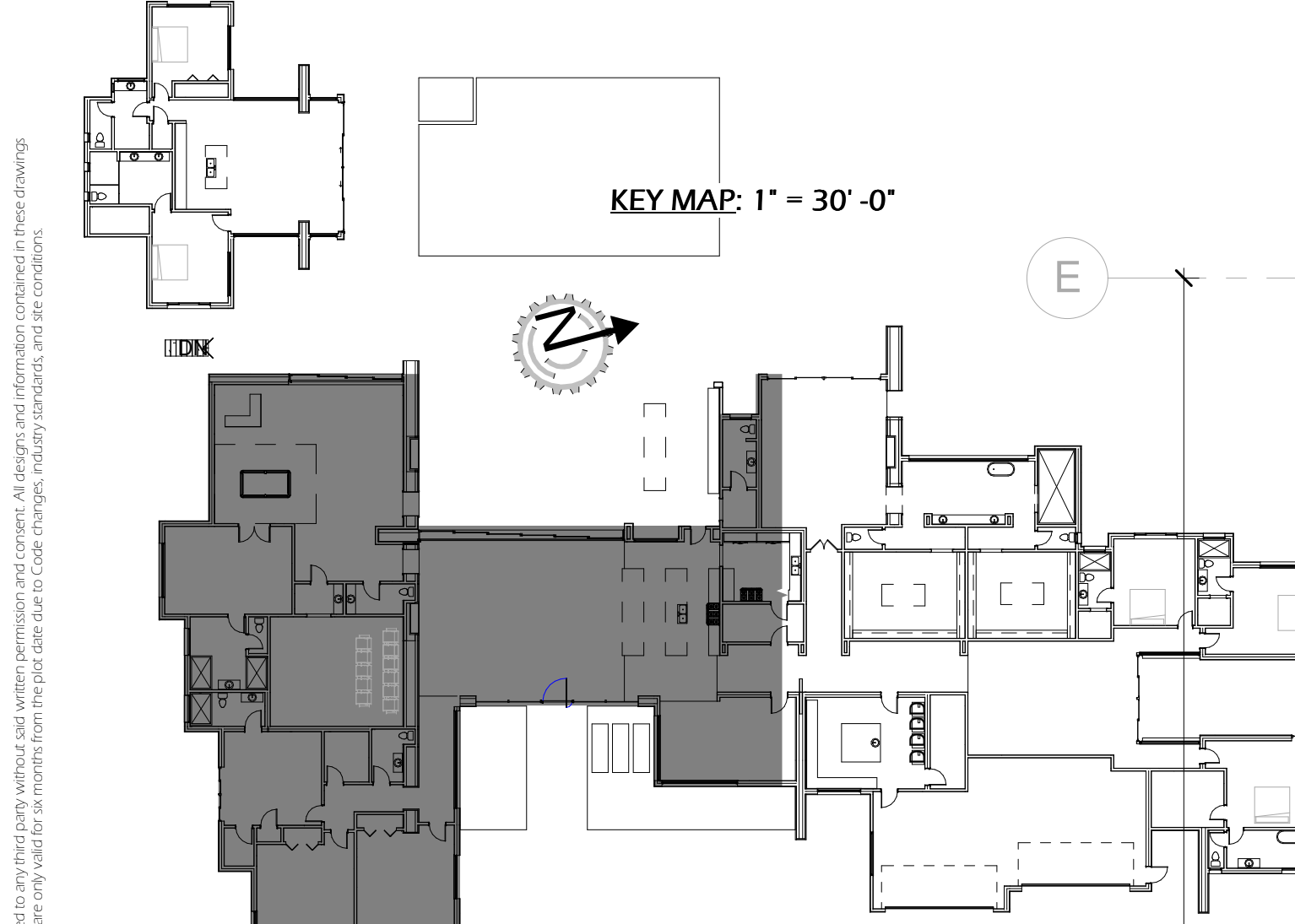
PROJECT ADDRESS:
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

DRAWINGS VALID ONLY WITH ENGINEERS WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

Author: 20.1012.179

SHEET NUMBER: **A-1.1**

2/21/2021 11:09:36 PM



LEGENDS AND SCHEDULES

WINDOW SCHEDULE REFERENCE KEY:
COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.4 AND AN SHGC LESS THAN OR EQUAL TO 0.35. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

DOOR SCHEDULE REFERENCE KEY:
FOR EXTERIOR DOOR WITH GLASS, COORDINATE WITH TITLE-24 REQUIREMENTS ON SHEET N-1 IF PROVIDED, OTHERWISE USE A MIN U-FACTOR OF LESS THAN OR EQUAL TO 0.4 AND AN SHGC LESS THAN OR EQUAL TO 0.35. ALL GLASS TO BE TEMPERED. FOR ADDITIONAL INFORMATION, REFER TO THE WINDOW SCHEDULE.

NOTES & PRODUCT REFERENCE KEY:
FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & PRODUCT SCHEDULE.

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE-24 ENERGY CALCULATIONS

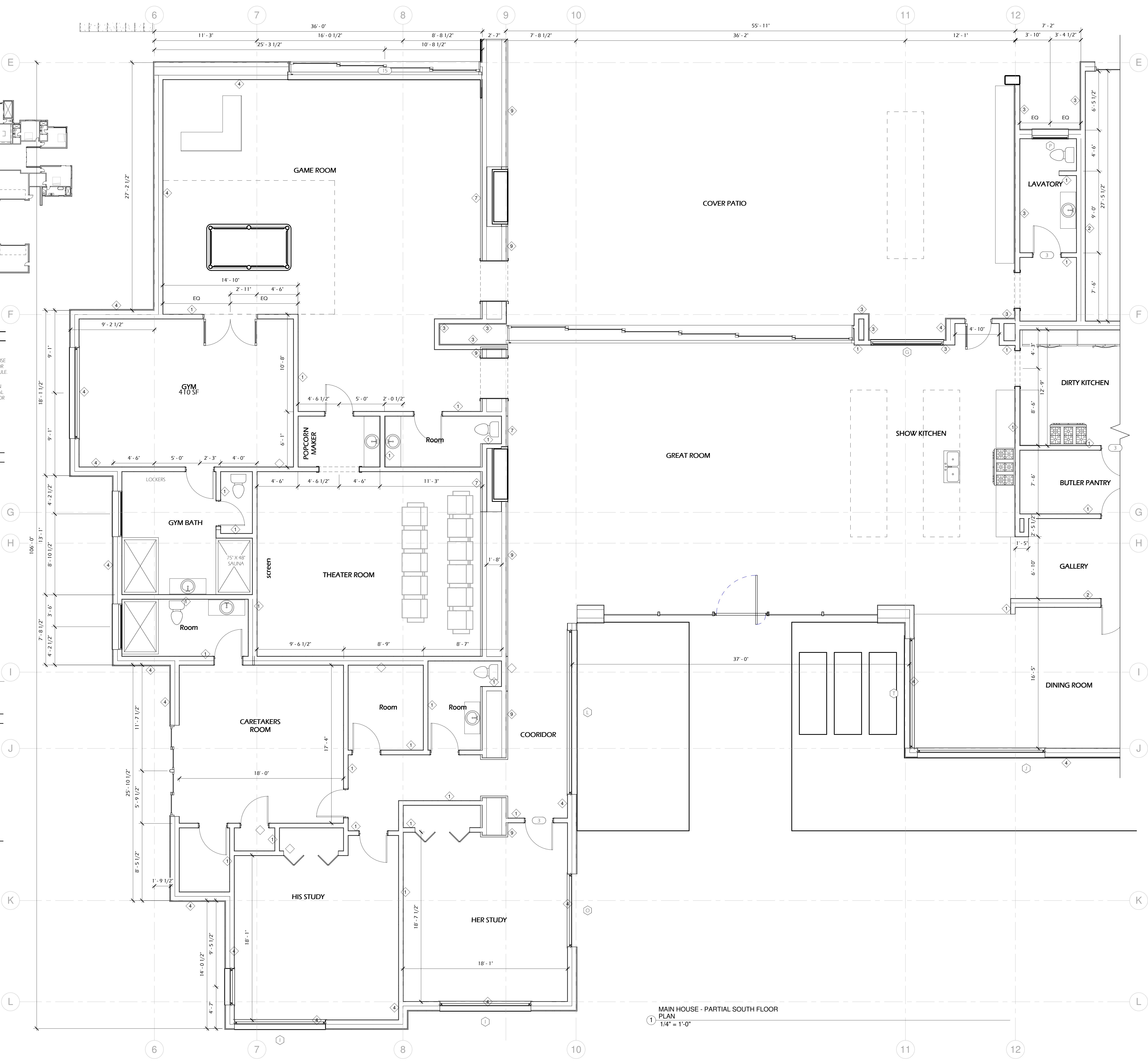
Mark	Width	Height	Count	Notes
A	4'-3 1/2"	4'-5 1/2"	1	
B	2'-3 1/2"	4'-5 1/2"	1	
C	2'-0"	6'-0"	1	
D	3'-11"	1'-11 1/2"	1	
E	1/2"		1	
F	9'-6"	5'-0"	1	
G	5'-0"	5'-6"	2	
H	5'-0"	5'-0"	3	
I	10'-0"	10'-0"	4	
J	14'-0"	10'-0"	1	
K	4'-0"	10'-0"	2	
L	18'-0"	10'-0"	1	
M	22'-0"	10'-0"	1	
N	10'-0"	2'-0"	3	
O	8'-0"	10'-0"	1	
P	4'-0"	2'-0"	3	
Q	8'-0"	8'-0"	3	
R	8'-0"	4'-0"	2	
S	8'-0"	5'-0"	2	
T	12'-0"	10'-0"	3	
U	5'-0"	10'-0"	1	
V	1'-8"	5'-0"	4	
W	5'-0"	10'-0"	2	
X	6'-0"	3'-0"	8	
Y	11'-0"	10'-0"	2	
Z	8'-0"	4'-0"	5	

New: 59

DOOR SCHEDULE

#	Width	Height	Count	Keynote
1	6'-0"	6'-8"	3	
2	2'-8"	8'-0"	15	
3	3'-0"	8'-0"	22	
4	6'-0"	8'-0"	1	
5	2'-8"	6'-8"	1	
6	21'-0"	10'-0"	1	
7	3'-0"	8'-0"	1	
8	5'-0"	8'-0"	1	
9	5'-11 1/2"	9'-11 1/2"	1	
10	24'-0"	10'-0"	1	
11	10'-0"	8'-0"	1	
12	8'-0"	8'-0"	1	
13	16'-0"	10'-0"	1	
14	37'-11"	9'-11 1/2"	1	
15	20'-11"	9'-11 1/2"	1	
16	20'-0"	8'-0"	4	

New: 56



MAIN HOUSE - PARTIAL SOUTH FLOOR PLAN
1/4" = 1'-0"



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 22647 VENTURA BLVD, #362
 WOODLAND HILLS, CA 91364
 (805) 469-4883

PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
 Owner
 2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361

SHEET TITLE:
MAIN HOUSE - PARTIAL SOUTH FLOOR PLAN

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361**

DRAWINGS VALID ONLY WITH ENGINEERS WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

Author: 20.1012.179

SHEET NUMBER:
A-1.2
 2/21/2021 11:09:38 PM

WINDOW SCHEDULE

WINDOW LABELING IS TO REMAIN IN PLACE ON THE WINDOW(S) AT THE TIME OF THE INSPECTION AND SHALL MATCH THE FACTORS AND COEFFICIENTS ON THE TITLE 24 ENERGY CALCULATIONS

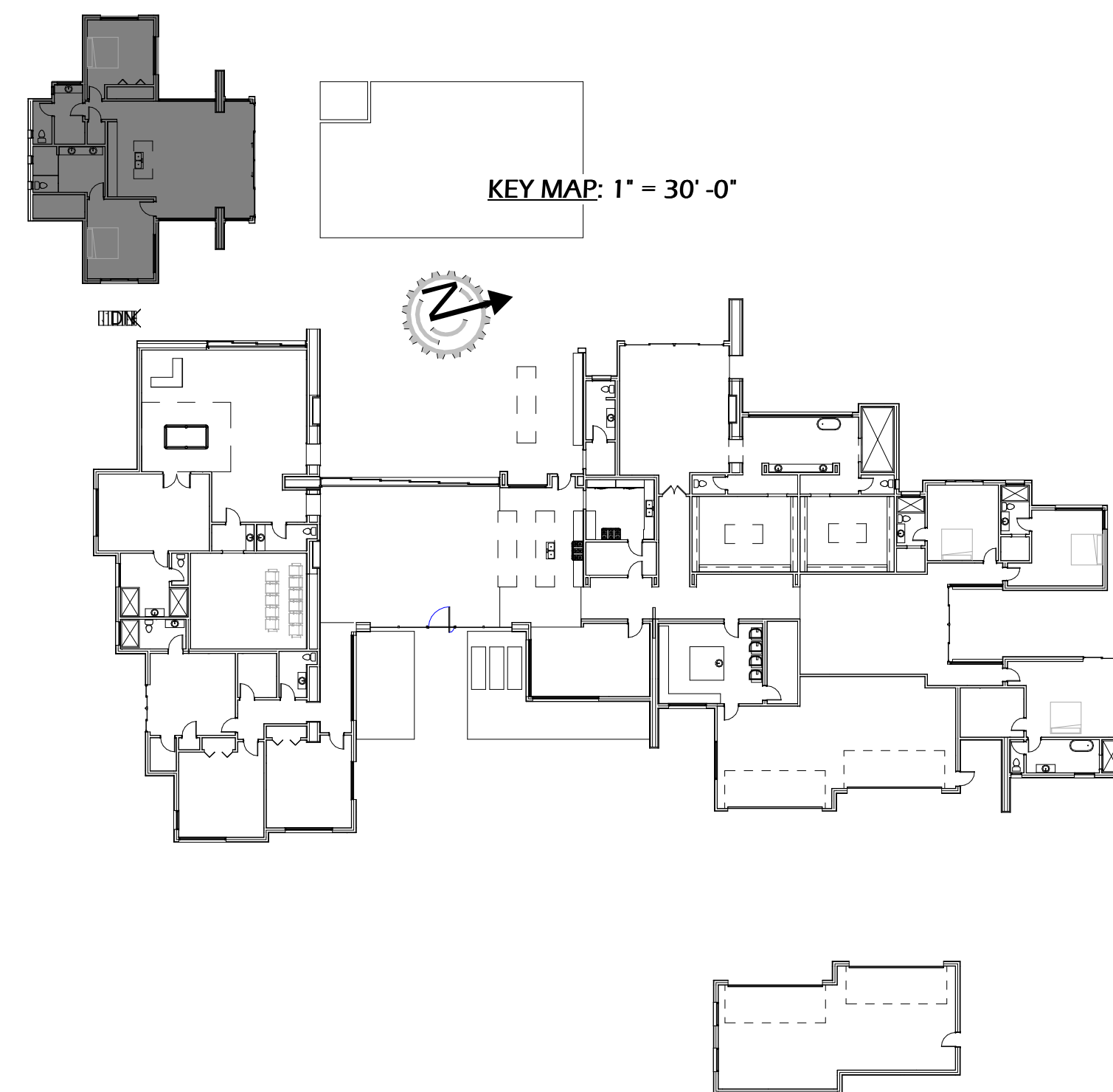
Mark	Width	Height	Count	Notes
A	4'-3 1/2"	4'-5 1/2"	1	
B	2'-3 1/2"	4'-5 1/2"	1	
C	2'-0"	6'-0"	1	
D	3'-11 1/2"	1'-11 1/2"	1	
E	9'-6"	5'-0"	1	
F	5'-0"	5'-6"	2	
G	8'-0"	7'-0"	1	
H	5'-0"	5'-0"	3	
I	10'-0"	10'-0"	4	
J	14'-0"	10'-0"	1	
K	4'-0"	10'-0"	2	
L	18'-0"	10'-0"	1	
M	22'-0"	10'-0"	1	
N	10'-0"	2'-0"	3	
O	8'-0"	10'-0"	1	
P	4'-0"	2'-0"	3	
Q	8'-0"	8'-0"	3	
R	8'-0"	4'-0"	2	
S	8'-0"	5'-0"	2	
T	12'-0"	10'-0"	3	
U	5'-0"	10'-0"	1	
V	1'-8"	5'-0"	4	
W	5'-0"	10'-0"	2	
X	6'-0"	3'-0"	8	
Y	11'-0"	10'-0"	2	
Z	8'-0"	4'-0"	5	

New: 59

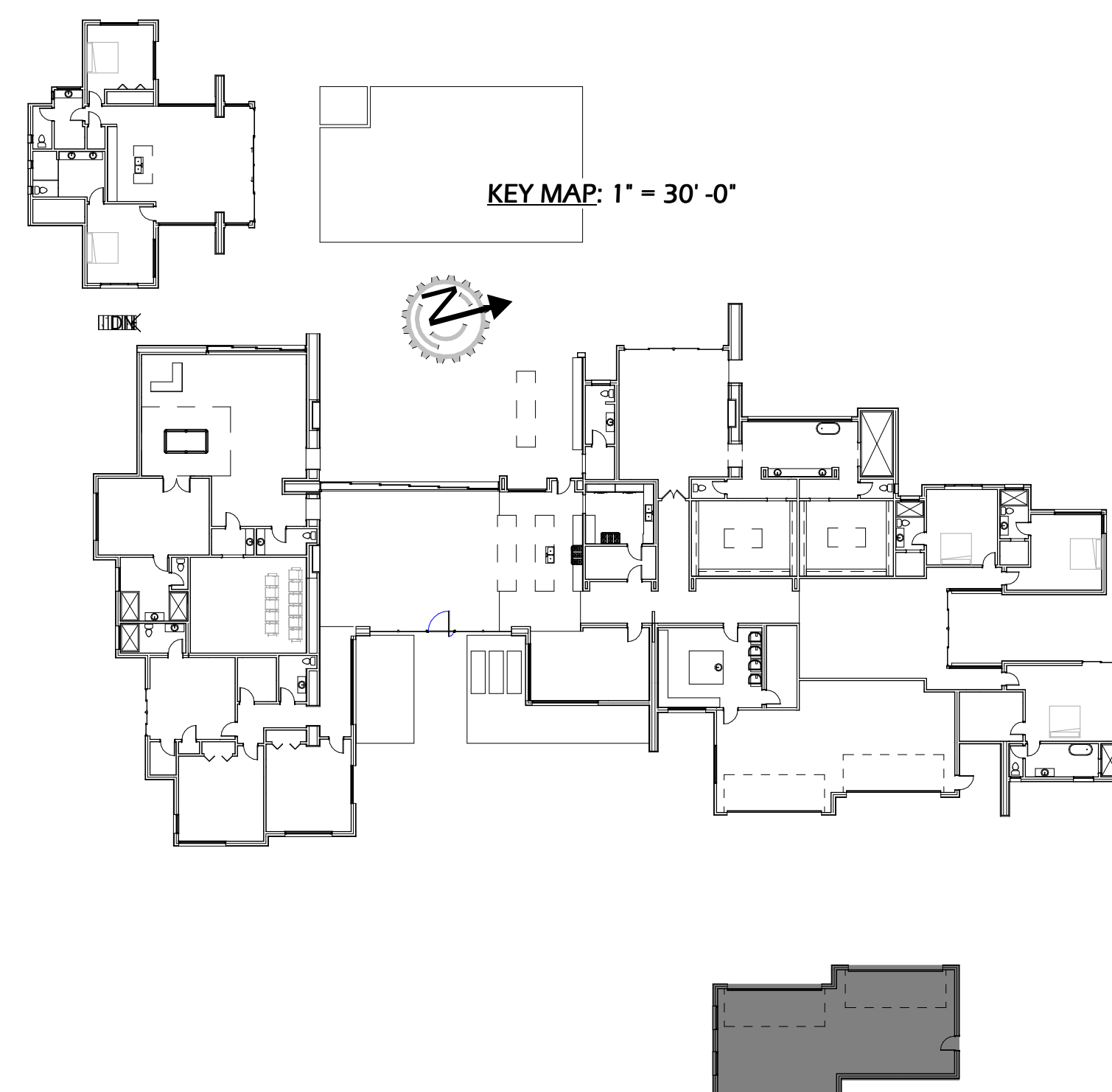
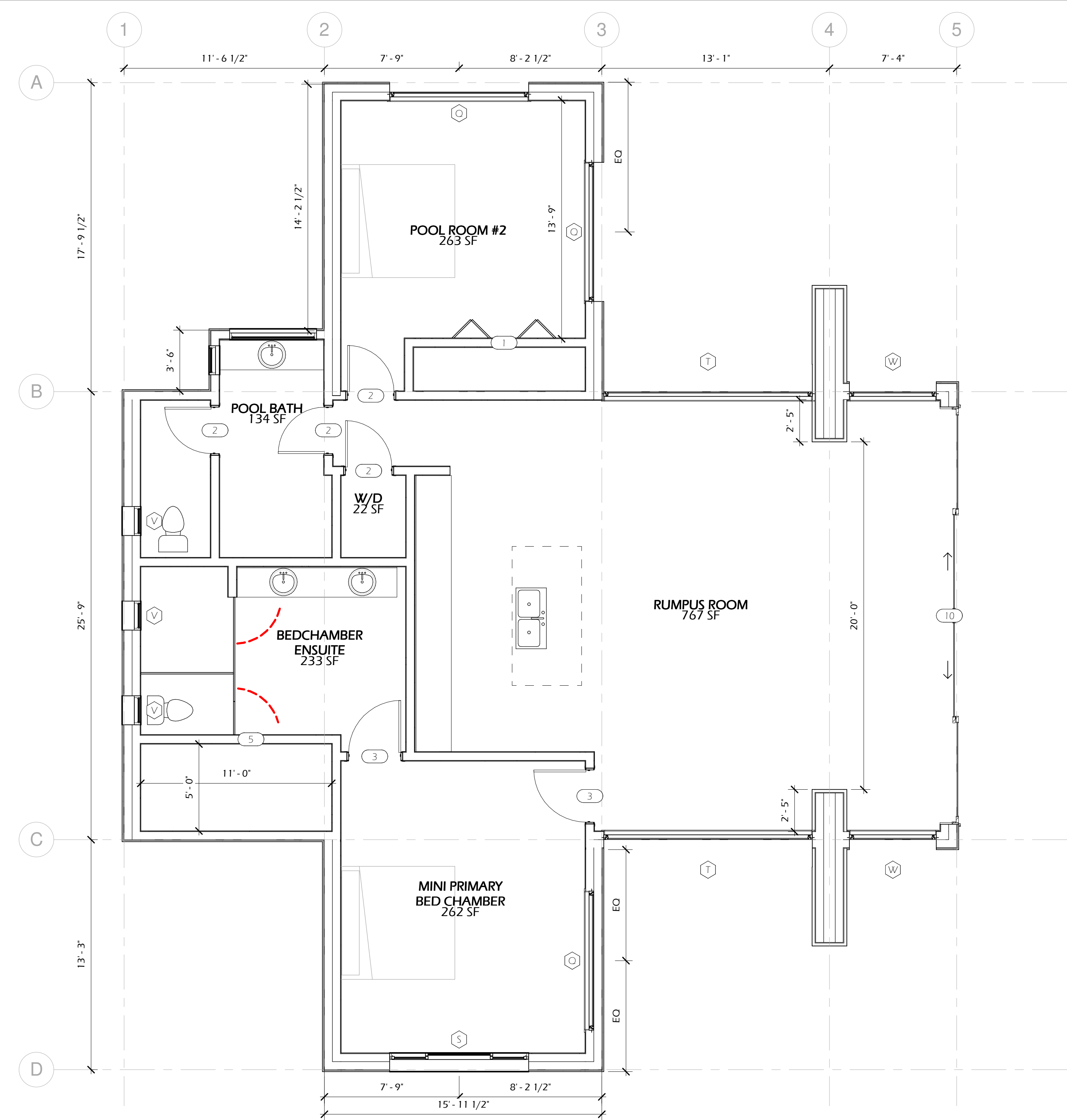
DOOR SCHEDULE

#	Width	Height	Count	Keynote
1	6'-0"	6'-8"	3	
2	2'-8"	8'-0"	15	
3	3'-0"	8'-0"	22	
4	6'-0"	8'-0"	1	
5	2'-8"	6'-8"	1	
6	21'-0"	10'-0"	1	
7	3'-0"	8'-0"	1	
8	5'-0"	8'-0"	1	
9	5'-11 1/2"	9'-11 1/2"	1	
10	24'-0"	10'-0"	1	
11	10'-0"	8'-0"	1	
12	8'-0"	8'-0"	1	
13	16'-0"	10'-0"	1	
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15	20'-11"	9'-11 1/2"	1	
16	20'-0"	8'-0"	4	

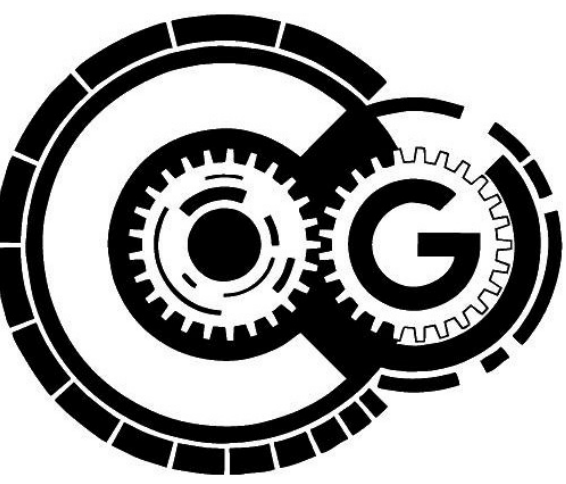
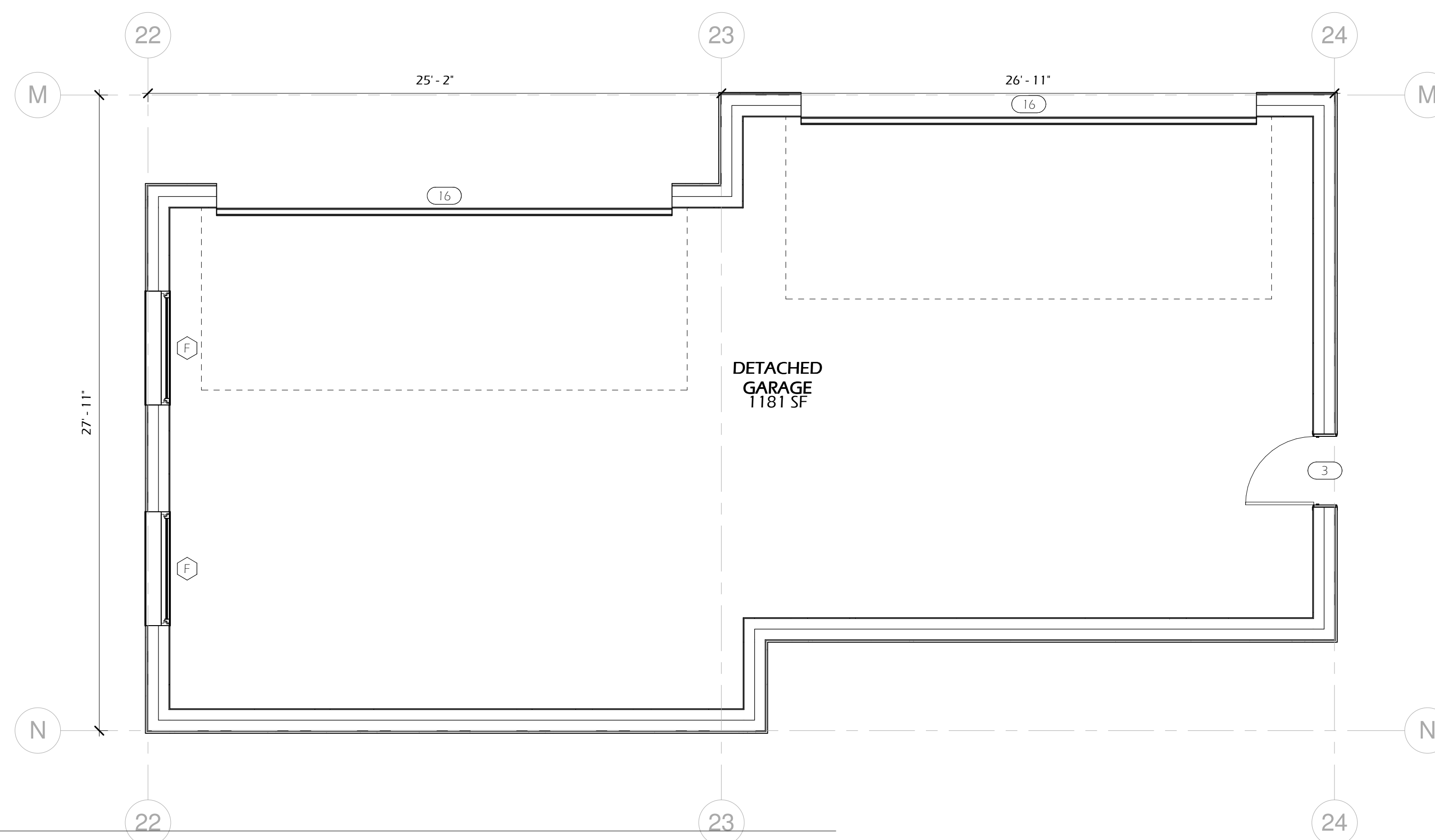
New: 56



1 POOL HOUSE - FLOOR PLAN
1/4" = 1'-0"



3 DETACHED GARAGE - FLOOR PLAN
1/4" = 1'-0"



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Greyson F. Terrio, P.E., CEO
22647 VENTURA BLVD, #362
WOODLAND HILLS, CA 91364
(805) 469-4883

PRINTS ISSUED

DATE	PURPOSE	NO.

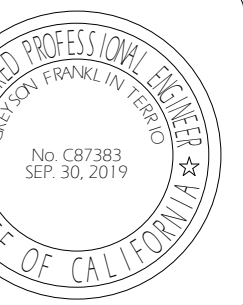
CLIENTS INFORMATION:

Owner
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

SHEET TITLE:
POOL HOUSE & DETACHED GARAGE FLOOR PLANS

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361**

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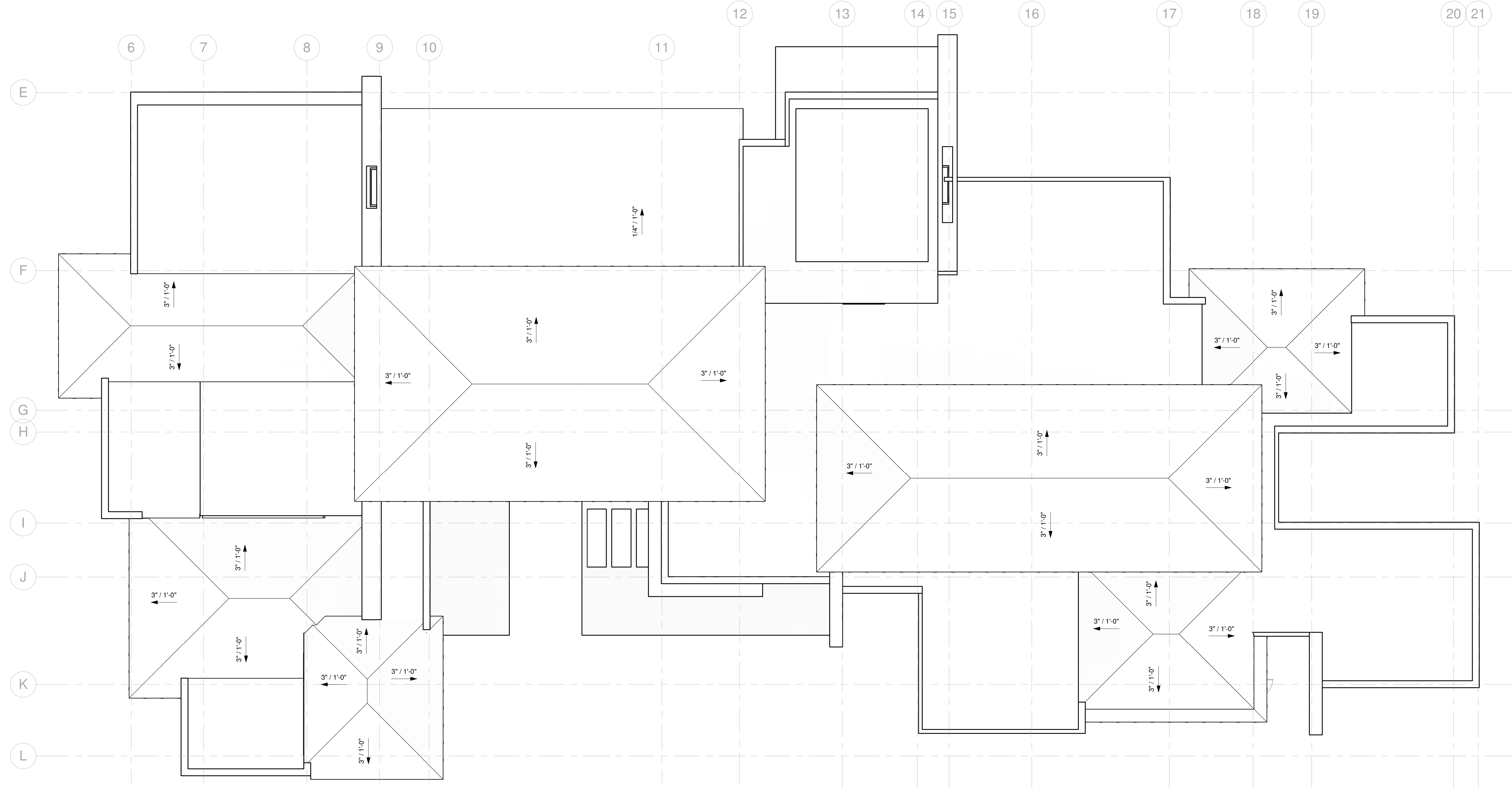
Author: 20.1012.179

SHEET NUMBER:

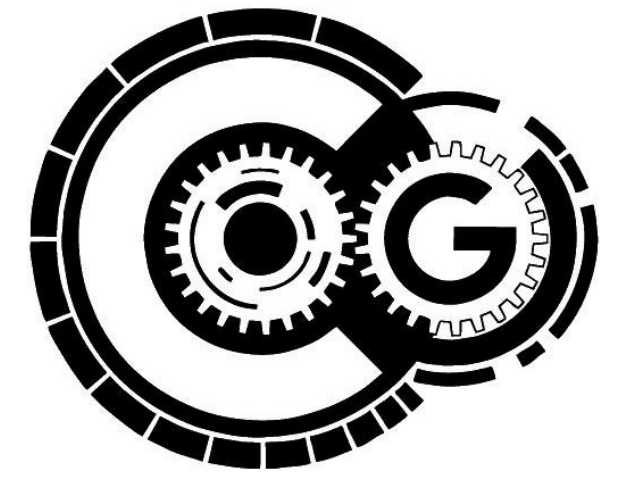
A-1.3

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1 ROOF PLAN - MAIN HOUSE
 1/8" = 1'-0"



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 WOODLAND HILLS, CA 91364
 (805) 469-4883

PRINTS ISSUED		
DATE	PURPOSE	NO

CLIENTS INFORMATION:
 Owner
 2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361

SHEET TITLE:
ROOF PLAN - MAIN HOUSE

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361**

DRAWINGS VALID
 ONLY WITH
 ENGINEER'S WET
 SIGNATURE OVER
 SEAL ON EACH
 SHEET IN INK

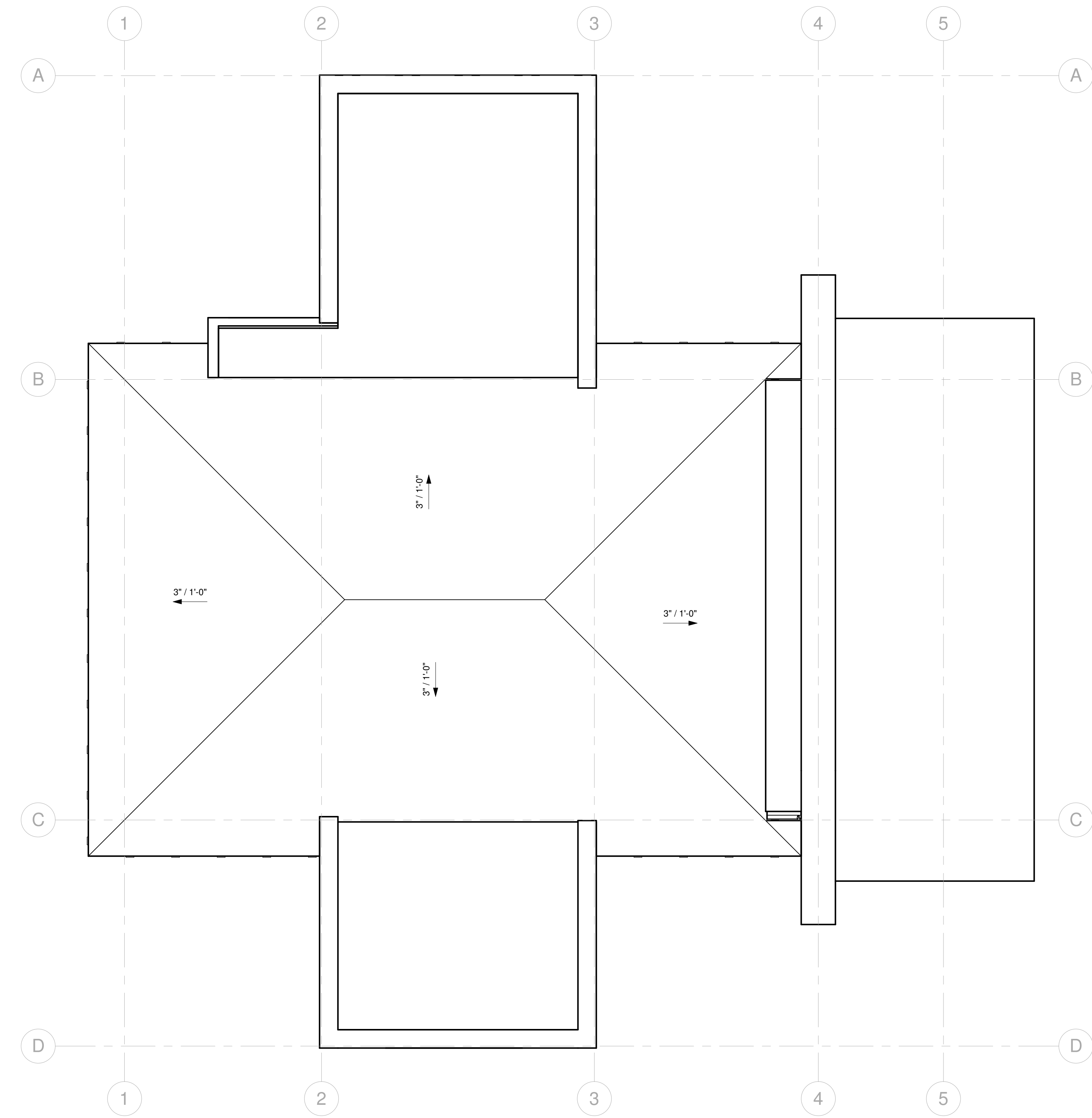


Author 20.1012.179

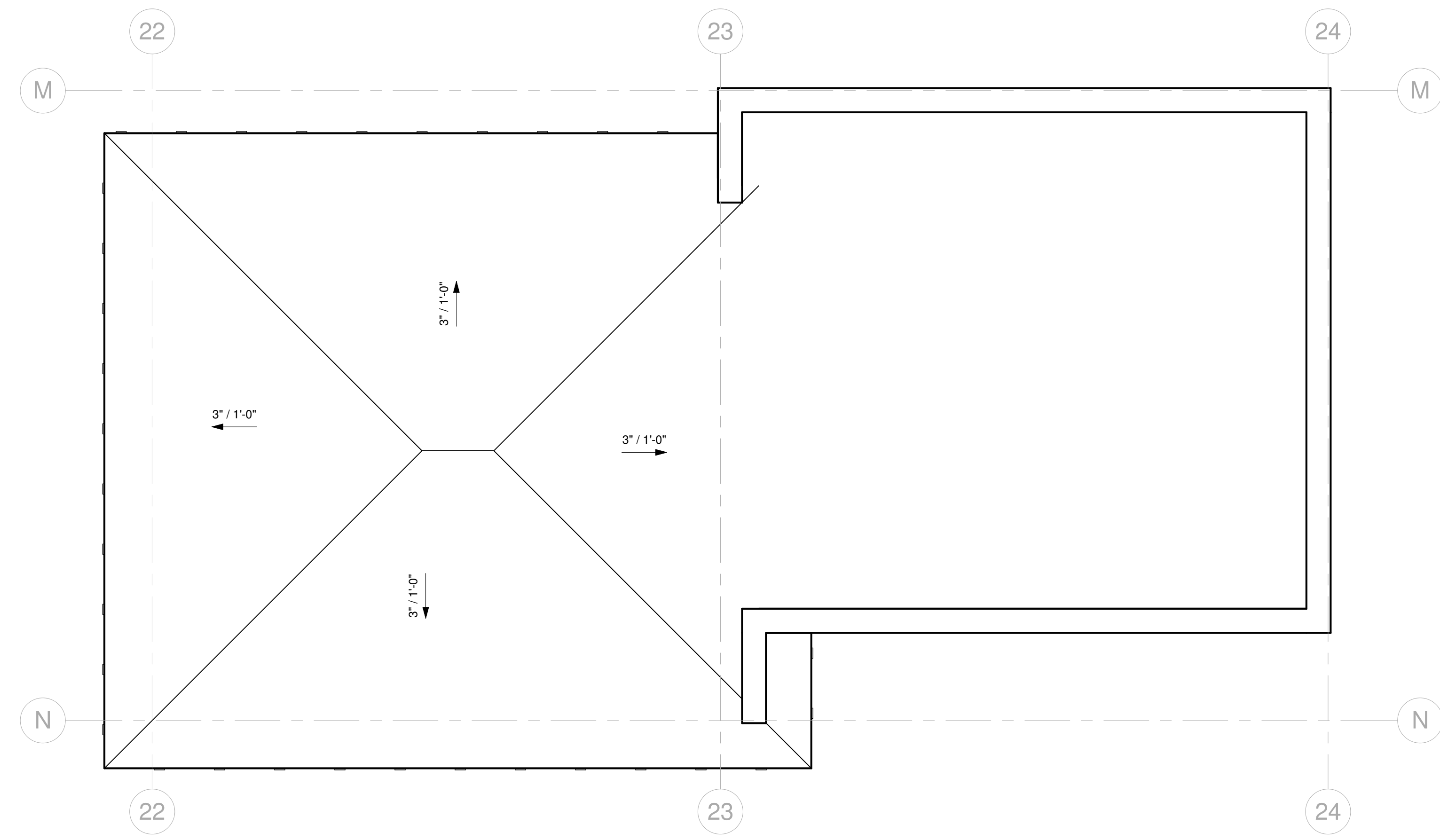
SHEET NUMBER:
A-2.0

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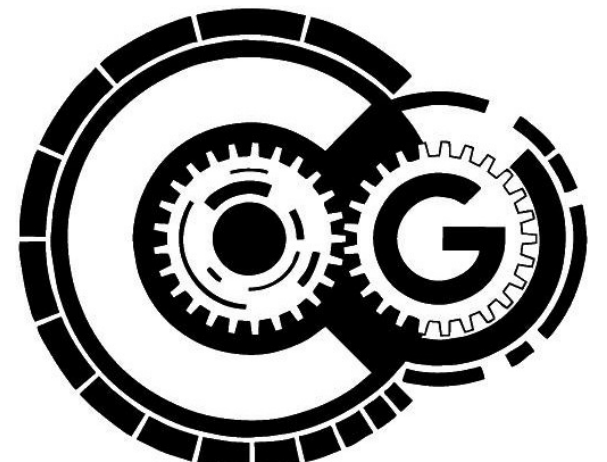
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1 ROOF PLAN - POOL HOUSE
1/4" = 1'-0"



2 ROOF PLAN - DETACHED GARAGE
1/4" = 1'-0"



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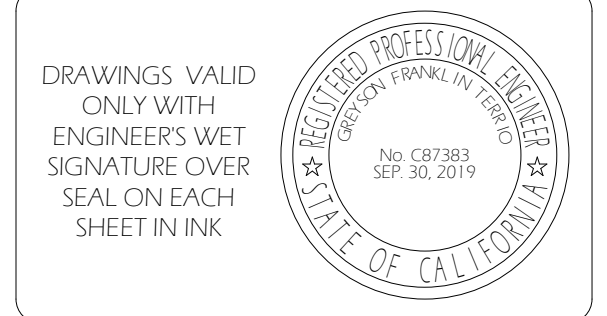
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22647 VENTURA BLVD, #362
WOODLAND HILLS, CA 91364
(805) 469-4883

PRINTS ISSUED		
DATE	PURPOSE	NO.

CLIENTS INFORMATION:
Owner
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

SHEET TITLE:
ROOF PLAN - POOL HOUSE & DETACHED GARAGE

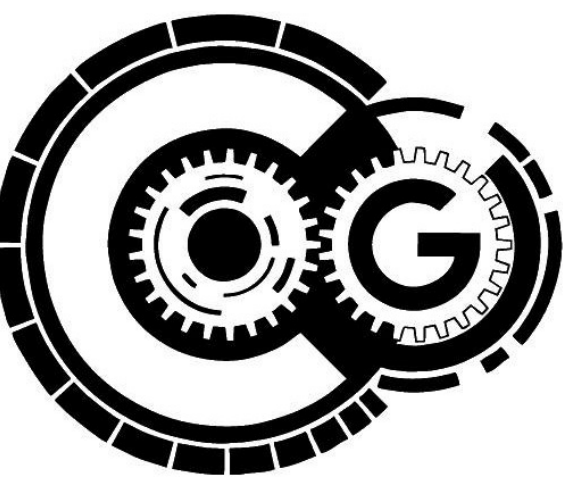
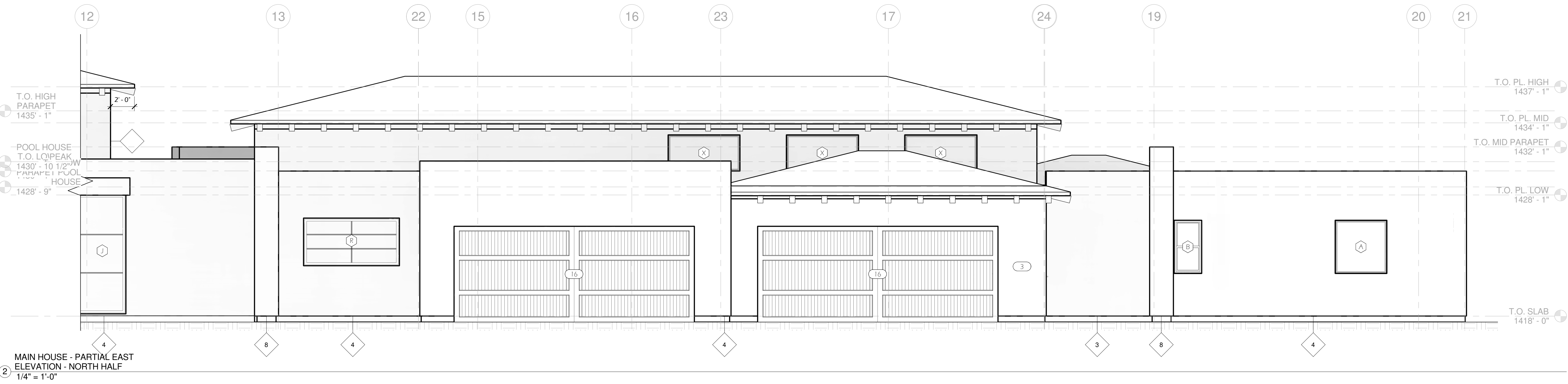
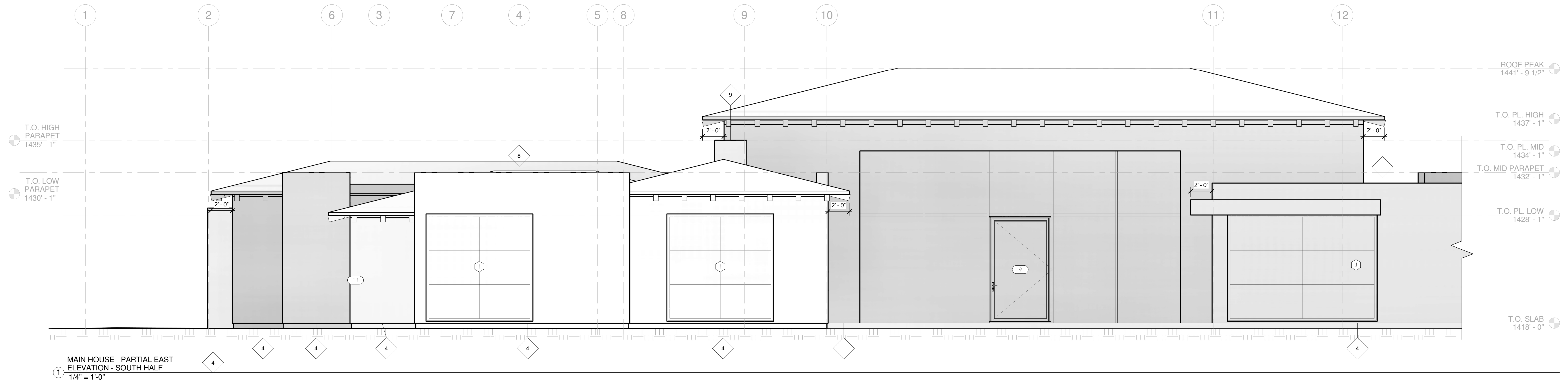
PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361**



Author: 20.1012.179

SHEET NUMBER:
A-2.1

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22647 VENTURA BLVD, #362
WOODLAND HILLS, CA 91364
(805) 469-4883

PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
Owner
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

SHEET TITLE:
MAIN HOUSE - EAST ELEVATION

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361**

DRAWINGS VALID ONLY WITH ENGINEERS WET SIGNATURE OVER SEAL ON EACH SHEET IN INK



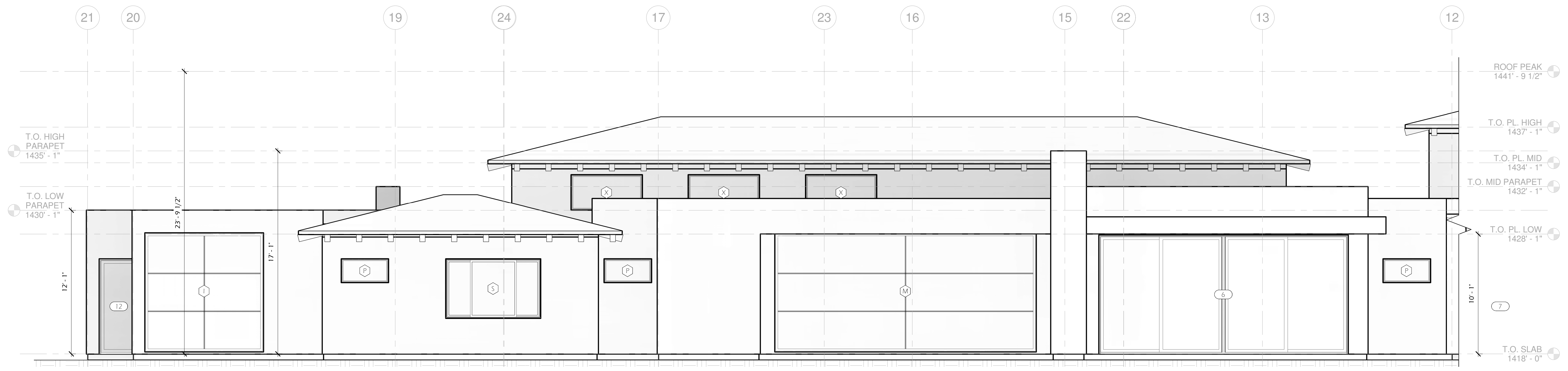
Author 20.1012.179

SHEET NUMBER:
A-3.0

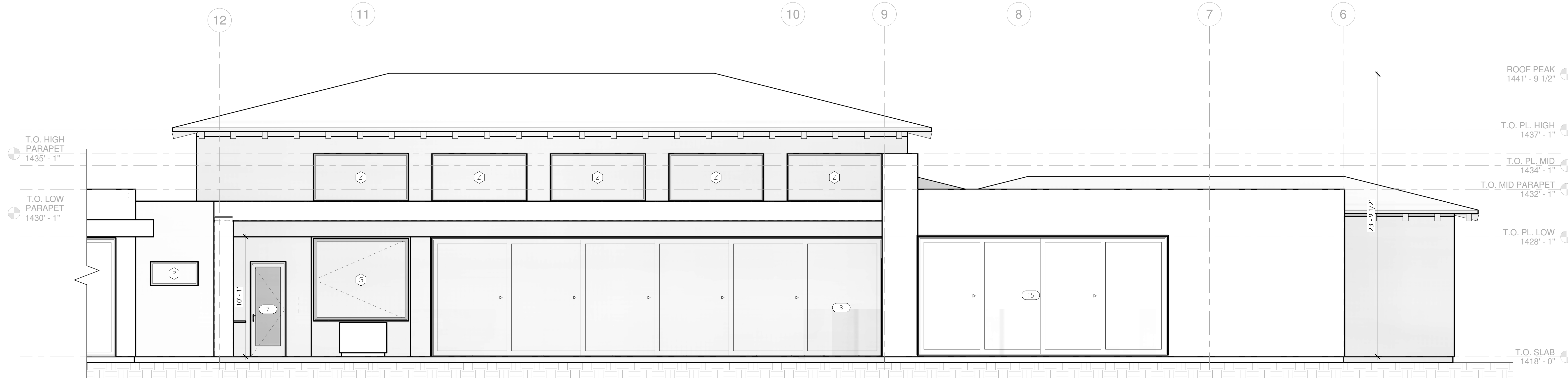
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NOTES & PRODUCT INFORMATION - A-3

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1 MAIN HOUSE - PARTIAL WEST
 ELEVATION - NORTH HALF
 1/4" = 1'-0"



2 MAIN HOUSE - PARTIAL WEST
 ELEVATION - SOUTH HALF
 1/4" = 1'-0"



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Greyson F. Terrio, P.E., CEO
 22647 VENTURA BLVD, #362
 WOODLAND HILLS, CA 91364
 (805) 469-4883

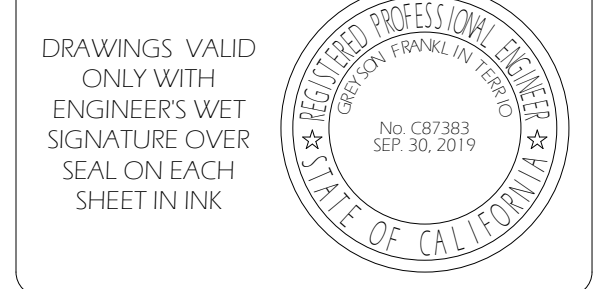
PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
 Owner
 2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361

SHEET TITLE:
MAIN HOUSE - WEST ELEVATION

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361**



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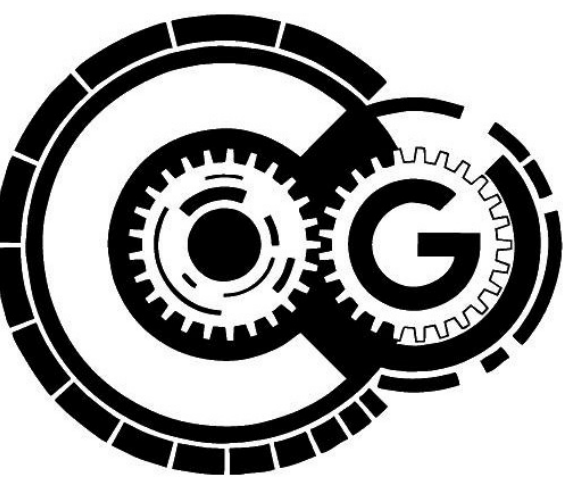
Author 20.1012.179

SHEET NUMBER

2/21/2021 11:09:52 PM

NOTES & PRODUCT INFORMATION - A-3

A-3.1



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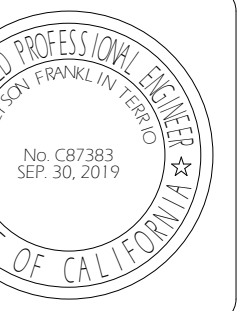
DATE	PURPOSE	NO.

CLIENTS INFORMATION:
Owner
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

SHEET TITLE:
MAIN HOUSE - NORTH & SOUTH ELEVATIONS

PROJECT ADDRESS:
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

DRAWINGS VALID ONLY WITH ENGINEERS WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

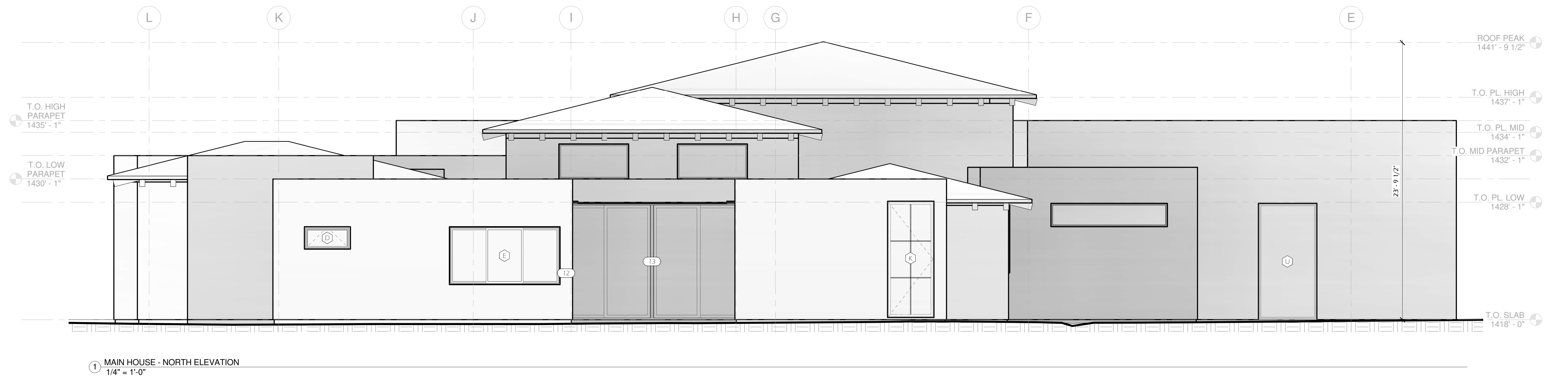


Author 20.1012.179

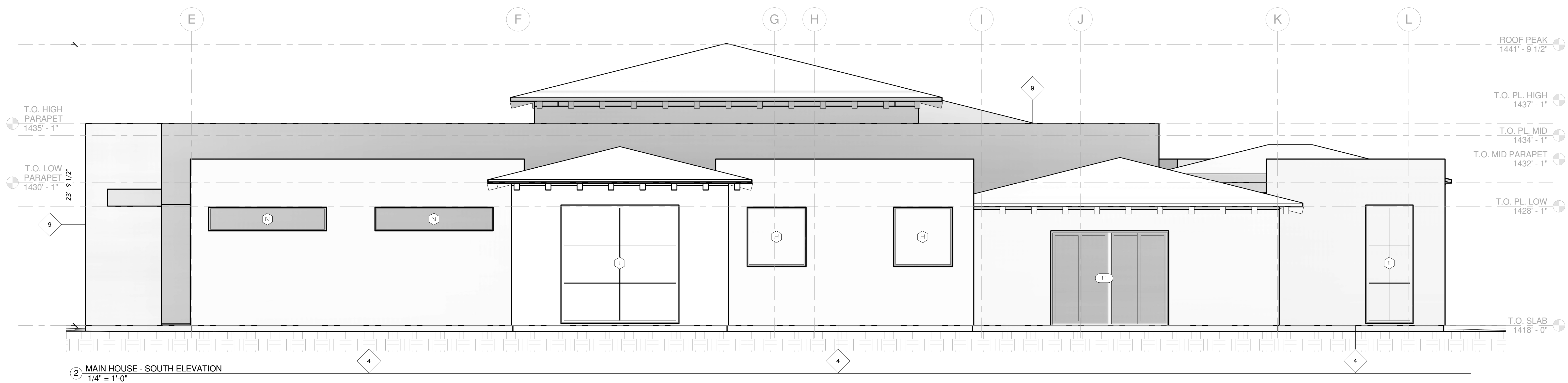
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2/21/2021 11:09:55 PM



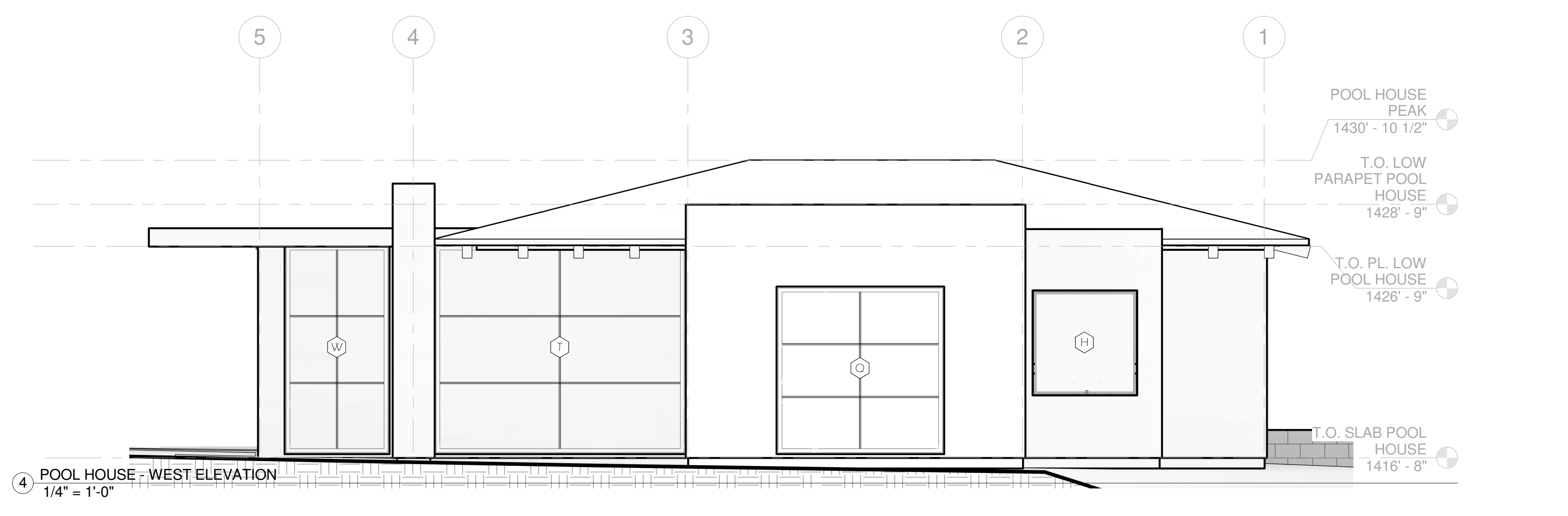
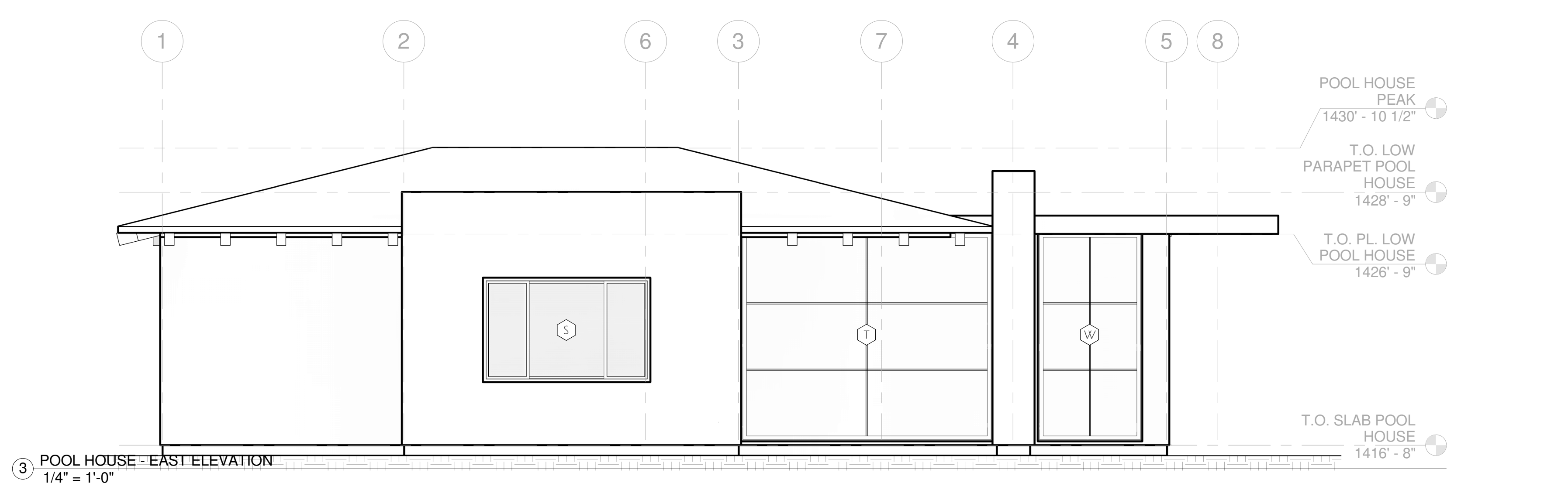
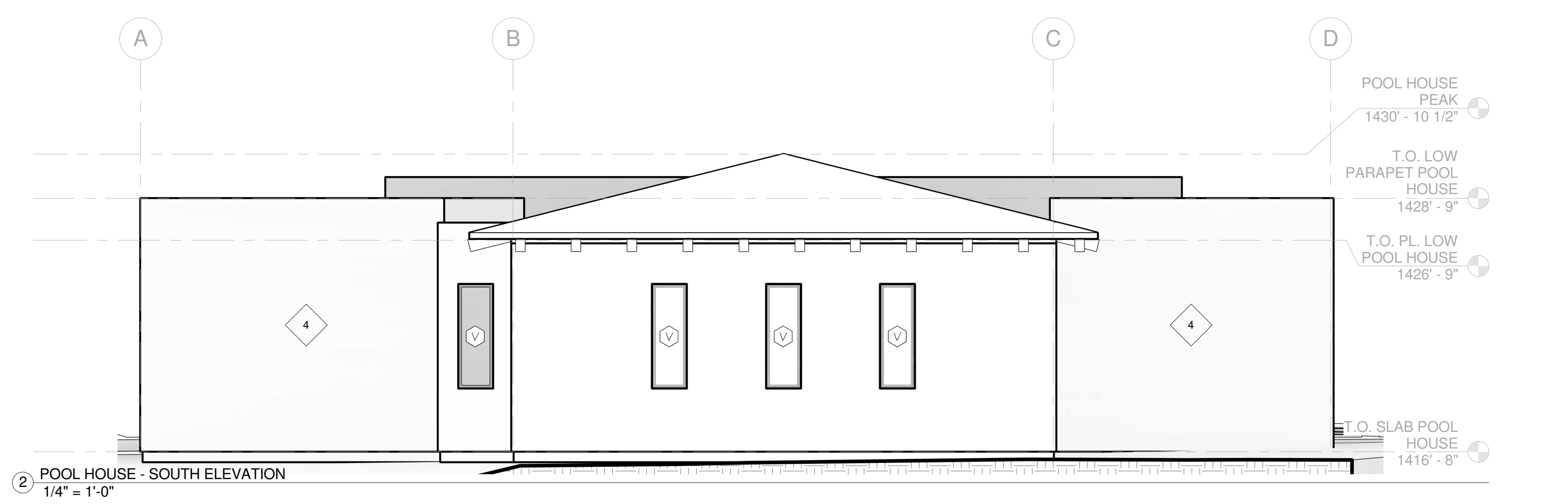
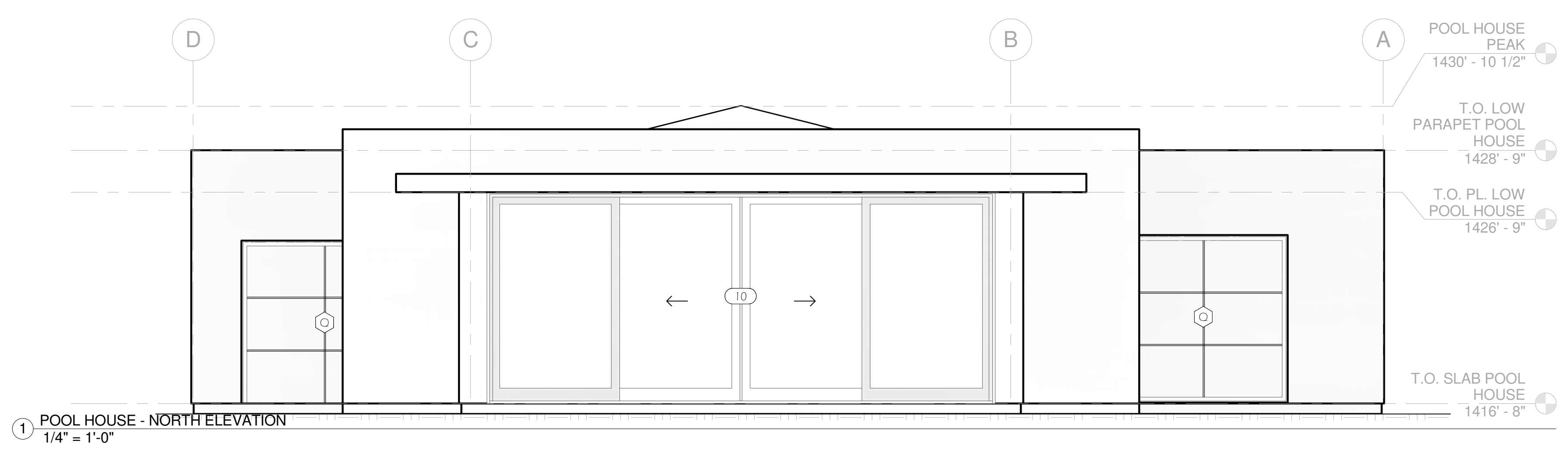
1 MAIN HOUSE - NORTH ELEVATION
1/4" = 1'-0"



2 MAIN HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

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PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:
 Owner
 2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361

SHEET TITLE:
POOL HOUSE - ELEVATIONS

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361**

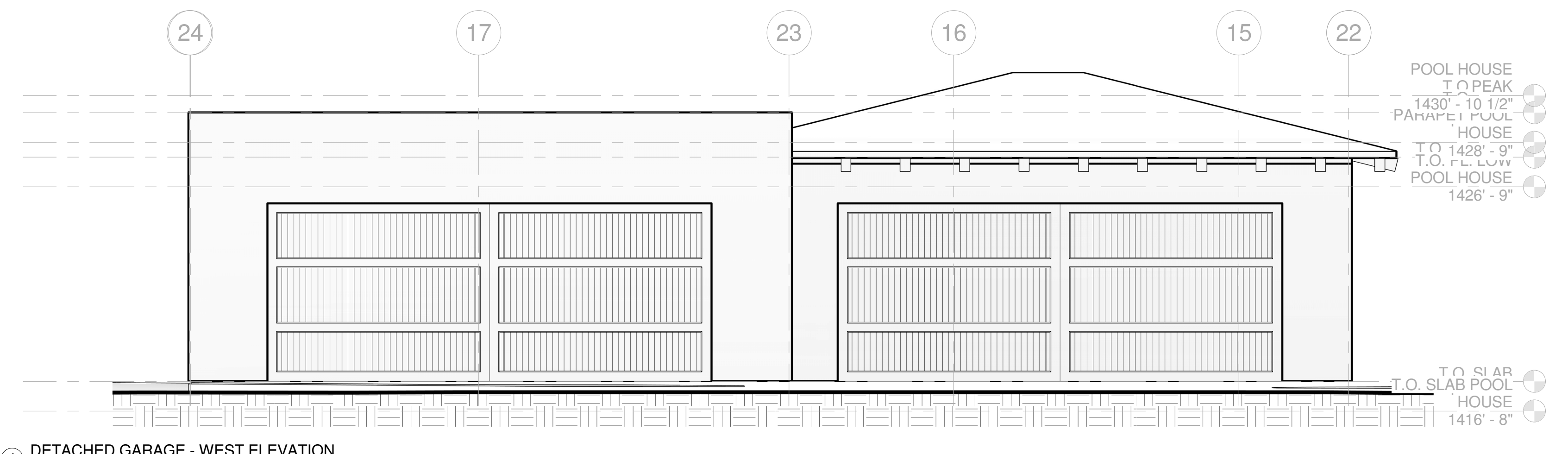
DRAWINGS VALID ONLY WITH ENGINEERS WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

Author 20.1012.179

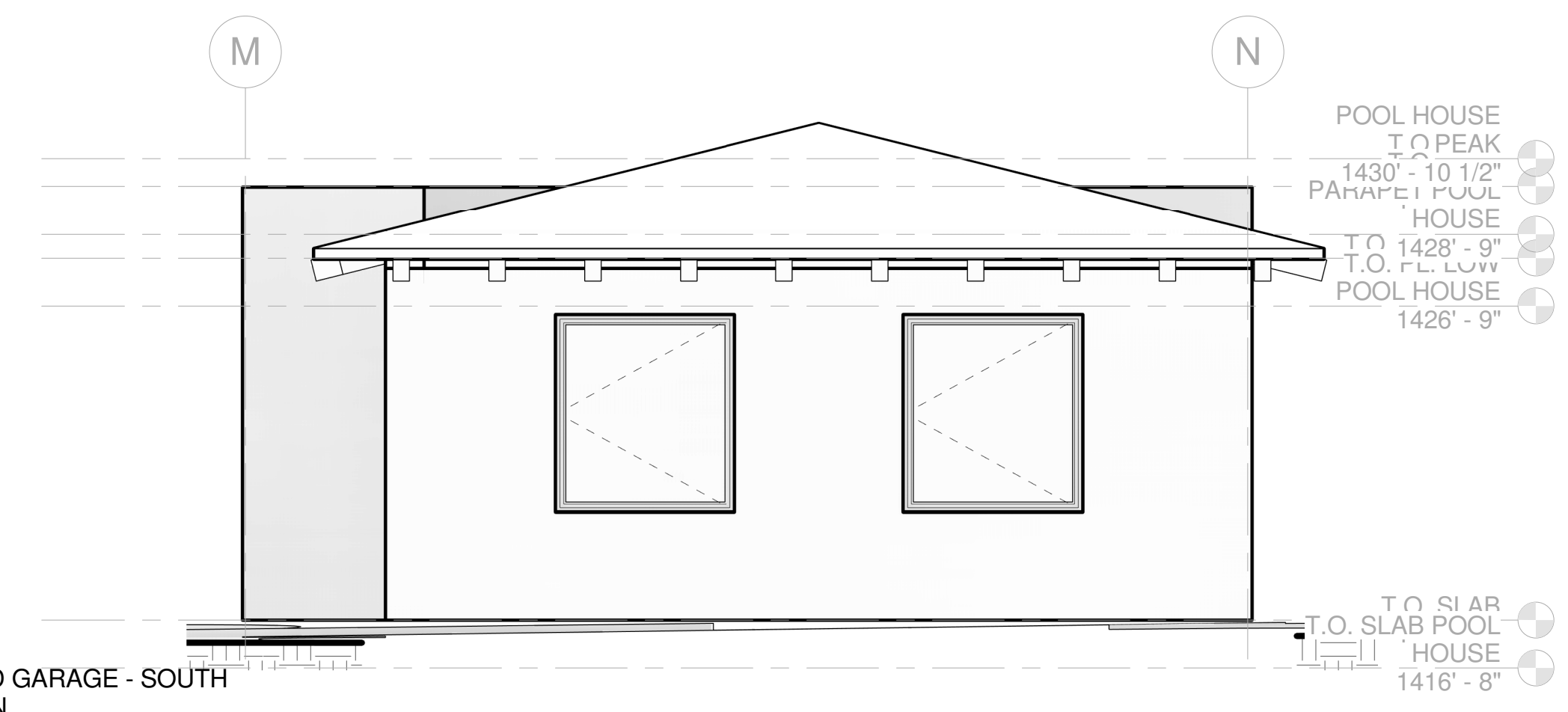
SHEET NUMBER
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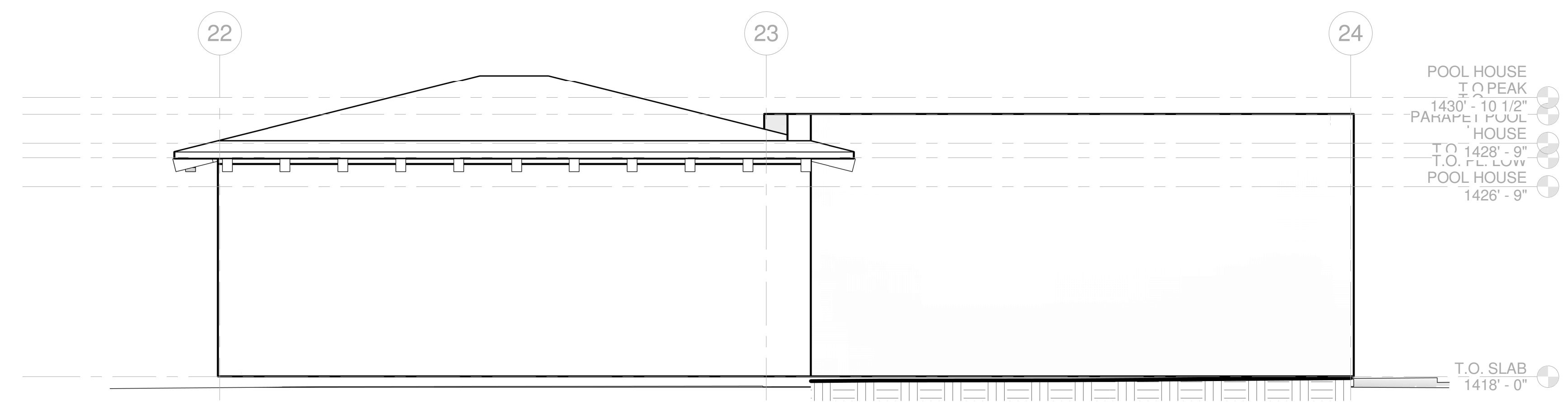
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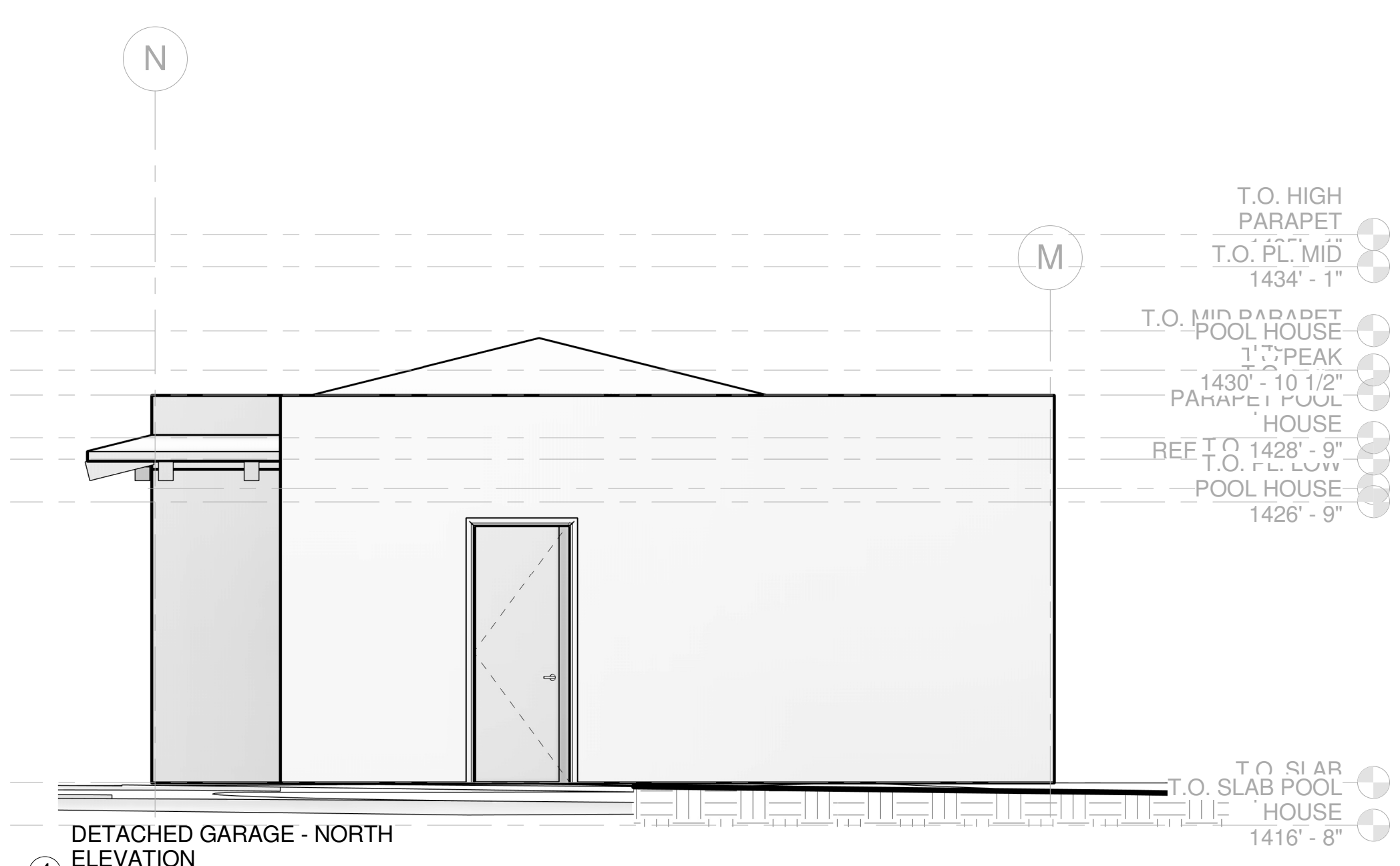
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1/4" = 1'-0"



2 DETACHED GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



3 DETACHED GARAGE - EAST ELEVATION
1/4" = 1'-0"



4 DETACHED GARAGE - NORTH ELEVATION
1/4" = 1'-0"



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PRINTS ISSUED

DATE	PURPOSE	NO.

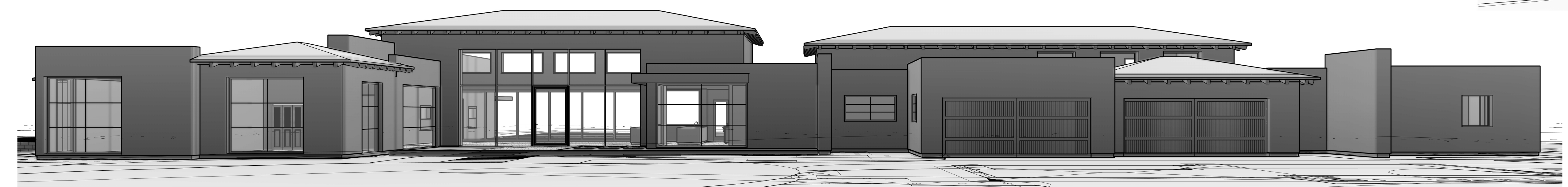
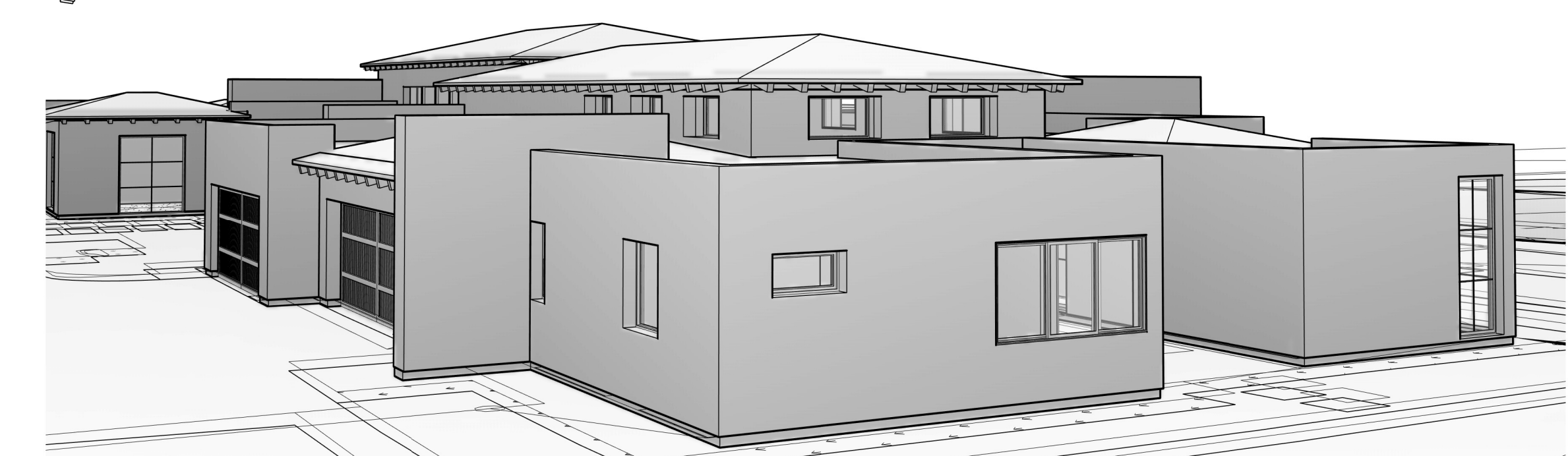
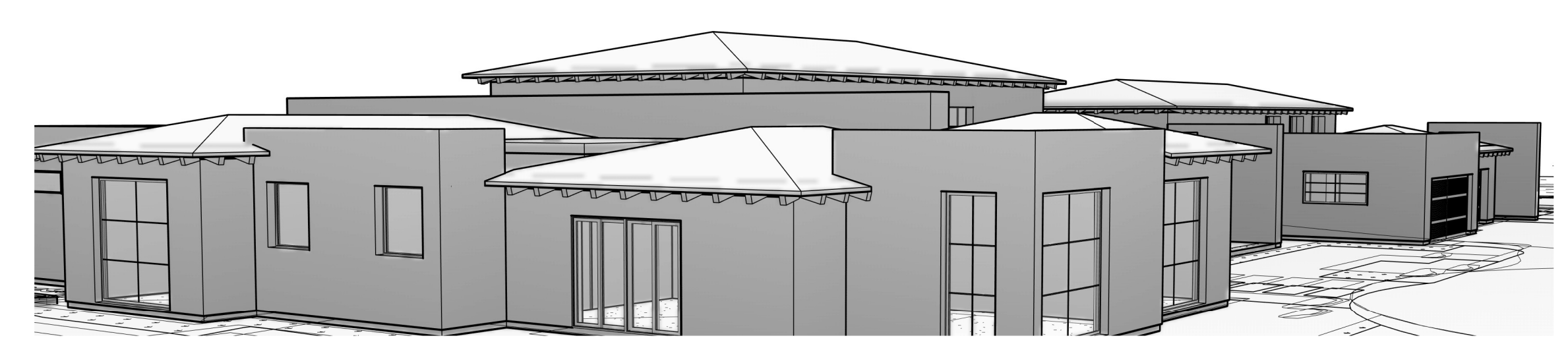
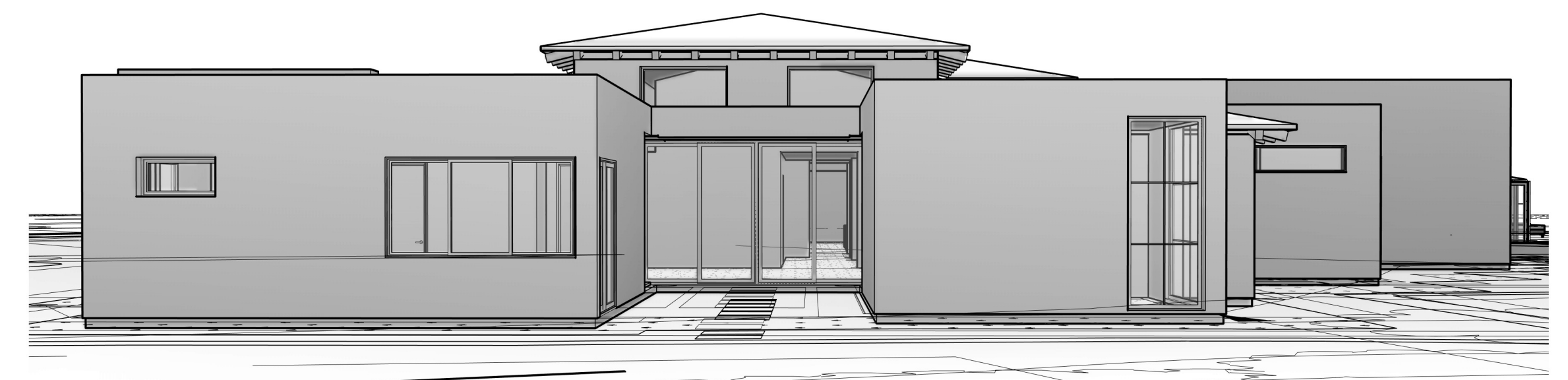
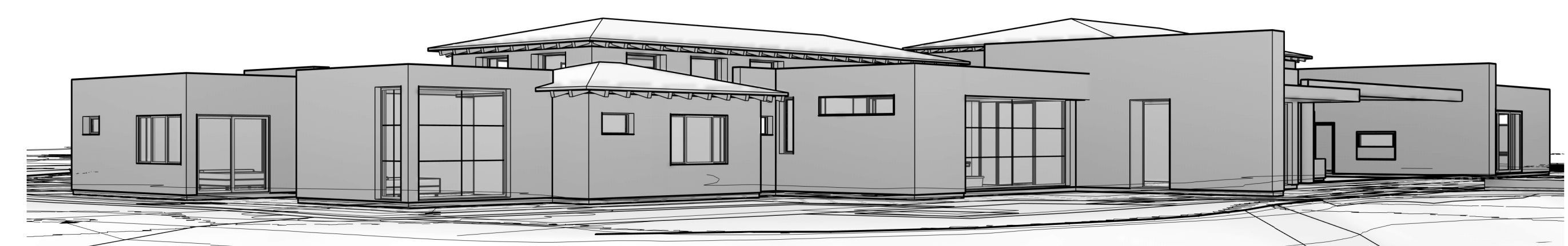
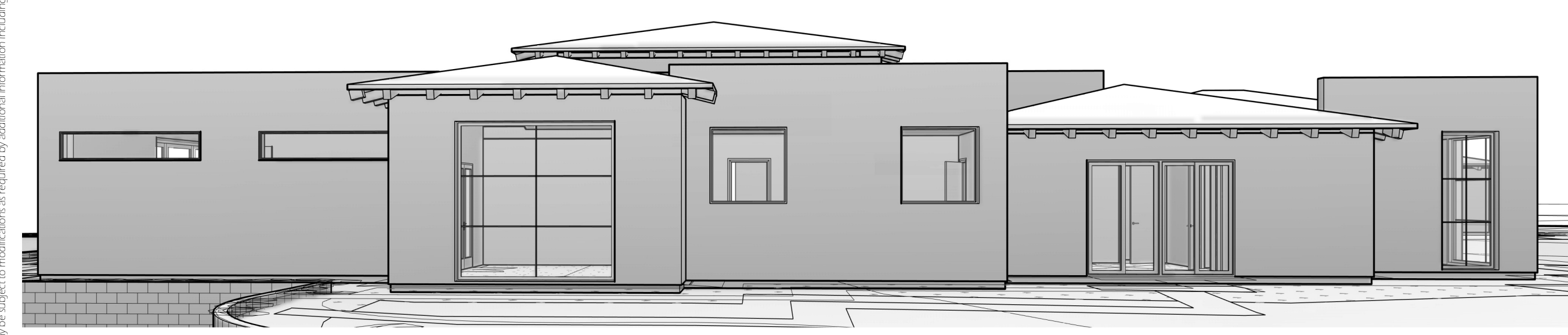
CLIENTS INFORMATION:
Owner
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

SHEET TITLE: **DETACHED GARAGE ELEVATIONS**
 PROJECT ADDRESS: **2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361**

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Author: 20.1012.179
 SHEET NUMBER: **A-3.4**
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PRINTS ISSUED		
DATE	PURPOSE	NO.

CLIENTS INFORMATION:
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THOUSAND OAKS, CA 91361

SHEET TITLE:
PERSPECTIVE PHOTOS

PROJECT ADDRESS:
**2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361**

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK



Author 20.1012.179

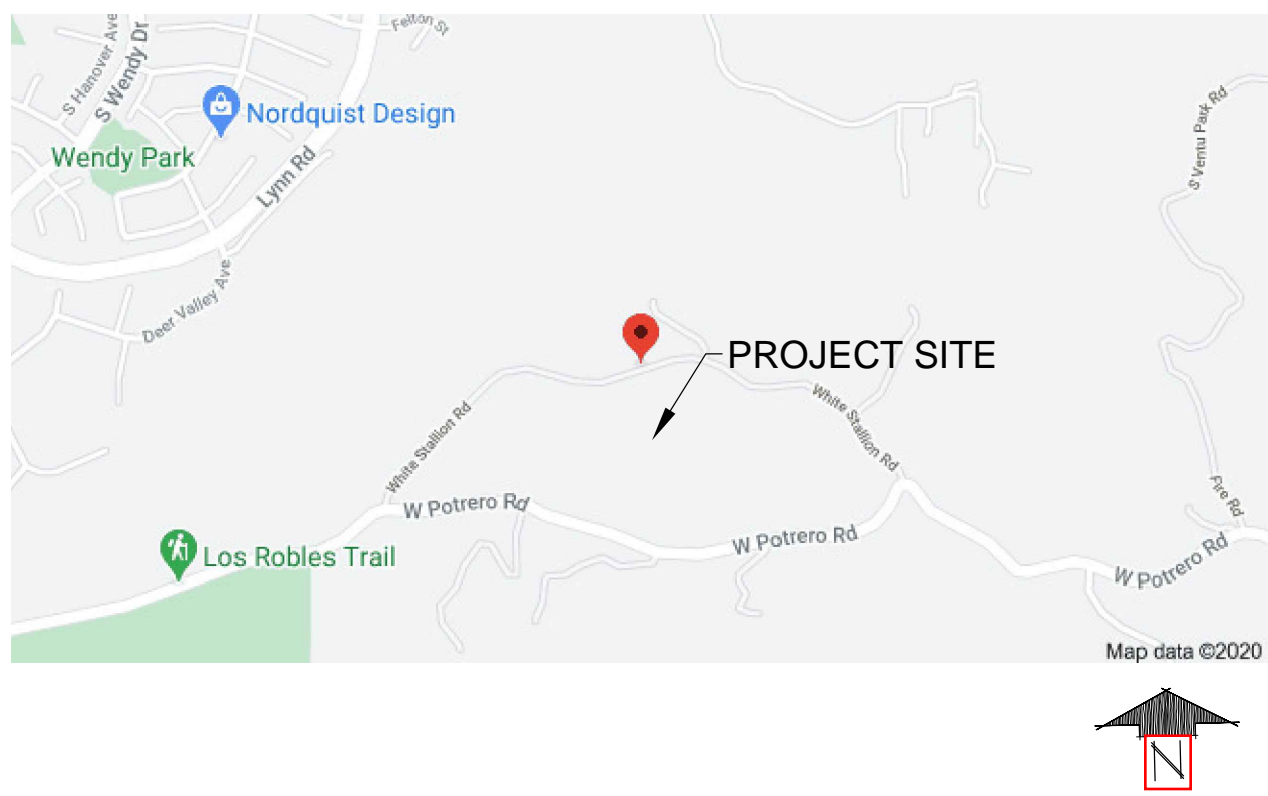
SHEET NUMBER:
A-5.0

2/21/2021 11:10:18 PM

NEW SINGLE FAMILY DWELLING
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361
APN 668-0-080-140

VICINITY MAP

SCALE: NTS



SHEET INDEX

SHEET #	DESCRIPTION
L-0	COVER SHEET
L-1	SITE PLAN
L-2	LANDSCAPE PLAN - (PAD AREA) & SECTION
L-3	LANDSCAPE PLAN - (ENTRY GATE)
L-4	PLANTING PLAN - (PAD AREA)
L-5	PLANTING PLAN - (ENTRY GATE)
L-6	FUEL MODIFICATION PLAN - (PAD AREA)
L-7	FUEL MODIFICATION PLAN - (ENTRY GATE)

SCOPE OF WORK

- PROPOSED NEW SINGLE FAMILY HOME AND PROPOSED NEW LANDSCAPE.
- CONCEPTUAL LANDSCAPE PLAN

PROJECT STATISTICS:

TOTAL PROJECT SITE (S.F.):	20.79 ACRES (905,720.9 S.F.)
TOTAL LANDSCAPED AREA (S.F.):	52,105 S.F.
NATIVE PLANTER AREAS	26,940 S.F.
LOW WATER ORNAMENTAL	7,050 S.F.
ARTIFICIAL TURF	14,890 S.F.
GRASSCRETE	3,225 S.F.
TOTAL PROPOSED TREES:	57 TOTAL
36" BOX TREES	43
48" BOX TREES	6
60" BOX TREES	4
72" BOX TREES	4
TOTAL HARDSCAPE (S.F.):	21,000 S.F.
NEW CONCRETE DRIVEWAY (NOT INCLUDING EXISTING ASPHALT DRIVEWAY)	14,300 S.F.
CONCRETE PAVING	4,400 S.F.
DECOMPOSED GRANITE PAVING	2,300 S.F.

PERRIN DESIGN GROUP, INC.
 LANDSCAPE DESIGN + BUILD
 2753 Lander Ct. • Newbury Park, CA 91320
 805-795-7995 (Cell) • jlperrin@verizon.net (Email)

SINGLE FAMILY RESIDENCE
 2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361

COVER SHEET & GENERAL INFORMATION
 CONCEPTUAL PLANS
 FOR PLAN CHECK ONLY

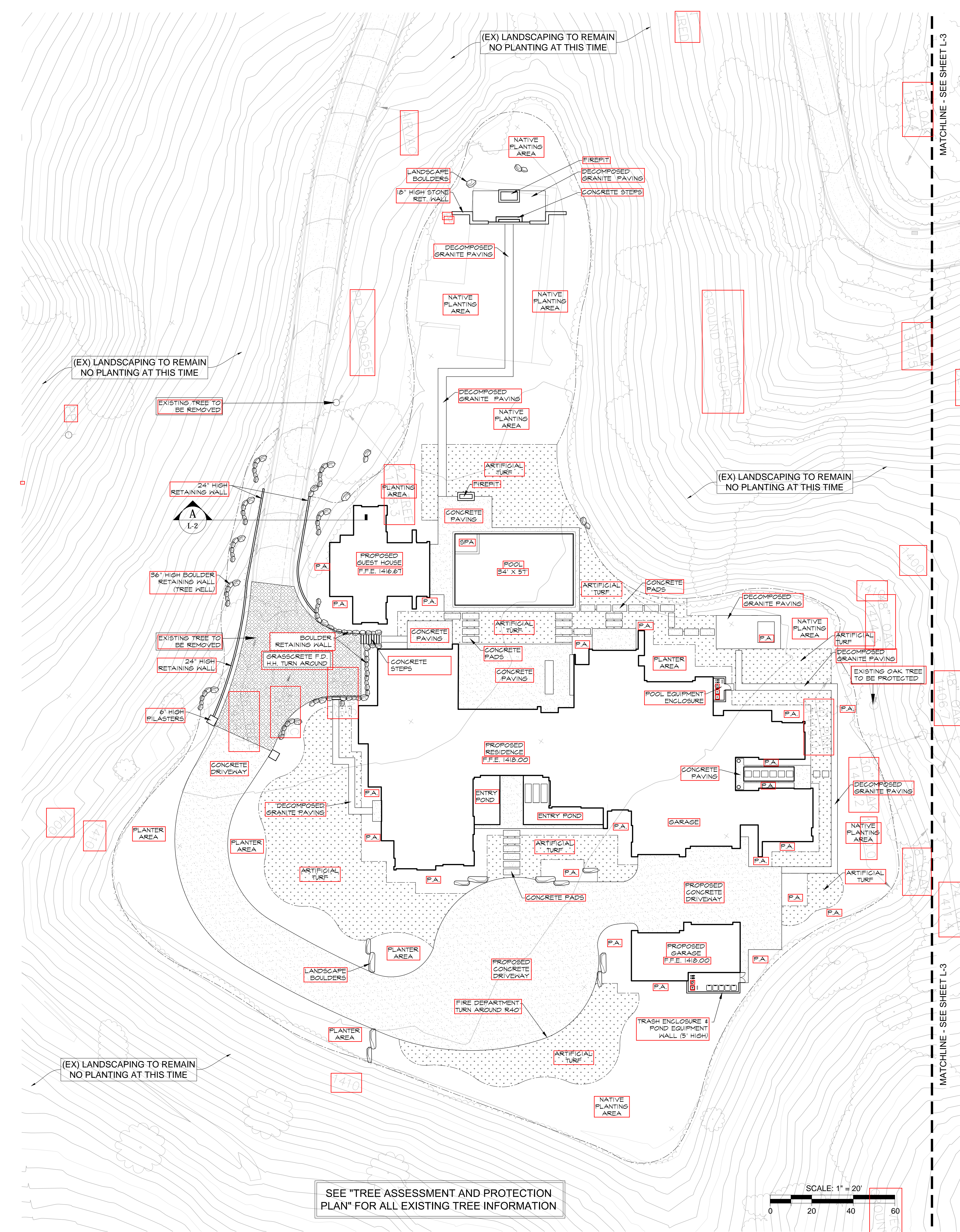
Date: FEBRUARY 9, 2021

Drawn: [Signature]

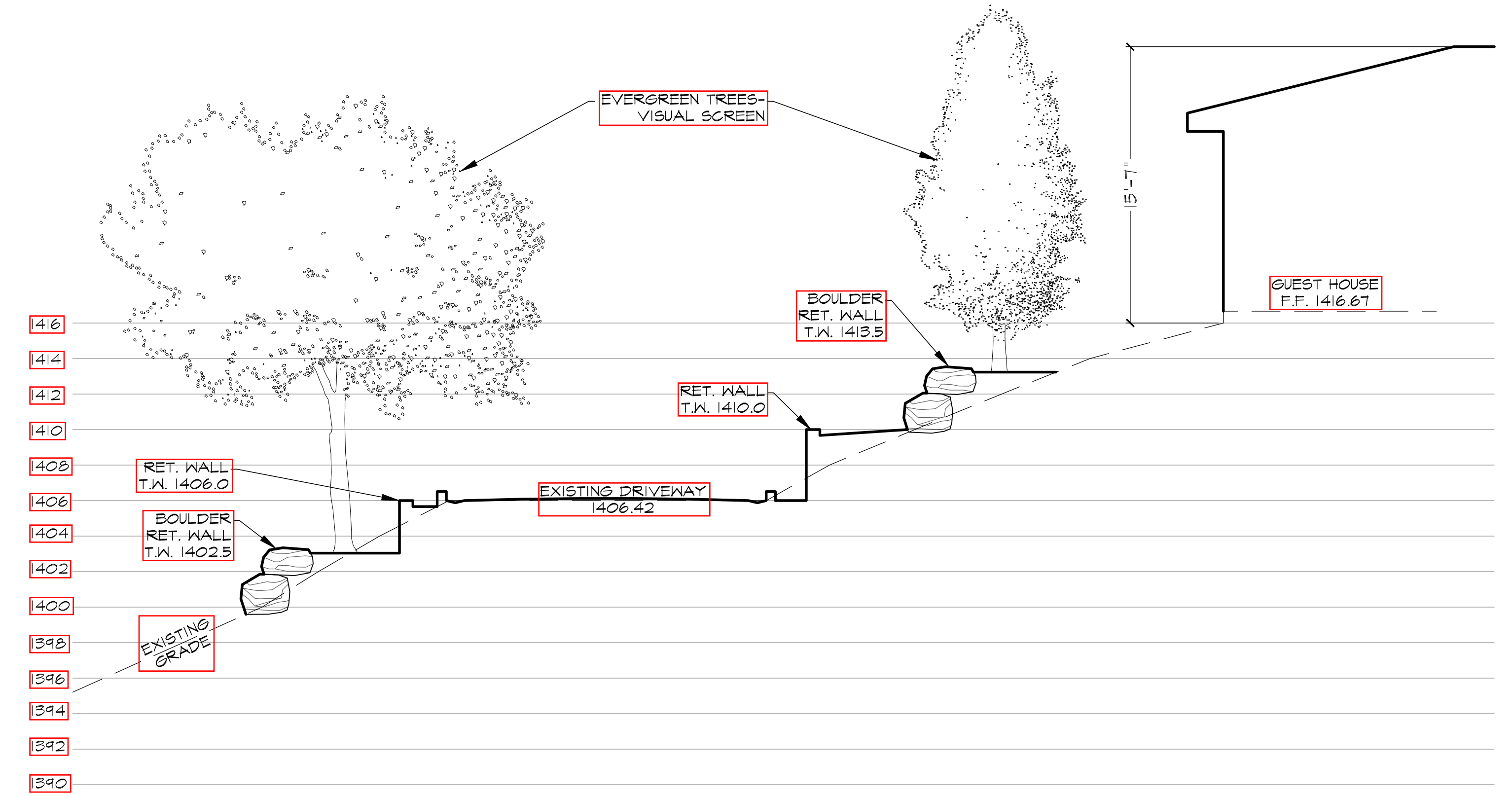
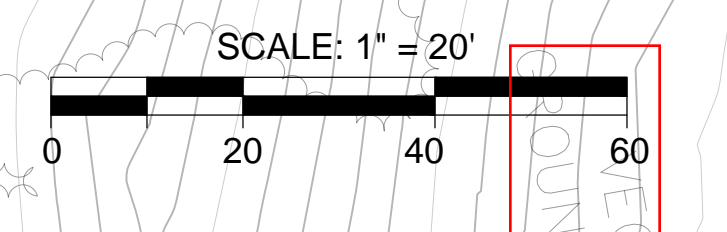
Scale:

L-0

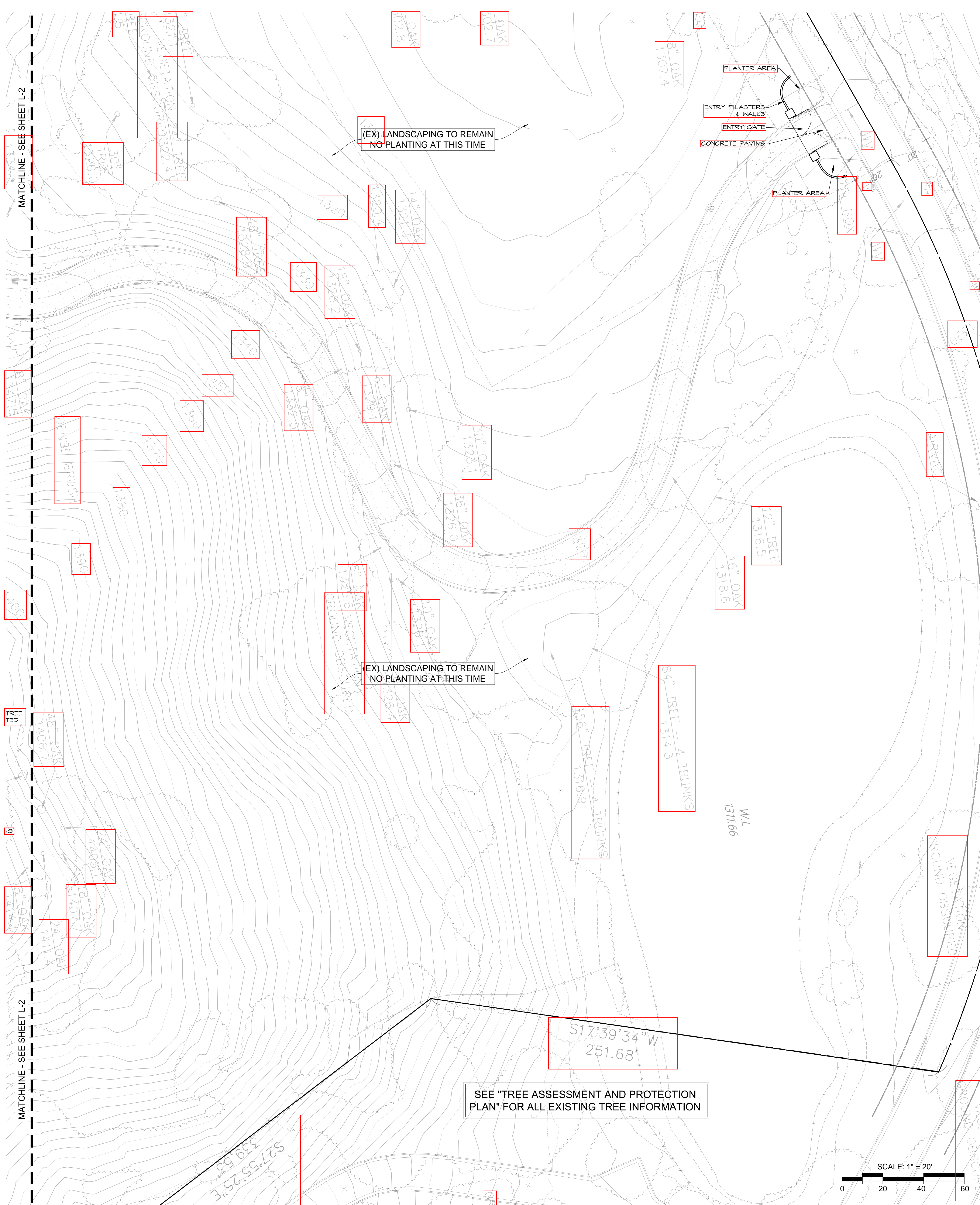
2/9/21
 SEVEN
 PLOTTED: 2/9/21



SEE "TREE ASSESSMENT AND PROTECTION PLAN" FOR ALL EXISTING TREE INFORMATION



A GUEST HOUSE SECTION
SCALE: 3/16"=1'-0"



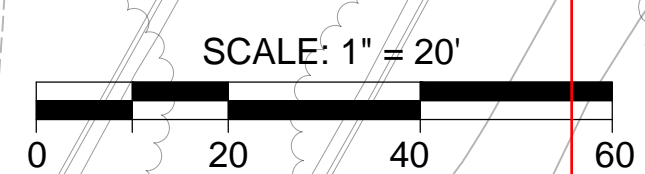
MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-2

(EX) LANDSCAPING TO REMAIN
NO PLANTING AT THIS TIME

(EX) LANDSCAPING TO REMAIN
NO PLANTING AT THIS TIME

PLANTER AREA
ENTRY PILASTERS & WALLS
ENTRY GATE
CONCRETE PAVING

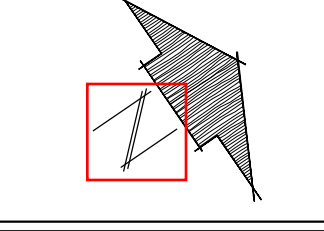


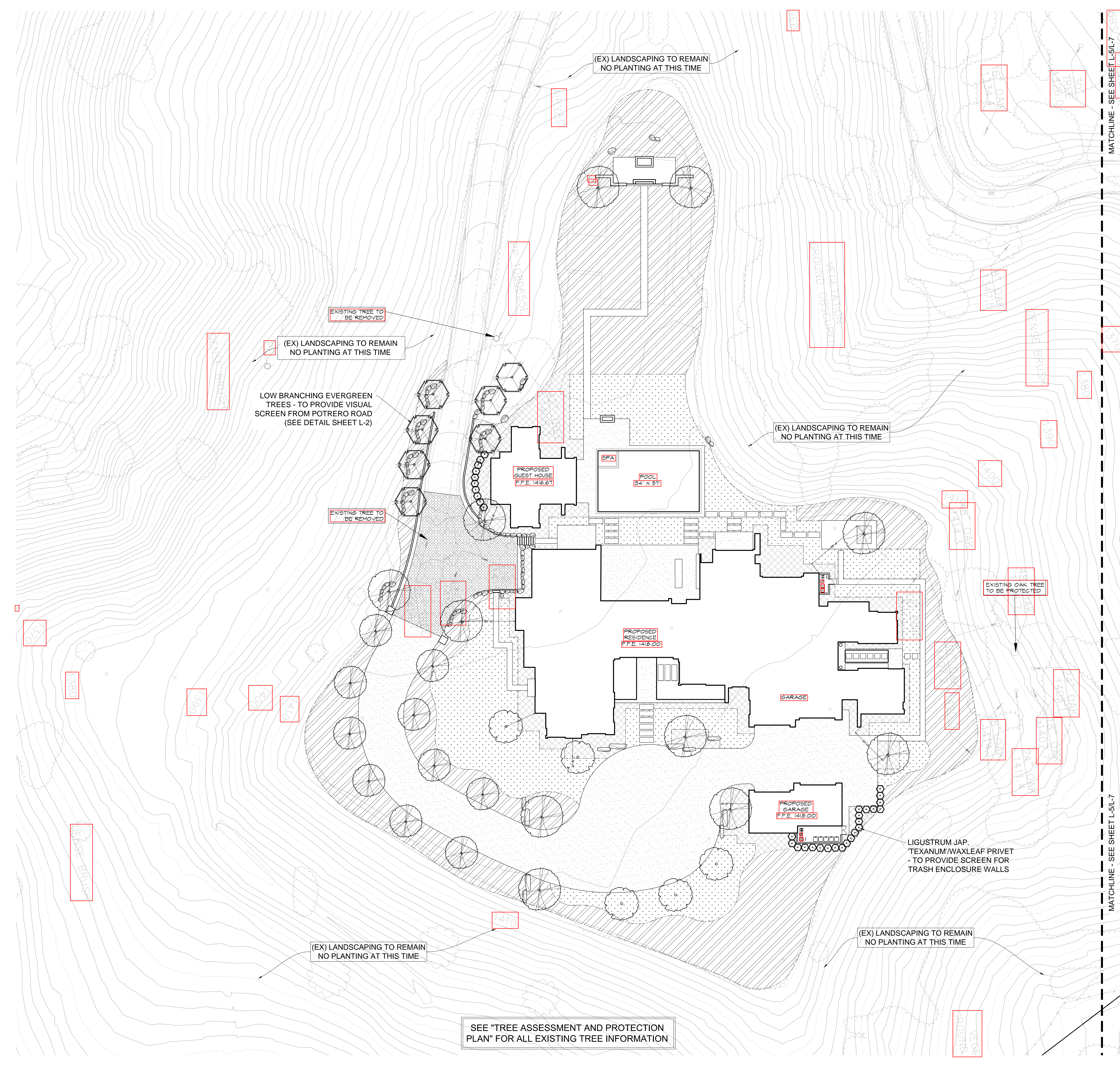
SCALE: 1" = 20'

SEE "TREE ASSESSMENT AND PROTECTION PLAN" FOR ALL EXISTING TREE INFORMATION

S17°39'34"W
251.68'

S27°55'25"E
339.53'





PROPOSED PLANT LEGEND

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
TREES				
	1	36" BOX	AREBUTUS UNEDO 'MARINA' MARINA STRAWBERRY TREE	EVERGREEN STD TRUNK
	1	36" BOX	LAGERSTROMIA INDICA 'TUSCARORA' TUSCARORA GRAPE MYRTLE	DECIDUOUS STD TRUNK
	1	36" BOX	ACACIA SALISMA BLUE-LEAF KEEPING WATTLE	EVERGREEN LE
	2	36" BOX	OLEA EUROPAEA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY FRUITLESS OLIVE	EVERGREEN MULTI TRUNK
	2	36" BOX	OLEA EUROPAEA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY FRUITLESS OLIVE	EVERGREEN MULTI TRUNK
	1	36" BOX	PARKINSONIA HYBRID 'AZT' PALO VERDE THORNLESS HYBRID	EVERGREEN STD

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
VINES				
	5	5 GAL	GALLIANDREA HAEMATOCEPHALA PINK POWDER PUFF	EVERGREEN STAKED

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
SHRUBS				
	5	5 GAL	AGAVE ATTENUATA FOXTAIL AGAVE	EVERGREEN
	5	5 GAL	CALLISTEMON VIMINALIS 'SLIM' SLIM BOTTLEBRUSH	EVERGREEN
	5	5 GAL	GIBBUS PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	EVERGREEN
	5	5 GAL	HELIOTRICHON SEM. 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	EVERGREEN
	5	5 GAL	LIGUSTRUM JAP. TEXANUM WAXLEAF PRIVET	EVERGREEN STAKED
	1	5 GAL	NASSELLA TENNISIMA MEXICAN FEATHER GRASS	EVERGREEN
	5	5 GAL	PHORMIUM TEXAS 'PINK STRIPE' PINK STRIPE FLAX	EVERGREEN
	5	5 GAL	PITTOSPORUM TOB. 'CREME DE MINT' CREME DE MINT DWARF PITTOSPORUM	EVERGREEN
	5	5 GAL	PITTOSPORUM TOB. 'WHEELER'S DWARF' WHEELER'S DWARF PITTOSPORUM	EVERGREEN
	5	5 GAL	ROSMARINUS OFFICINALIS 'PROSTRATE' PROSTRATE ROSEMARY	EVERGREEN
	5	5 GAL	BENECIO MANDRALISCAE BLUE CHALK STICKS	SUCCULENT
	1	5 GAL	TEUCRIUM X LUCIDRYS WALL GERMANDER	EVERGREEN
	5	5 GAL	NESTRINSEA FRU. 'MADI' DWARF MADI COAST ROSEMARY	EVERGREEN

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
SHRUBS - NATIVE				
	1	5 GAL	AQUILEGIA FORMOSA WESTERN COLUMBINE	EVERGREEN
	1	5 GAL	BACCHARIS PILLULARIS 'TWIN PEAKS' PROSTRATE COYOTE BUSH	EVERGREEN
	5	5 GAL	CEANOTHUS GRIS. HOR. 'YANKEE POINT' YANKEE POINT CALIFORNIA LILAC	EVERGREEN
	5	5 GAL	CEANOTHUS GRIS. HOR. 'CONCHA' CONCHA CALIFORNIA LILAC	EVERGREEN
	5	5 GAL	EPILOBIUM CAL. 'EVERETT'S CHOICE' GHOSTLY RED CALIFORNIA FUCHSIA	EVERGREEN
	5	5 GAL	LAVATERA MARITIMA MEDITERRANEAN TREE MALLOW	EVERGREEN
	1	5 GAL	LUPINUS EXCUBITUS GRAPE SODA LUPINE	EVERGREEN
	1	5 GAL	MIMULUS AURANTIAGUS STICKY MONKEY FLOKER	EVERGREEN
	1	5 GAL	PENSTEMON BACCHARIFOLIUS 'DIABLO' DIABLO ROCK PENSTEMON	EVERGREEN

SYMBOL	QTY	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
	14,890 S.F.	ARTIFICIAL TURF	500'
	1,050 S.F.	ORNAMENTAL PLANTING	NOTE: ALL PLANTINGS WITHIN 5' WALK AROUND TO BE HERBACIOUS PLANTS ADHERING TO L.A. COUNTY FIRE CODE.
	26,450 S.F.	NATIVE PLANTING	
ALL PLANTER AREAS - (SEE NOTE)			
NOTE: A MIN. OF 3" INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS KEEPING OR TOOTING GROUND COVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.			

LIGHTING LEGEND - LOW VOLTAGE

SYMBOL	DESCRIPTION	MANUF. & MODEL NO.	TYPE	FINISH	QTY
	UP LIGHT	SPJ LIGHTING INC. 800-461-5631 MR-UNIVERSE	2IN LEP 12V-2100K	MBR	X
	PATH LIGHT	SPJ-3124	2IN LEP 12V-2100K	MBR	X
	BELL LIGHT	SPJ-M1000-P-REB	6IN LEP 12V-2100K	MBR	X
	NICHE LIGHT	SPJ-55-1	2IN LEP 12V-2100K	MBR	X
	WALL MOUNT LIGHT	SPJ-LH-2	6IN LEP 12V-2100K	MBR	X
	UNDER WATER LIGHT	SPJ-LH-2	2IN LEP 12V-2100K	MBR	X
	RECESSED UP LIGHT	SPJ-M1000-F	2IN LEP 12V-2100K	MBR	X

GENERAL NOTES

- PROVIDE 100% IRRIGATION TO ALL PLANTING AREAS FROM CURB LINE.
- BURY LINES 18" MAINLINE (P.V.C.) AND 12" LATERAL (SCH. 40).
- PROVIDE SOILS AMENDMENTS PER SOILS REPORT (PROVIDED BY OTHERS).
- SEPARATE SHRUB, LAWN AND SUN EXPOSURE SYSTEMS.
- PROVIDE DEEP ROOT BARRIERS ON ALL TREES.
- PROVIDE 4' X 3' DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL IN ALL TREE PITS.
- 12 PER TREE
- PROVIDE ESPALIER SUPPORTS.
- ALL EXISTING IRRIGATION TO REMAIN AND CONTRACTOR TO VERIFY PROPER COVERAGE AND ALL FUNCTIONING.
- ALL NEW PLANTER AREAS TO RECEIVE NEW DRIP LINES. USE EXISTING VALVES AND INSTALL PRESSURE REGULATORS WHERE NECESSARY.
- PROVIDE 100% IRRIGATION TO ALL PLANTING AREAS FROM CURB LINE.
- BURY LINES 18" MAINLINE (P.V.C.) AND 12" LATERAL (SCH. 40).
- SEPARATE SHRUB, LAWN AND SUN EXPOSURE SYSTEMS.
- EXISTING IRRIGATION CLOCK TO BE USED. IF NONE, PROVIDE NEW IRRIGATION CONTROLLER LOCATED IN GARAGE. POWER TO BE SUPPLIED BY OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING DRAINAGE INLETS AND DRAIN LINES ARE FUNCTIONING AND HAVE POSITIVE UNBLOCKED FLOW TO EXISTING OUTLETS.
- CONTRACTOR TO REPAIR OR REPLACE NON-FUNCTIONING DRAINAGE INLETS AND DRAIN LINES WHERE NEEDED.
- ALL PAVED AREAS WITHOUT DRAINS ARE TO BE SLOPED AT 1/2% AWAY FROM STRUCTURE AND TOWARDS PLANTERS WITH DRAINS.
- CONNECT ALL ROOF DOWNSPOUTS INTO DRAINAGE SYSTEM.
- ANY DRAINS SHOWN ON PLAN ARE DIAGRAMMATIC ONLY AND NOT REPRESENTATIVE OF THE DRAINAGE PLAN. IF A GRADING AND DRAINAGE PLAN IS REQUIRED OR NECESSARY, CLIENT SHALL EMPLOY A CIVIL ENGINEER FOR A GRADING AND DRAINAGE PLAN.

PERRIN DESIGN GROUP, INC.
LANDSCAPE DESIGN + BUILD
2753 Linder Ct. • Newbury Park, CA 91320
805-795-7995 (cell) • jlperrin@perrindesign.net (Email)

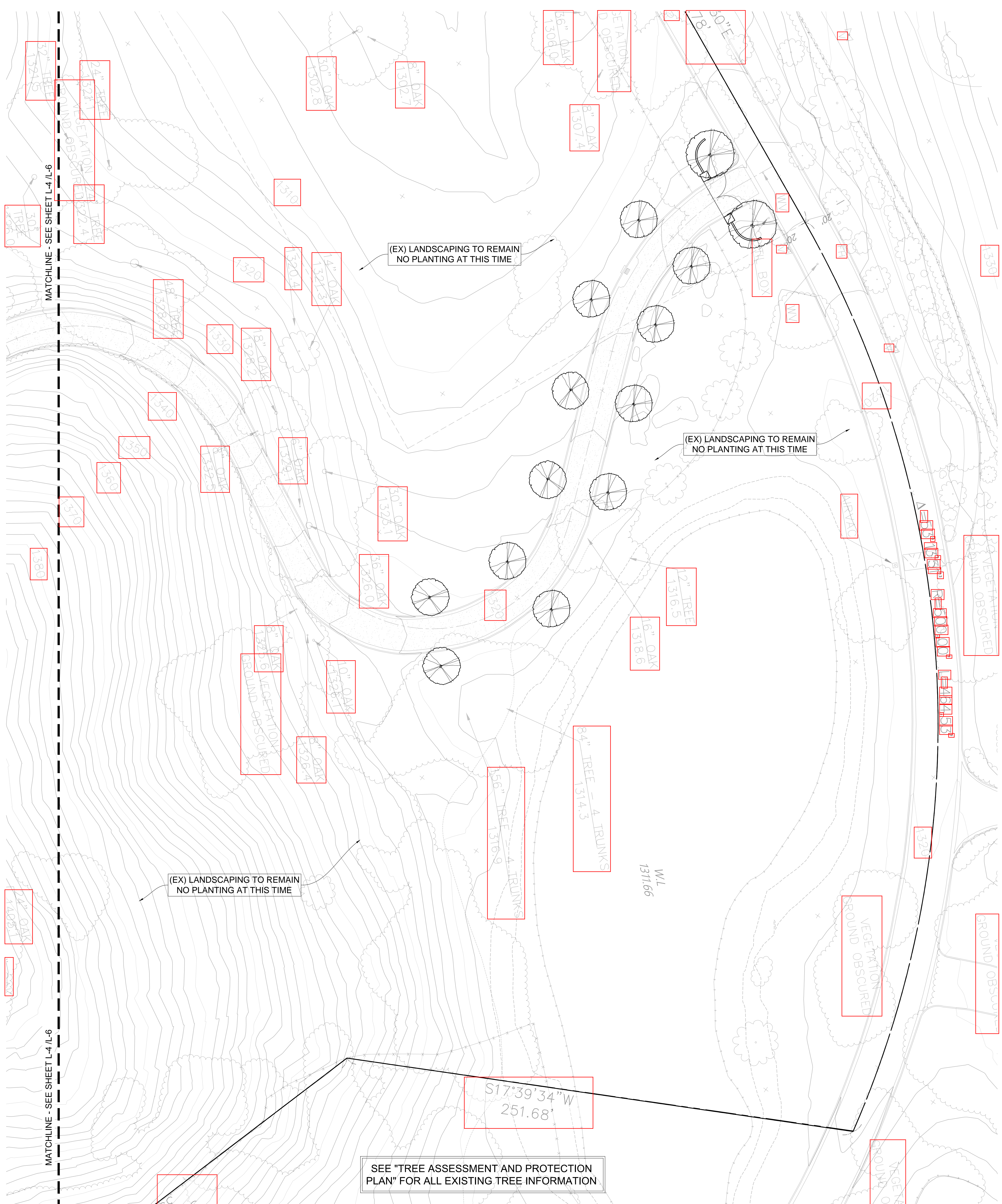
SINGLE FAMILY RESIDENCE
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

PLANTING PLAN
CONCEPTUAL PLANS
FOR PLAN CHECK ONLY

Date: **FEBRUARY 9, 2021**
Drawn: **JLP**
Scale: **1" = 20'-0"**

L-4

DATE PLOTTED: **2/9/21**



PROPOSED PLANT LEGEND

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
TREES				
	1	56" BOX	ARECATUS UNEDO MARINA MARINA STRAWBERRY TREE	EVERGREEN STD TRUNK
	1	56" BOX	LAGERSTROEMIA INDICA TUSCARORA TUSCARORA CRAPE MYRTLE	DECIDUOUS STD TRUNK
	1	56" BOX	ACACIA SALIGNA BLUE-LEAF KEEPER HATTLE	EVERGREEN LB
	22	56" BOX	OLEA EUROPAEA MAJESTIC BEAUTY MAJESTIC BEAUTY FRUITLESS OLIVE	EVERGREEN MULTI TRUNK
	12	56" BOX	PARKINSONIA HYBRID 'AZI' PALO VERDE THORNLESS HYBRID	EVERGREEN STD
VINES				
	5	5 GAL	CALLIANDRA HEMATOCEPHALA PINK POWDER PUFF	EVERGREEN STAKED
SHRUBS				
	5	5 GAL	AGAVE ATTENUATA FOXTAIL AGAVE	EVERGREEN
	5	5 GAL	CALLISTEMON VINCINALIS 'SLIM' SLIM BOTTLEBRUSH	EVERGREEN
	5	5 GAL	CISTUS PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	EVERGREEN
	5	5 GAL	HELIOTROPION SEN. 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	EVERGREEN
	15	5 GAL STAKED	LIGUSTRUM JAP. 'TEXANUM' WAXLEAF PRIVET	EVERGREEN STAKED
	1	1 GAL	NASSELLA TENNISSIMA MEXICAN FEATHER GRASS	EVERGREEN
	5	5 GAL	PHORMIUM TEXAS 'PINK STRIPE' PINK STRIPE FLAX	EVERGREEN
	5	5 GAL	PITTOSPORUM TOB. 'CREME DE MINT' CREME DE MINT DWARF PITTOSPORUM	EVERGREEN
	5	5 GAL	PITTOSPORUM TOB. 'WHEELER'S DWARF' WHEELER'S DWARF PITTOSPORUM	EVERGREEN
	1	1 GAL	ROSMARINUS OFFICINALIS 'PROSTRATE' PROSTRATE ROSEMARY	EVERGREEN
	1	1 GAL	SENEGIO MANDRALISCAE BLUE CHALK STICKS	SUCCULENT
	1	1 GAL	TEUCRIUM X LUCIDRYS WALL GERMANDER	EVERGREEN
	5	5 GAL	WESTRINGEA FRU. 'MUNDI' DWARF MUNDI COAST ROSEMARY	EVERGREEN
SHRUBS - NATIVE				
	1	1 GAL	AQUILEGIA FORMOSA WESTERN COLUMBINE	EVERGREEN
	1	1 GAL	BACCHARIS PILLULARIS 'TWIN PEAKS' PROSTRATE GOYOTE BUSH	EVERGREEN
	5	5 GAL	CEANOTHUS GRIS HOR. 'YANKEE POINT' YANKEE POINT CALIFORNIA LILAC	EVERGREEN
	5	5 GAL	CEANOTHUS GRIS HOR. 'CONCHA' CONCHA CALIFORNIA LILAC	EVERGREEN
	5	5 GAL	EPILOBIUM GAL. EVERETT'S CHOICE GHOSTLY RED CALIFORNIA FUCHSIA	EVERGREEN
	5	5 GAL	LAYATERA MARITIMA MEDITERRANEAN TREE MALLOW	EVERGREEN
	1	1 GAL	LUPINES EXCUBITUS GRAPE SOGA LUPINE	EVERGREEN
	1	1 GAL	MIMULUS ALPANTACUS STICKY MOXY FLORES	EVERGREEN
	1	1 GAL	PENSTEMON BACCHANIFOLIUS 'DIABLO' DIABLO ROCK PENSTEMON	EVERGREEN

SYMBOL	QTY	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
	4,840	ARTIFICIAL TURF	500
	1,050	ORNAMENTAL PLANTING	NOTE: ALL PLANTINGS WITHIN 5' WALK AROUND TO BE HERBACIOUS PLANTS ADHERING TO L.A. COUNTY FIRE CODE
	26,450	NATIVE PLANTING	

ALL PLANTER AREAS - (SEE NOTE)

MULCH- AGOROMIN ES2

NOTE: A MIN. OF 3" HIGH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS KEEPING OR TOOTHING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

LIGHTING LEGEND - LOW VOLTAGE

SYMBOL	DESCRIPTION	MANUF. & MODEL NO.	TYPE	FINISH	QTY
	OFF LIGHT	SPJ LIGHTING INC. 800-462-3631 MVA-1000	2X LED 2V-2700K	MBR	X
	PATH LIGHT	SPJ-S124	2X LED 2V-2700K	MBR	X
	BELL LIGHT	SPJ-M1000-P-RE	2X LED 2V-2700K	MBR	X
	NIGHT LIGHT	SPJ-SC-1	2X LED 2V-2700K	MBR	X
	WALL MOUNT LIGHT	SPJ-LH-2	2X LED 2V-2700K	MBR	X
	UNDER WATER LIGHT	SPJ-LH-2	2X LED 2V-2700K	MBR	X
	RECESSED UP LIGHT	SPJ-M1000-P	2X LED 2V-2700K	MBR	X

GENERAL NOTES

- PROVIDE 100% IRRIGATION TO ALL PLANTING AREAS FROM CURB LINE.
- BURY LINES, 18" MAINLINE (P.V.C.) AND 12" LATERAL (SCH. 40).
- PROVIDE SOILS AMENDMENTS PER SOILS REPORT (PROVIDED BY OTHERS).
- SEPARATE SHRUB, LAWN AND SUN EXPOSURE SYSTEMS.
- PROVIDE DEEP ROOT BARRIERS ON ALL TREES.
- PROVIDE 4" X 3" DEEP VENTILATION HOLE FILLED WITH 3/4" GRAVEL IN ALL TREE PITS. (2 PER TREE)
- PROVIDE ESPALIER SUPPORTS.
- ALL EXISTING IRRIGATION TO REMAIN AND CONTRACTOR TO VERIFY PROPER COVERAGE AND ALL FUNCTIONING.
- ALL NEW PLANTER AREAS TO RECEIVE NEW DRIP LINES. USE EXISTING VALVES AND INSTALL PRESSURE REGULATORS WHERE NECESSARY.
- PROVIDE 100% IRRIGATION TO ALL PLANTING AREAS FROM CURB LINE.
- BURY LINES, 18" MAINLINE (P.V.C.) AND 12" LATERAL (SCH. 40).
- SEPARATE SHRUB, LAWN AND SUN EXPOSURE SYSTEMS.
- EXISTING IRRIGATION CLOCK TO BE USED. IF NONE, PROVIDE NEW IRRIGATION CONTROLLER LOCATED IN GARAGE. POWER TO BE SUPPLIED BY OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING DRAINAGE INLETS AND DRAIN LINES ARE FUNCTIONING AND HAVE POSITIVE UNBLOCKED FLOW TO EXISTING OUTLETS.
- CONTRACTOR TO REPAIR OR REPLACE NON-FUNCTIONING DRAINAGE INLETS AND DRAIN LINES WHERE NEEDED.
- ALL PAVED AREAS WITHOUT DRAINS ARE TO BE SLOPED AT 1/2% AWAY FROM STRUCTURE AND TOWARDS PLANTERS WITH DRAINS.
- CONNECT ALL ROOF DOWNSPOUTS INTO DRAINAGE SYSTEM.
- ANY DRAINS SHOWN ON PLAN ARE DIAGNOSTIC ONLY AND NOT REPRESENTATIVE OF THE DRAINAGE PLAN. IF A GRADING AND DRAINAGE PLAN IS REQUIRED OR NECESSARY, CLIENT SHALL EMPLOY A CIVIL ENGINEER FOR A GRADING AND DRAINAGE PLAN.

PERRIN DESIGN GROUP, INC.
LANDSCAPE DESIGN + BUILD
2753 Linder Ct. • Newbury Park, CA 91320
805-795-7995 (cell) • jlperrin@perrindesign.net (Email)

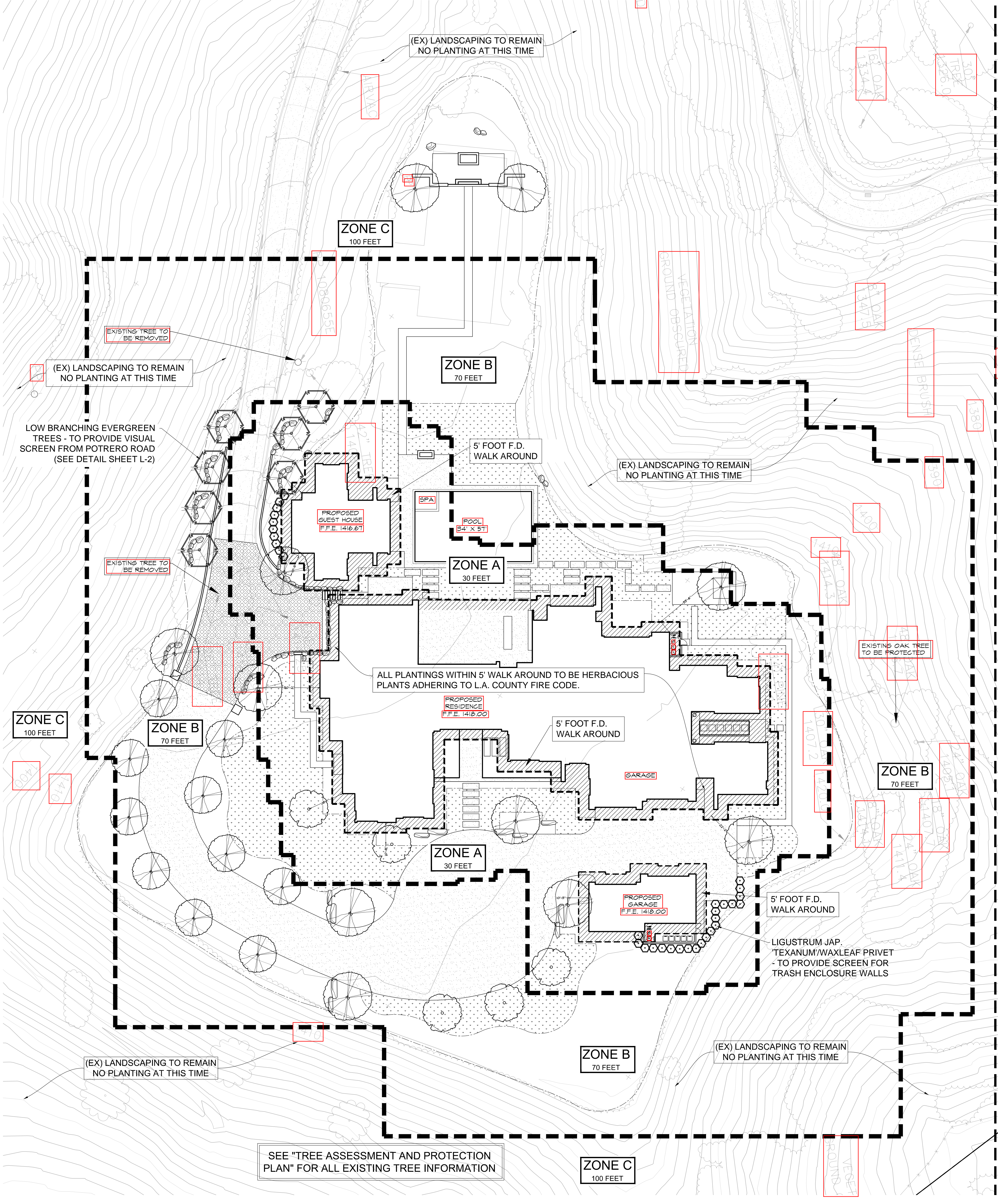
SINGLE FAMILY RESIDENCE
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

PLANTING PLAN - ENTRY GATE
CONCEPTUAL PLANS
FOR PLAN CHECK ONLY

Date: **FEBRUARY 9, 2021**
Drawn: **JLP**
Scale: **1" = 20'-0"**

L-5

OF SEVEN PLOTTED 2/9/21



FUEL MODIFICATION GUIDELINES

VEGETATION SHALL BE MAINTAINED AS APPROVED. THE FOLLOWING NOTES SHALL BE ADHERED TO.

- MAINTENANCE OF ZONE A:** 30 FEET (FROM EDGE OF THE STRUCTURE TO A DISTANCE OF 30 FEET)
- PROVIDE FOR 5FT FIRE DEPARTMENT WALK AROUND WITH HERBACEOUS PLANTS RECOMMENDED TO PLACE WALKWAYS, PATIOS, SPORTS COURTS ETC. ABUTTING STRUCTURE
 - AVOID PLANTING WOODY PLANTS WITHIN 10 FEET OF STRUCTURE
 - USE HERBACEOUS PLANTS, SUCCULENTS, LOW GROWING GRASSES AND GRASS LIKE PLANTS
 - USE INORGANIC MULCHES SUCH AS GRAVEL WITHIN 10 FEET OF THE STRUCTURE. DO NOT USE RECYCLED RUBBER.
 - SMALL TREE SPECIES (15'-25' IN HEIGHT) MAY BE PLANTED 10' FROM STRUCTURE IF USED SPARINGLY
 - NO CLIMBING VINES ON STRUCTURES
 - REMOVE DEAD AND DOWN PLANT MATERIAL, WOOD PILES, PATIO FURNITURE, ETC.
- MAINTENANCE OF ZONE B:** 70 FEET
- ARRANGE PLANTS AND LIMIT DENSITIES SO NOT TO CREATE LADDER FUELS OR DENSE THICKETS OF VEGETATION
 - DENSITIES CAN BE INCREASED SLIGHTLY IN THIS ZONE
- MAINTENANCE OF ZONE C:** 100 FEET
- MAINTENANCE EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FROM STRUCTURES MAY BE DEEMED NECESSARY BY THE FIRE OFFICIAL IN ACCORDANCE WITH SECTION 325.2.2 OF THE LOS ANGELES COUNTY FIRE CODE (CLEARANCE OF BRUSH AND VEGETATION GROWTH, EXTRA HAZARD)

NOTE: ALL FUEL MODIFICATION ZONES ARE TERMINATED AT THE SUBJECT PARCEL/TRACT BOUNDARY

- MAINTENANCE:** YEAR ROUND
- CLEAR ALL LEAVES, LITTER AND DEBRIS FROM RAIN GUTTERS, ROOFS AND ACCUMULATIONS AGAINST STRUCTURES
 - REGULARLY REMOVE ALL DEAD VEGETATION, FLAMMABLE DEBRIS, FLAMMABLE PATIO FURNITURE FROM LANDSCAPE
 - STORE WOOD PILES, COMPOST BINS, MULCH BINS, ETC. 30' FROM STRUCTURES
 - CUT AND REMOVE ANNUAL GRASSES DOWN TO 4 INCHES
 - IRRIGATION OF ANY FORM SHALL BE APPLIED TO MAINTAIN HIGH FUEL MOISTURE. IRRIGATION TO NATIVE PLANTS IS BENEFICIAL IN SMALL AMOUNTS 1-2 TIMES PER MONTH DURING SUMMER MONTHS

PROPOSED PLANT LEGEND

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
TREES				
	01	36" BOX	ARBUS UNEDO MARINA MARINA STRAWBERRY TREE	EVERGREEN STD TRUNK
	01	36" BOX	LASERSTROEMIA INDICA 'TUSCARORA' TUSCARORA GRAPE MYRTLE	DECIDUOUS STD TRUNK
	01	36" BOX	ACACIA SALICINA BLUE-LEAF WEEPING WATTLE	EVERGREEN LB
	02	36" BOX	OLEA EUROPAEA MALESTIC BEAUTY MALESTIC BEAUTY FRUITLESS OLIVE	EVERGREEN MULTI TRUNK
	01	48" H	PARKINSONIA HYBRID 'AZI' PALM VERDE THORNLESS HYBRID	EVERGREEN STD
VINES				
	05	5 GAL	GALLIANDRA HAEMATOCEPHALA PINK POWDER PUFF	EVERGREEN STAKED
SHRUBS				
	05	5 GAL	AGAVE ATTENUATA FOXTAIL AGAVE	EVERGREEN
	05	5 GAL	CALLISTEMON VIMINALIS SLIM SLIM BOTTLEBRUSH	EVERGREEN
	05	5 GAL	CISTUS PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	EVERGREEN
	05	5 GAL	HELIOTROPICUM SEM 'SAPPHIRE' SAPPHIRE BLUE CAT GRASS	EVERGREEN
	02	15 GAL STAKED	LIGUSTRUM JAP TEXANUM WAXLEAF PRIVET	EVERGREEN STAKED
	01	5 GAL	NASSBELLIA TENNISIANA MEXICAN FEATHER GRASS	EVERGREEN
	05	5 GAL	PHORUM TEXAS 'PINK STRIPE' PINK STRIPE FLAX	EVERGREEN
	05	5 GAL	PITTOSPORUM TOB 'CREME DE MINT' CREME DE MINT DWARF PITTOSPORUM	EVERGREEN
	05	5 GAL	PITTOSPORUM TOB 'WHEELER'S DWARF' WHEELER'S DWARF PITTOSPORUM	EVERGREEN
	01	5 GAL	ROSMARINUS OFFICINALIS PROSTRATE PROSTRATE ROSEMARY	EVERGREEN
	01	5 GAL	SENECIO MANDRALSICAE BLUE CHALK STICKS	SUCCULENT
	01	5 GAL	TEUCRIUM X LUCIDRYS WALL GERMANDER	EVERGREEN
	05	5 GAL	WESTRINGIA FRU 'MUNDI' DWARF MUNDI COAST ROSEMARY	EVERGREEN
SHRUBS - NATIVE				
	01	5 GAL	AGULLEGIA FORMOSA WESTERN COLUMBINE	EVERGREEN
	01	5 GAL	BACCHARIS PILLULARIS 'TWIN PEAKS' PROSTRATE COYOTE BUSH	EVERGREEN
	05	5 GAL	CEANOTHUS GRIS HOR 'YANKEE POINT' YANKEE POINT CALIFORNIA LILAC	EVERGREEN
	05	5 GAL	CEANOTHUS GRIS HOR 'CONCHA' CONCHA CALIFORNIA LILAC	EVERGREEN
	05	5 GAL	EPILOBUM CAL 'EVERETT'S CHOICE' GHOSTLY RED CALIFORNIA FUCHSIA	EVERGREEN
	05	5 GAL	LAVATERA MARITIMA MEDITERRANEAN TREE MALLOW	EVERGREEN
	01	5 GAL	LUPINUS EXALBATUS GRAPE SODA LUPINE	EVERGREEN
	01	5 GAL	MIMULUS AURANTIACUS STICKY MONKEY FLOPER	EVERGREEN
	01	5 GAL	PENSTEMON BACCHARIFOLIUS DIABLO DIABLO ROCK PENSTEMON	EVERGREEN

GROUND COVER

SYMBOL	QTY	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
	4,890 S.F.	ARTIFICIAL TURF	000
	1,050 S.F.	ORNAMENTAL PLANTING	
	26,950 S.F.	NATIVE PLANTING	

NOTE: ALL PLANTINGS WITHIN 5' WALK AROUND TO BE HERBACEOUS PLANTS ADHERING TO L.A. COUNTY FIRE CODE

NOTE: A MIN OF 3" INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS. 6" DEEP TURF AREAS KEEPING OR TOOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FUEL MODIFICATION PLAN NOTES

- ZONE A - SETBACK ZONE**
- EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION. OVERHANGS OR PARTS OF STRUCTURES NOT ACCURATELY REFLECTED ON THE PLANS MAY NEGATE THE APPROVAL OF PLANT LOCATION ON THE APPROVED PLAN.
 - IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE
 - VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS NOT EXCEEDING 6 INCHES IN HEIGHT, AND ADEQUATELY SPACED SHRUBS, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND APPROPRIATELY SPACED. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL. PLANS RE-SUBMITTED 6 MONTHS AFTER THE INITIAL REVIEW WILL BE EVALUATED BASED ON THE CURRENT FUEL MODIFICATION PLANT LIST, AVAILABLE FROM THE FUEL MODIFICATION UNIT.
 - TREES ARE GENERALLY NOT RECOMMENDED, EXCEPT FOR DWARF VARIETIES OR MATURE TREES SMALL IN STATURE.
 - TARGET SPECIES WILL TYPICALLY NOT BE WITHIN 30 FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING.
 - VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.
- ZONE B - IRRIGATED ZONE**
- EXTENDS FROM THE OUTER EDGE OF ZONE A TO 100 FEET FROM STRUCTURES.
 - IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
 - VEGETATION IN THIS ZONE SHALL PRIMARILY CONSIST OF GREEN LAWNS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS AND TREES.
 - UNLESS OTHERWISE APPROVED, GROUND COVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6 INCHES. ON SLOPES, 12 INCHES IS ACCEPTABLE WITHIN 50 FEET OF A STRUCTURE, AND 18 INCHES BEYOND 50 FEET. THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT. SPECIMEN NATIVE PLANTS MAY BE APPROVED TO REMAIN IF PROPERLY MAINTAINED FOR ADEQUATE DEFENSIBLE SPACE. ANNUAL GRASSES OR WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
 - PLANTS SHALL BE FIRE RESISTANT AND APPROPRIATELY SPACED. PLANT SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. OTHER PLANTS MAY BE USED SUBJECT TO APPROVAL.
 - REPLACEMENT PLANTING TO MEET MINIMUM CITY OR COUNTY SLOPE COVERAGE REQUIREMENTS OR ORDINANCES WILL BE CONSIDERED. IN ALL CASES, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - TARGET SPECIES MAY REQUIRE REMOVAL WITHIN 50 FEET OF STRUCTURES, DEPENDING ON SITE CONDITIONS.
 - ALL TREES, UNLESS OTHERWISE APPROVED, SHALL BE PLANTED FAR ENOUGH FROM STRUCTURES AND FIRE ACCESS ROADS, AS TO NOT OVERHANG ANY STRUCTURE OR ACCESS AT MATURITY.
- ZONE C - NATIVE BRUSH THINNING ZONE**
- EXTENDS FROM THE OUTER EDGE OF ZONE B UP TO 200 FEET FROM STRUCTURES OR TO THE PROPERTY LINE.
 - REQUIRED THINNING AND CLEARANCE WILL BE DETERMINED UPON INSPECTION.
 - IRRIGATION SYSTEMS ARE NOT REQUIRED.
 - VEGETATION MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. REPLACEMENT PLANTING TO MEET MINIMUM CITY OR COUNTY SLOPE COVERAGE REQUIREMENTS OR ORDINANCES WILL BE CONSIDERED. IN ALL CASES, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - PLANTS SHALL BE SPACED APPROPRIATELY. EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF PLANTS CONSTITUTING A FIRE RISK. THESE INCLUDE, BUT ARE NOT LIMITED TO: CHAMISE, SAGE, SAGE BRUSH, AND BUCKWHEAT.
 - ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
 - GENERAL SPACING FOR EXISTING NATIVE SHRUBS OR GROUPS OF SHRUBS IS 15 FEET BETWEEN CANOPIES. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES.
 - GENERAL SPACING FOR EXISTING NATIVE TREES OR GROUPS OF TREES IS 30 FEET BETWEEN CANOPIES. THIS DISTANCE MAY VARY DEPENDING ON THE SLOPE, ARRANGEMENT OF TREES IN RELATION TO SLOPE, AND THE TREE SPECIES.
- FIRE ACCESS ROAD ZONE**
- EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD USED BY FIRE-FIGHTING RESOURCES.
 - CLEAR AND REMOVE FLAMMABLE GROWTH FOR A MINIMUM OF 10 FEET ON EACH SIDE OF FIRE ACCESS ROADS. (FIRE CODE 325.10) ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON INSPECTION.
 - FIRE ACCESS ROADS, DRIVEWAYS AND TURNAROUNDS SHALL BE MAINTAINED IN ACCORDANCE WITH FIRE CODE. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED VERTICAL CLEARANCE CLEAR TO THE SKY FOR A WIDTH OF 20 FEET. (FIRE CODE 503.1)
 - REMAINING PLANTS SHALL BE APPROPRIATELY SPACED AND MAINTAINED TO PROVIDE SAFE EGRESS IN WILDLAND FIRE ENVIRONMENTS.
 - ALL TREES, UNLESS OTHERWISE APPROVED, SHALL BE PLANTED FAR ENOUGH FROM STRUCTURES AND FIRE ACCESS ROADS, AS TO NOT OVERHANG ANY STRUCTURE OR ACCESS AT MATURITY.

- MAINTENANCE**
- ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. REQUIREMENTS INCLUDE ITEMS IN THE FUEL MODIFICATION GUIDELINES AND THOSE OUTLINED BELOW.
- REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND REMOVAL OF DEAD OR DYING PLANTS TO MEET MINIMUM BRUSH CLEARANCE REQUIREMENTS.
 - PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY OF FUELS.
 - FUEL LOADS SHALL BE REDUCED BY PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/2 OF THEIR HEIGHT, OR 6 FEET FROM LOWEST HANGING BRANCHES TO THE GROUND, TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER. TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST THREE TIMES THE HEIGHT OF THE UNDERLYING VEGETATION OR UP TO ONE THIRD THE HEIGHT OF THE TREE, WHICHEVER IS LESS, TO HELP PREVENT FIRE FROM SPREADING UPWARD INTO THE CROWN.
 - ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. DEBRIS AND TRIMMINGS PRODUCED BY MAINTENANCE SHOULD BE REMOVED FROM THE SITE OR CHIPPED AND EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF 6 INCHES.
 - ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
 - MANUAL AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER-WATERING.
 - COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF GRASSES AND FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON THE REGION. INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME OF YEAR.
 - 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.

PERRIN DESIGN GROUP, INC.
LANDSCAPE DESIGN + BUILD
2753 Lindero Ct. • Newbury Park, CA 91320
805-795-7995 (Cell) • jlperrin@verizon.net (Email)

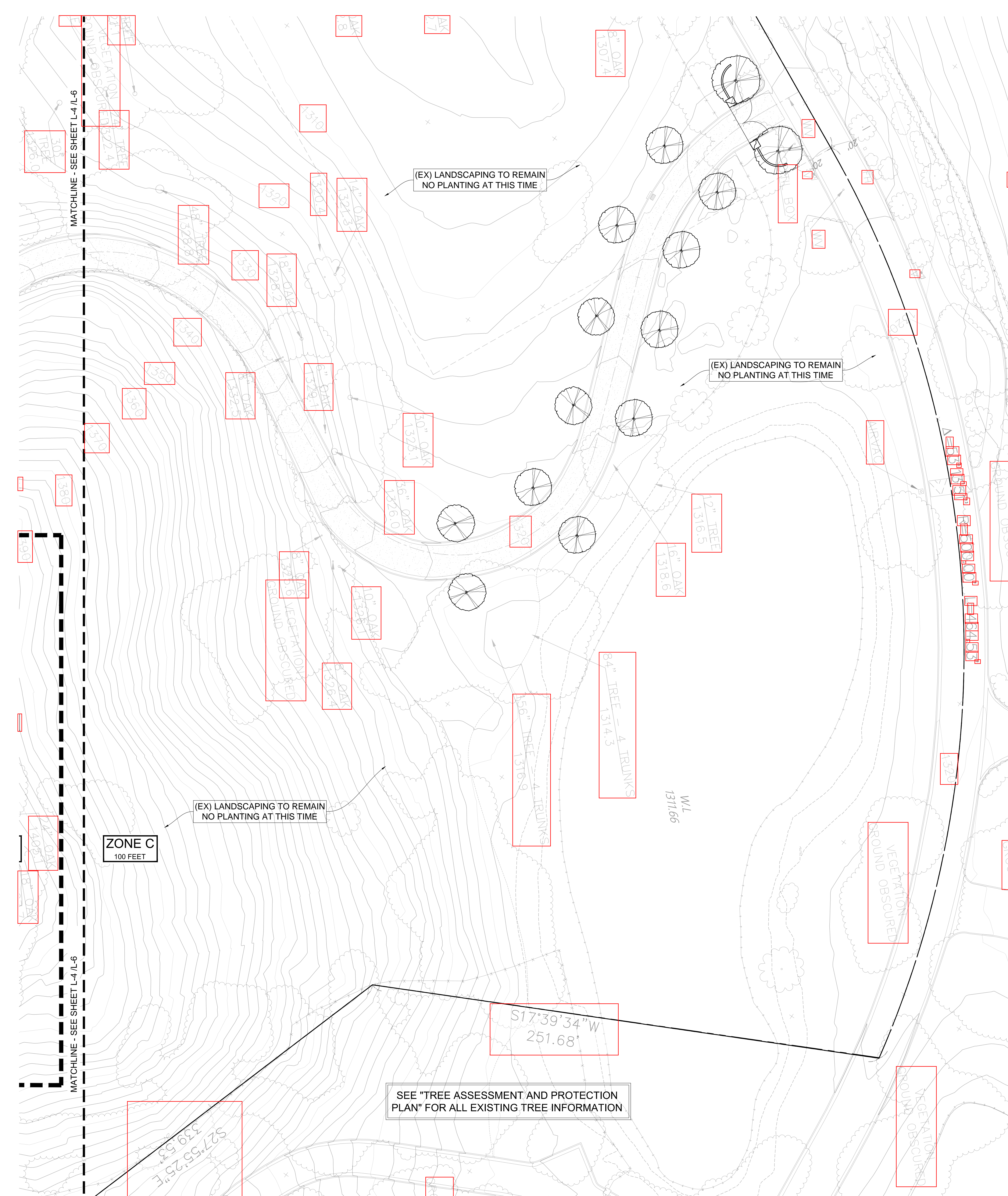
SINGLE FAMILY RESIDENCE
2551 WHITE STALLION ROAD
THOUSAND OAKS, CA 91361

FUEL MODIFICATION PLAN
CONCEPTUAL PLANS
FOR PLAN CHECK ONLY

Date: FEBRUARY 9, 2021
Drawn: JLP
Scale: 1"=20'-0"

L-6

OF SEVEN
PLOTTED: 2/9/21



FUEL MODIFICATION GUIDELINES

VEGETATION SHALL BE MAINTAINED AS APPROVED. THE FOLLOWING NOTES SHALL BE ADHERED TO.

MAINTENANCE OF ZONE A: 30 FEET FROM EDGE OF THE STRUCTURE TO A DISTANCE OF 30 FEET

- PROVIDE FOR 5FT FIRE DEPARTMENT WALK AROUND WITH HERBACEOUS PLANTS
- RECOMMENDED TO PLACE WALKWAYS, PATIOS, SPORTS COURTS ETC. ABUTTING STRUCTURE
- AVOID PLANTING WOODY PLANTS WITHIN 10 FEET OF STRUCTURE
- USE HERBACEOUS PLANTS, SUCULENTS, LOW GROWING GRASSES AND GRASS LIKE PLANTS
- USE INORGANIC MULCHES SUCH AS GRAVEL WITHIN 10 FEET OF THE STRUCTURE. DO NOT USE RECYCLED RUBBER.
- SMALL TREE SPECIES (15'-25' IN HEIGHT) MAY BE PLANTED 10' FROM STRUCTURE IF USED SPARINGLY
- NO CLIMBING VINES ON STRUCTURES
- REMOVE DEAD AND DOWN PLANT MATERIAL, WOOD PILES, PATIO FURNITURE, ETC.

MAINTENANCE OF ZONE B: 70 FEET

- ARRANGE PLANTS AND LIMIT DENSITIES SO NOT TO CREATE LADDER FUELS OR DENSE THICKETS OF VEGETATION
- DENSITIES CAN BE INCREASED SLIGHTLY IN THIS ZONE

MAINTENANCE OF ZONE C: 100 FEET

- MAINTENANCE EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FROM STRUCTURES MAY BE DEEMED NECESSARY BY THE FIRE OFFICIAL IN ACCORDANCE WITH SECTION 325.2.2 OF THE LOS ANGELES COUNTY FIRE CODE (CLEARANCE OF BRUSH AND VEGETATION GROWTH, EXTRA HAZARD)

NOTE: ALL FUEL MODIFICATION ZONES ARE TERMINATED AT THE SUBJECT PARCEL/TRACT BOUNDARY

MAINTENANCE: YEAR ROUND

- CLEAR ALL LEAVES, LITTER AND DEBRIS FROM RAIN GUTTERS, ROOFS AND ACCUMULATIONS AGAINST STRUCTURES
- REGULARLY REMOVE ALL DEAD VEGETATION, FLAMMABLE DEBRIS, FLAMMABLE PATIO FURNITURE FROM LANDSCAPE
- STORE WOOD PILES, COMPOST BINS, MULCH BINS, ETC. 30' FROM STRUCTURES
- CUT AND REMOVE ANNUAL GRASSES DOWN TO 4 INCHES
- IRRIGATION OF ANY FORM SHALL BE APPLIED TO MAINTAIN HIGH FUEL MOISTURE. IRRIGATION TO NATIVE PLANTS IS BENEFICIAL IN SMALL AMOUNTS 1-2 TIMES PER MONTH DURING SUMMER MONTHS

PROPOSED PLANT LEGEND

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE LM
--------	-----	------	-----------------------------	-------------------------

TREES				
	1	36" BOX	ARBUS USNEO MARINA MARINA STRAVERBERRY TREE	EVERGREEN STD TRUNK
	1	36" BOX	LAGERSTROEMIA INDICA TUSCARORA TUSCARORA GRAPE MYRTLE	DECIDUOUS STD TRUNK
	1	36" BOX	ACACIA SALIGNA BLUE-LEAF KEEPING WATTLE	EVERGREEN LB
	1	36" BOX	OLEA EUROPAEA MAJESTIC BEAUTY MAJESTIC BEAUTY FRUITLESS OLIVE	EVERGREEN MULTI TRUNK
	1	36" BOX	PARKINSONIA HYBRID AZT PALM VERDE THORNLESS HYBRID	EVERGREEN STD

VINES				
	15	5 GAL	CALLIANDRA HAEMATOCEPHALA PINK POWDER PUFF	EVERGREEN STAKED

SHRUBS				
	5	5 GAL	AGAVE ATTENUATA FOXTAIL AGAVE	EVERGREEN
	5	5 GAL	CALLISTEMON VIMINALIS SLIM SLIM BOTTLEBRUSH	EVERGREEN
	5	5 GAL	CISTUS PULVERULENTUS SUNSET MAGENTA ROCK ROSE	EVERGREEN
	5	5 GAL	HELICTOTRICHON SEX SAPPHIRE SAPPHIRE BLUE OAT GRASS	EVERGREEN
	5	5 GAL	LIGUSTRUM JAP TEXANUM MAXLEAF PRIVET	EVERGREEN STAKED
	1	1 GAL	NASSELLA TENNESSENSIS MEXICAN FEATHER GRASS	EVERGREEN
	5	5 GAL	PHORMIUM TEXAS PINK STRIPE PINK STRIPE FLAX	EVERGREEN
	5	5 GAL	PITTOSPORIUM TOB CREME DE MINT CREME DE MINT DWARF PITTOSPORIUM	EVERGREEN
	5	5 GAL	PITTOSPORIUM TOB WHEELER'S DWARF WHEELER'S DWARF PITTOSPORIUM	EVERGREEN
	1	1 GAL	ROSMARINUS OFFICINALIS PROSTRATE PROSTRATE ROSEMARY	EVERGREEN
	1	1 GAL	SENEGIO MANDRALISCAE BLUE CHALK STICKS	SUCULENT
	1	1 GAL	TEUCRIUM X LIGUDRYIS WALL GERMANDER	EVERGREEN
	5	5 GAL	WESTRINGIA FRU MUNDI DWARF MUNDI COAST ROSEMARY	EVERGREEN

SHRUBS - NATIVE				
	1	1 GAL	AQUILEGIA FORMOSA WESTERN COLUMBINE	EVERGREEN
	1	1 GAL	BACCHARIS PILLULARIS TWIN PEAKS PROSTRATE COYOTE BUSH	EVERGREEN
	5	5 GAL	GEANTHUS GRIS HOR YANKEE POINT YANKEE POINT CALIFORNIA LILAC	EVERGREEN
	5	5 GAL	GEANTHUS GRIS HOR CONCHA CONCHA CALIFORNIA LILAC	EVERGREEN
	5	5 GAL	EPILOBUM GAL EVERETT'S CHOICE GHOSTLY RED CALIFORNIA FUCHSIA	EVERGREEN
	5	5 GAL	LAVATERA MARITIMA MEDITERRANEAN TREE MALLOW	EVERGREEN
	1	1 GAL	LUPINUS ENGIUBUS GRAPE SODA LUPINE	EVERGREEN
	1	1 GAL	MIMULUS AURANTIACUS STICKY MONKEY FLOWER	EVERGREEN
	1	1 GAL	PENSTEMON BACCHARIFOLIUS DIABLO DIABLO ROCK PENSTEMON	EVERGREEN

GROUND COVER				
	4,890	S.F.	ARTIFICIAL TURF	50P
	7,050	S.F.	ORNAMENTAL PLANTING	
	26,450	S.F.	NATIVE PLANTING	

NOTE: ALL PLANTINGS WITHIN 5' WALK AROUND TO BE HERBACEOUS PLANTS ADHERING TO L.A. COUNTY FIRE CODE

NOTE: A MIN. OF 3" INCH LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CEILING OR TOOTHING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

FUEL MODIFICATION PLAN NOTES

ZONE A - SETBACK ZONE

- EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION, OVERHANGS OR PARTS OF STRUCTURES NOT ACCURATELY REFLECTED ON THE PLANS MAY NEGATE THE APPROVAL OF PLANT LOCATION ON THE APPROVED PLAN.
- IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE
- VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS NOT EXCEEDING 6 INCHES IN HEIGHT, AND ADEQUATELY SPACED SHRUBS, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND APPROPRIATELY SPACED. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL. PLANS RE-SUBMITTED 6 MONTHS AFTER THE INITIAL REVIEW WILL BE EVALUATED BASED ON THE CURRENT FUEL MODIFICATION PLANT LIST, AVAILABLE FROM THE FUEL MODIFICATION UNIT.
- TREES ARE GENERALLY NOT RECOMMENDED, EXCEPT FOR DWARF VARIETIES OR MATURE TREES SMALL IN STATURE.
- TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30 FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING.
- VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.

ZONE B - IRRIGATION ZONE

- EXTENDS FROM THE OUTER EDGE OF ZONE A TO 100 FEET FROM STRUCTURES.
- IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
- VEGETATION IN THIS ZONE SHALL PRIMARILY CONSIST OF GREEN LAWNS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS AND TREES.
- UNLESS OTHERWISE APPROVED, GROUND COVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6 INCHES. ON SLOPES, 12 INCHES IS ACCEPTABLE WITHIN 50 FEET OF A STRUCTURE, AND 18 INCHES BEYOND 50 FEET. THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT. SPECIMEN NATIVE PLANTS MAY BE APPROVED TO REMAIN IF PROPERLY MAINTAINED FOR ADEQUATE DEFENSIBLE SPACE. ANNUAL GRASSES OR WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
- PLANTS SHALL BE FIRE RESISTANT AND APPROPRIATELY SPACED. PLANT SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. OTHER PLANTS MAY BE USED SUBJECT TO APPROVAL.
- REPLACEMENT PLANTING TO MEET MINIMUM CITY OR COUNTY SLOPE COVERAGE REQUIREMENTS OR ORDINANCES WILL BE CONSIDERED. IN ALL CASES, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- TARGET SPECIES MAY REQUIRE REMOVAL WITHIN 50 FEET OF STRUCTURES, DEPENDING ON SITE CONDITIONS.
- ALL TREES, UNLESS OTHERWISE APPROVED, SHALL BE PLANTED FAR ENOUGH FROM STRUCTURES AND FIRE ACCESS ROADS, AS TO NOT OVERHANG ANY STRUCTURE OR ACCESS AT MATURITY.

ZONE C - NATIVE BRUSH THINNING ZONE

- EXTENDS FROM THE OUTER EDGE OF ZONE B UP TO 200 FEET FROM STRUCTURES OR TO THE PROPERTY LINE.
- REQUIRED THINNING AND CLEARANCE WILL BE DETERMINED UPON INSPECTION.
- IRRIGATION SYSTEMS ARE NOT REQUIRED.
- VEGETATION MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. REPLACEMENT PLANTING TO MEET MINIMUM CITY OR COUNTY SLOPE COVERAGE REQUIREMENTS OR ORDINANCES WILL BE CONSIDERED. IN ALL CASES, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- PLANTS SHALL BE SPACED APPROPRIATELY. EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF PLANTS CONSTITUTING A FIRE RISK. THESE INCLUDE, BUT ARE NOT LIMITED TO: CHAMISE, SAGE, SAGE BRUSH, AND BUCKWHEAT.
- ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
- GENERAL SPACING FOR EXISTING NATIVE SHRUBS OR GROUPS OF SHRUBS IS 15 FEET BETWEEN CANOPIES. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES.
- GENERAL SPACING FOR EXISTING NATIVE TREES OR GROUPS OF TREES IS 30 FEET BETWEEN CANOPIES. THIS DISTANCE MAY VARY DEPENDING ON THE SLOPE, ARRANGEMENT OF TREES IN RELATION TO SLOPE, AND THE TREE SPECIES.

FIRE ACCESS ROAD ZONE

- EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD USED BY FIRE-FIGHTING RESOURCES.
- CLEAR AND REMOVE FLAMMABLE GROWTH FOR A MINIMUM OF 10 FEET ON EACH SIDE OF FIRE ACCESS ROADS (FIRE CODE 325.10) ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON INSPECTION.
- FIRE ACCESS ROADS, DRIVEWAYS AND TURNAROUNDS SHALL BE MAINTAINED IN ACCORDANCE WITH FIRE CODE. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED VERTICAL CLEARANCE CLEAR TO THE SKY FOR A WIDTH OF 20 FEET. (FIRE CODE 503.2.1)
- REMAINING PLANTS SHALL BE APPROPRIATELY SPACED AND MAINTAINED TO PROVIDE SAFE EGRESS IN WILDLAND FIRE ENVIRONMENTS.
- ALL TREES, UNLESS OTHERWISE APPROVED, SHALL BE PLANTED FAR ENOUGH FROM STRUCTURES AND FIRE ACCESS ROADS, AS TO NOT OVERHANG ANY STRUCTURE OR ACCESS AT MATURITY.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. REQUIREMENTS INCLUDE ITEMS IN THE FUEL MODIFICATION GUIDELINES AND THOSE OUTLINED BELOW:

- REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND REMOVAL OF DEAD OR DYING PLANTS TO MEET MINIMUM BRUSH CLEARANCE REQUIREMENTS.
- PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY OF FUELS.
- FUEL LOADS SHALL BE REDUCED BY PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/3 OF THEIR HEIGHT, OR 6 FEET FROM LOWEST HANGING BRANCHES TO THE GROUND, TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER. TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST THREE TIMES THE HEIGHT OF THE UNDERLYING VEGETATION OR UP TO ONE THIRD THE HEIGHT OF THE TREE, WHICHEVER IS LESS, TO HELP PREVENT FIRE FROM SPREADING UPWARD INTO THE CROWN.
- ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. DEBRIS AND TRIMMINGS PRODUCED BY MAINTENANCE SHOULD BE REMOVED FROM THE SITE OR CHIPPED AND EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF 6 INCHES.
- ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
- MANUAL AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER-WATERING.
- COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF GRASSES AND FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON GEOGRAPHIC REGION. INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME OF YEAR.
- 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) 969-2375.

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 805-795-7995 (Cell) • jlperrin@verizon.net (Email)

SINGLE FAMILY RESIDENCE
 2551 WHITE STALLION ROAD
 THOUSAND OAKS, CA 91361

FUEL MODIFICATION PLAN - ENTRY GATE

CONCEPTUAL PLANS FOR PLAN CHECK ONLY

FEBRUARY 9, 2021
 Date

Drawn **JLP**

Scale **1"=20'-0"**

L-7

OF **SEVEN**
 PLOTTED **2/9/21**

2551 White Stallion Road, Thousand Oaks



2551 White Stallion Rd Thousand Oaks, CA

Stone:

Texas Limestone

Style: Cut Course, Staggard, Linear Pattern

Door & Window Trim:

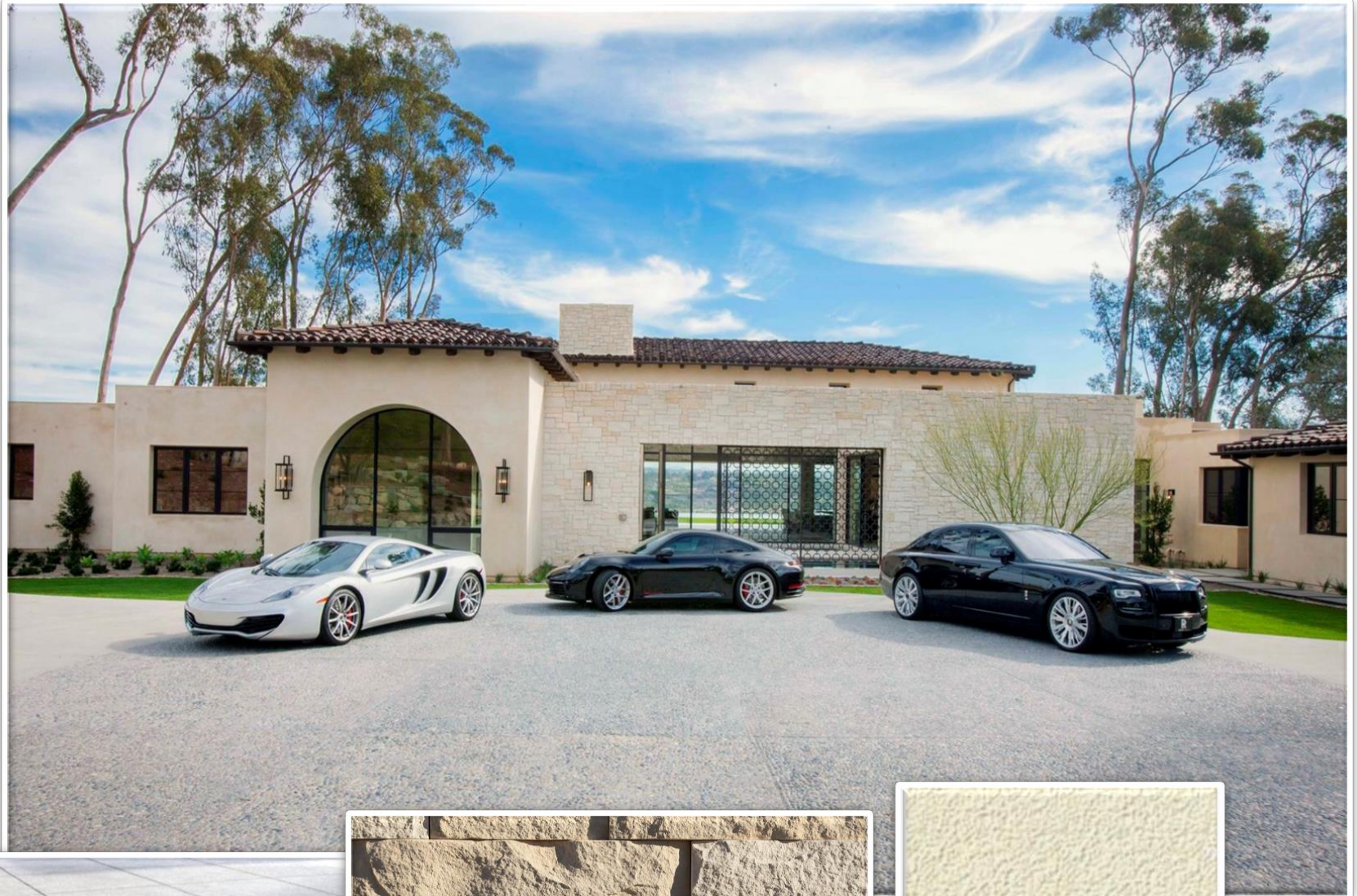
Black Metal

Concrete:

Top Cast Concrete- Natural Finish

Stucco:

434 Vanilla Cream- Smooth Finish



2551 White Stallion Rd
Thousand Oaks, CA

Stucco:

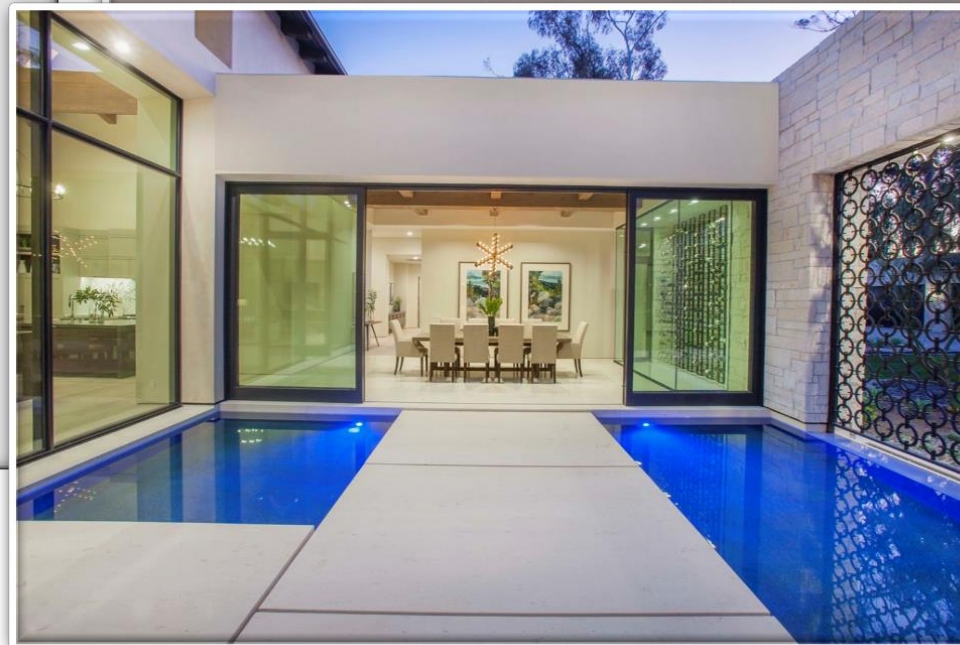
434 Vanilla Cream- Smooth Finish

Door & Window Trim:

Black Metal

Garage Door Stain:

Full Coverage Espresso Finish



434 VANILLA CREAM



Espresso

2551 White Stallion Rd Thousand Oaks, CA

Exterior Trim:

Black Metal

Exterior Wood Accent:

IPE Wood

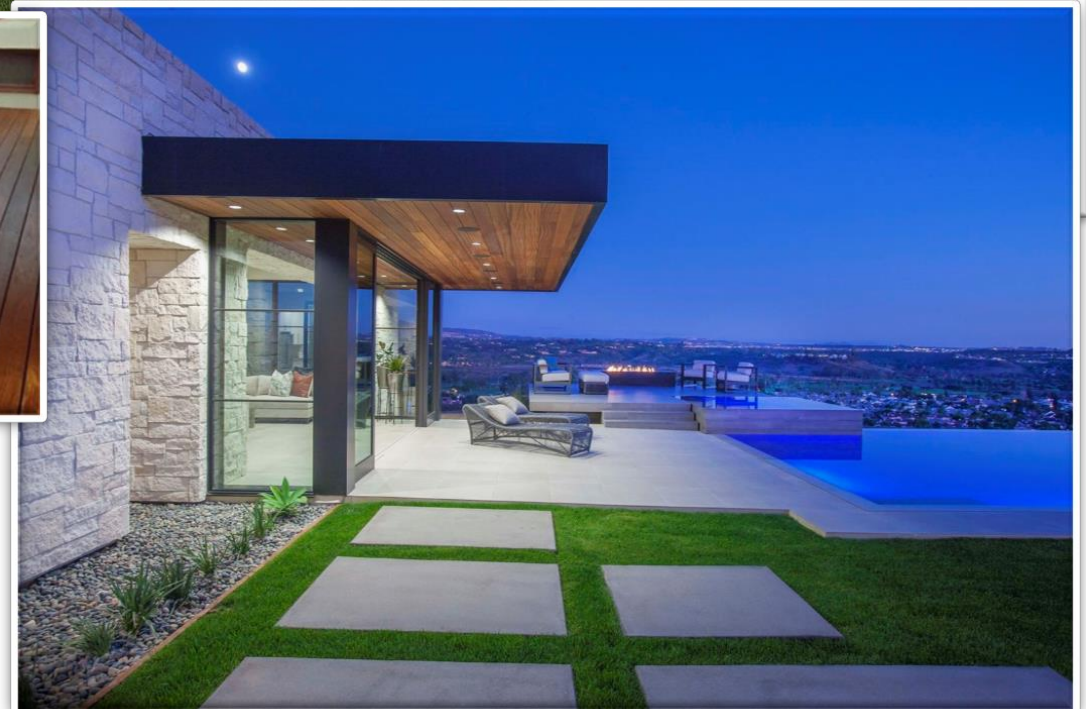
Stone:

Texas Limestone

Style: Course Cut, Staggard, Linear Pattern

Concrete:

Top Cast Concrete- Finish: Natural



2551 White Stallion Rd Thousand Oaks, CA

Eaves Trim Finish:

Full Coverage Espresso Finish

Redlands 2-Piece Baja Clay Roof Tile:

65% Old Sedona

20% Adobe Brown

15% Café Antigua

Install w/ mortar bird stop w/ 100%

field mortar boost and 10% field tile boost



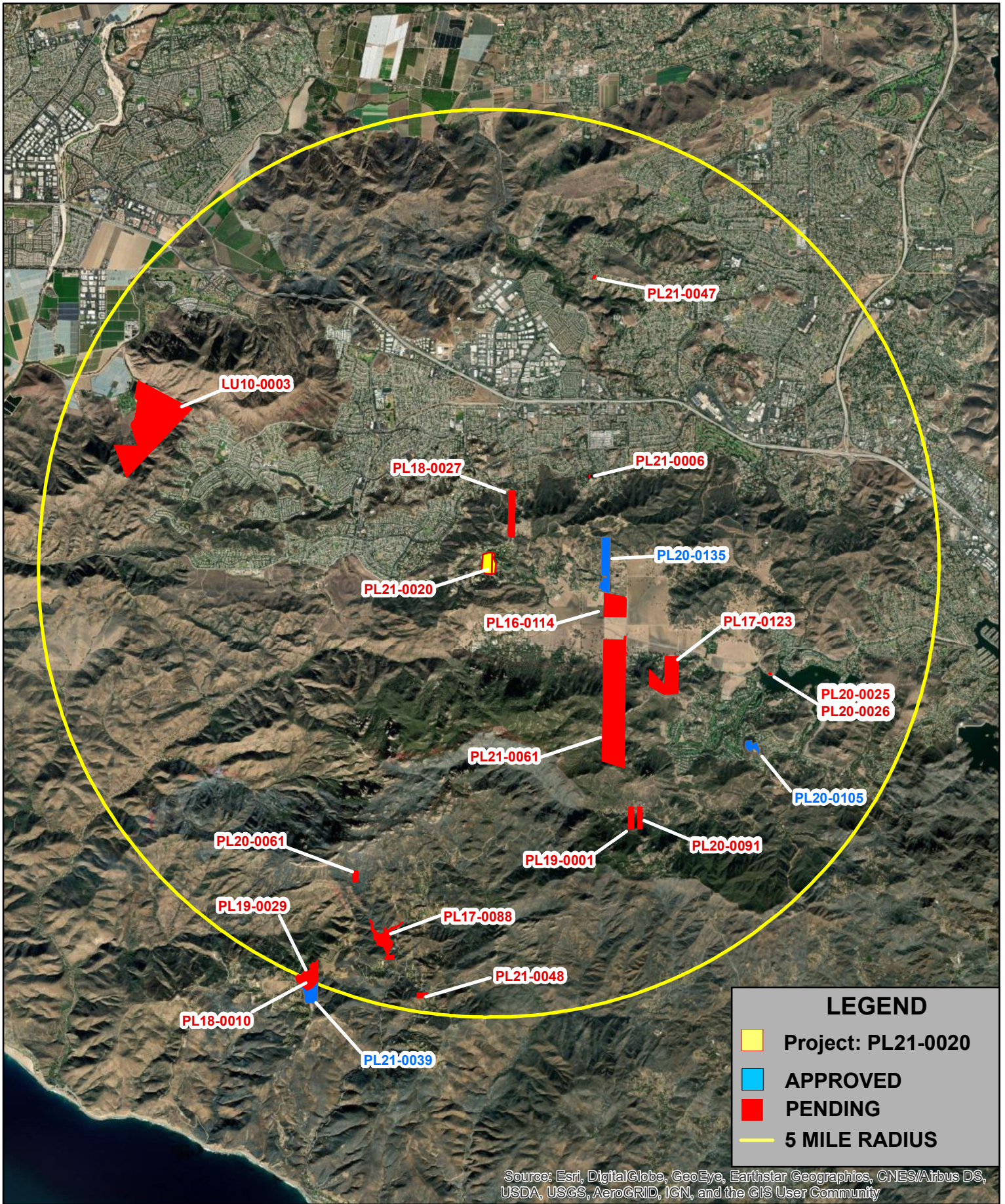
2551 White Stallion Rd
Thousand Oaks, CA

Outdoor Sconces:

Finish: Black metal X-Frame

Size: 36" H – LED (Wet Listed)





LEGEND

- Project: PL21-0020
- APPROVED
- PENDING
- 5 MILE RADIUS

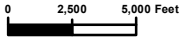
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 11-23-2021
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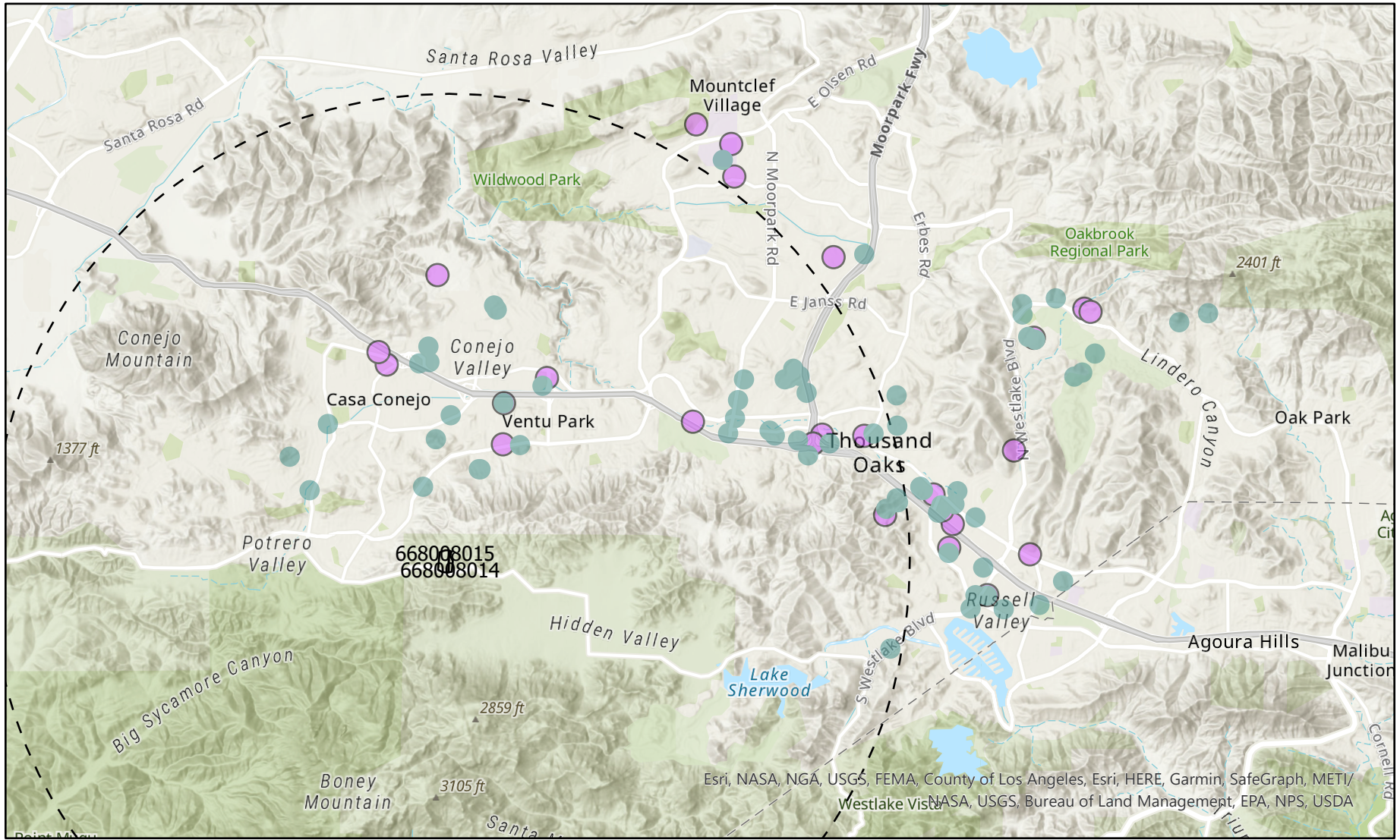


County of Ventura
Mitigated Negative Declaration
PL21-0020
Attachment 3 - Cumulative Projects -
Unincorporated Ventura County



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





DAR

Status

- Approved
- Pending

Pre-Application

Under Construction

Project_TO_2

Project_TO_2_Buffer

County of Ventura
 Mitigated Negative Declaration
 PL21-0020
 Attachment 4 - Cumulative Projects -
 Thousand Oaks

Esri, NASA, NGA, USGS, FEMA, County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/
 Westlake Vision, NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Initial Study Biological Assessment

Original ISBA report date: 04/22/21

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

Permit type: Planned Development Permit

Applicant: Robert Erdmann

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

Total parcel(s) size: 20 acres

Assessor Parcel Number(s): 666-008-014; 668-008-015

Development proposal description: Construction of a proposed residence, a secondary residence building and detached garage on an approximately 21-acre 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): <i>Damini Sindhar</i>		Date: 04/22/21; Revised 06/15/21; 06/29/21;12/09/21, 02/18/22
Name (printed): Saudamini (Damini) Sindhar	Title: Senior Biologist	Company: Envicom Corporation
Phone: 805-415-8988	email: ssindhar@envicomcorporation.com	
Other Biologist (signature): n/a		Date:
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

County of Ventura
Mitigated Negative Declaration
PL21-0020
Attachment 5 - Initial Study
Biological Assessment

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								
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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B. Site Plan	

Summary

The proposed project involves construction of a single-family residence and accessory structures on an existing vacant property located within two (2) parcels in the northern foothills of the Santa Monica Mountains, County of Ventura. The project would be located on the western Parcel (APN #668-008-015). The development area/ limits of grading is 2.08 acres; the 100 -foot fuel modification buffer is 3.86 acres and the construction footprint that includes the limits of grading plus the 100-foot fuel modification buffer totals 5.94 acres. An existing unnamed paved road would be used to access the site.

Project grading would affect cleared land and barren/sparsely vegetated areas, that have little ecological significance. None of these habitats is considered to be a “natural community of special concern.” Project grading would be in close proximity to native upland scrub habitats. Project Fuel modification would lead to impacts to two (2) sensitive plant communities/ natural communities of special concern; 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub. The project would result in significant impacts to these habitats. Implementation of Mitigation Measures MM-3, MM-4 and MM-6 would reduce impacts to natural communities of special concern to less than significant. Additionally, one locally important community- coast live oak Woodland (0.10 acre) is also within the Project Fuel modification zone. Since this community is present within the fuel modification zone, subject to vegetation thinning only, project activities will not result in conversion of oak woodlands. Removal of some branches of Oaks may be necessary to comply with the fuel-modification requirements. However, this does not impact the structure of Oak woodlands. Impacts to one locally important plant community- coast live oak is considered less than significant. Implementation of MM-3, MM-4 and MM-5 would further insure minimization of impacts to Oak woodlands during construction and fuel modification/vegetation thinning.

The canopies and root protection zones of most County ordinance-sized trees located within the fuel modification zone would be avoided to the maximum extent feasible. Removal of some branches/minor limbing of Oaks may be necessary to comply with the fuel-modification requirements. However, this will not have a significant impact on Oak trees. One (1) non-native heritage Italian stone pine tree is scheduled for removal. A tree report drafted by a certified arborist with details of the findings and valuation of trees has been submitted to the County. Three other trees/clusters are present within the 100 foot fuel modification zone outside but in close proximity to the limits of grading. The project would result in significant, but mitigable impacts to these trees. Implementation of MM-3, MM-4 and MM-5 would reduce impacts to native trees to less than significant.

Six (6) special status plant species have the potential to be present onsite, Malibu baccharis, round-leaved filaree, Plummer’s mariposa-lily, Conejo buckwheat, white veined monardella and Ojai navarretia. No special-status plant plants were found onsite during the biological and botanical surveys conducted on the property. No impacts to special status plants are expected as a consequence of project activities.

One (1) special-status bird, the white-tailed kite, may forage at the site with moderate probability, but is not expected to nest onsite and thus would not be impacted by project activities. No other special-status birds known from a five-mile radius of the project have moderate or high potential to occur within the project construction footprint. Several species of non-special-status birds have potential to nest within the grading footprint or within 300 feet of the grading footprint. If present, nesting birds could be directly impacted by the project. Also, the project could potentially disturb birds nesting in the vicinity of the project site, which could cause nesting failure and the loss of eggs or nestlings. Implementation of MM-2 and MM-3 would reduce potentially significant impacts to less than significant.

Most special-status wildlife species that may potentially occur at the site are capable of escaping harm during project development, including grading or fuel modification, while a few are vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling animals, that include two (2) species of legless lizards. Other species that are capable of escaping harm include California glossy snake, coastal whiptail and the San Diego desert woodrat. Though some bats could forage at the project site, suitable roosting habitat for bats was noted onsite.

Project impacts if any to special-status wildlife species would be less than significant, as the project would not reduce a special-status species' population, only a very small number of individuals would potentially be affected (with low probability), and the habitats at the site are not of particular importance to the survival or life cycle of a special-status species. Implementation of MM-1,MM-2 MM-3 and MM-4 would reduce impacts to special status wildlife to less than significant.

The project area does not serve as a wildlife linkage or corridor and would not impede wildlife movement.

Section 1: Construction Footprint Description

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

Development Proposal Description:

The purpose of the project is to construct a single-family residence and accessory structures on an existing vacant site. The project would involve construction of a proposed residence, a secondary residence building and detached garage on an approximate two-acre pad located within approximately 21-acre property within two (2) parcels. The Assessor Parcel Number (APN) for the parcels are 668-008014, 668-008015. The project site would be accessed via an existing driveway from White Stallion Road. Any necessary storage of equipment, materials, or soil would be located within cleared land on site. If storage is needed outside of the project site, it will be transported to an offsite location.

Construction Footprint Size

The plan for the house includes the gross building area of the main proposed residence (15,814 square feet), secondary residence building (1,801 square feet) and the detached garage (1,272 square feet) for a total construction area of 18,887 square feet/ 0.43 acre. The development area/ limits of grading is 2.08 acres; the 100-foot fuel modification buffer is 3.86 acres. The construction footprint that includes the limits of grading plus the 100-foot fuel modification buffer totals 5.94 acres. An existing unnamed paved road would be used to access the site. The development area,/limits of grading encompasses the septic system, seepage pits, and utilities.

Project Design for Impact Avoidance or Minimization

The development area/ limits of grading is on a 2.08 acre area that has been previously graded or cleared. The project would avoid County protected trees, including oaks, one heritage Italian Stone Pine tree and elderberry. A temporary fence will be installed during construction, to prevent debris or spoils from being placed on the slope below the building pad within the 30 foot tree protection zone and further into the fuel modification zone.

Coastal Zone/Overlay Zones

The project is not in the Coastal Zone or within an Overlay Zone.

Zoning

The project is zoned OS-20.

Elevation

The elevation ranges from 1,416 feet to 1,441 feet.

Other

No other important features to describe.

Section 2: Survey Information

2.1 Survey Purpose

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

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

2.2 Survey Area Description

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

Survey Area 1 (SA1)

Location

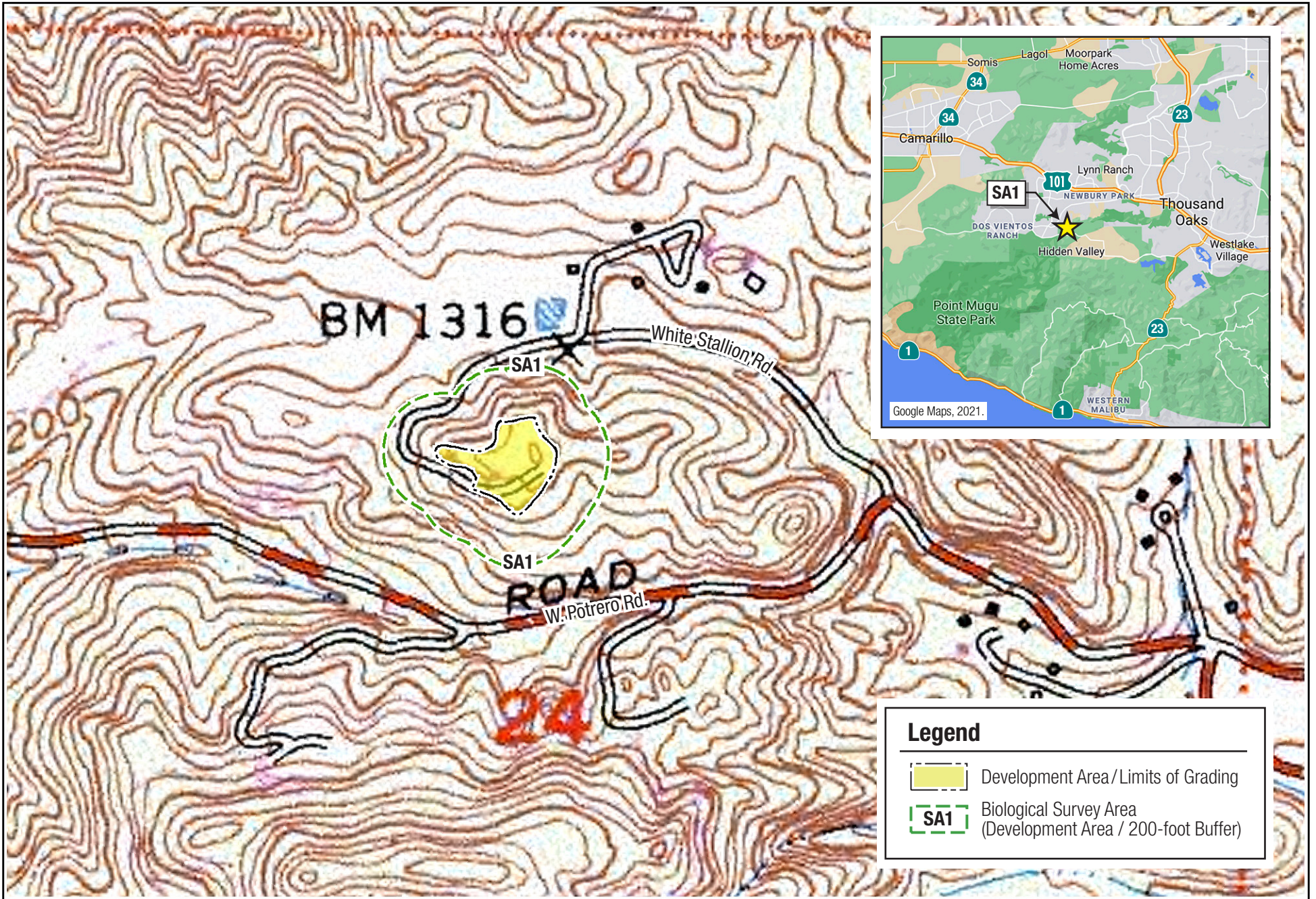
SA1 (Survey Area 1) is located on the northern foothills of the Santa Monica Mountains just north of W Potrero Road and south of White Stallion Road within unincorporated County of Ventura. Regionally, SA1 is located to the south of the City of Thousand Oaks, and southwest of the City of Westlake Village (**Figure 1, Project Location Map**). SA1 includes the development area/limits of grading and a 200-foot buffer. This survey was conducted specifically for this ISBA and therefore focuses on the areas within the two (2) subject parcels, that would be impacted or potentially impacted by the proposed project grading and fuel modification. Project related impacts would be limited to the development area / limits of grading and a surrounding, 100-foot project fuel modification zone.

Survey Area Environmental Setting

SA1 is located within the two (2) existing parcels, and would be accessed via an existing unnamed driveway from White Stallion Road. (**Figure 2, Site and Survey Map**). The central portion of SA1, is a flat previously disturbed, partially graded pad that is mostly barren to sparsely vegetated. The 200-foot buffer surrounding the development area/limits of grading includes native coastal sage scrub and chaparral vegetation. No drainage features were noted onsite. SA1 is currently undeveloped, with the exception of a small vacant shed in the western portion of SA1 within the limits of grading.

Surrounding Area Environmental Setting

The Project Parcel is surrounded by open space dominated by coastal sage scrub, chaparral, native and ornamental trees interspersed with a few existing single family residences with associated landscaped areas. White Stallion Road and the existing access road leading to the project site are located north of the project. There is a small, constructed pond located north of the project site, also directly north of White Stallion Road. A single-family residence surrounded by chaparral, and coast live oak (*Quercus agrifolia*) woodland is located to the east of the project site. Existing single-family residences, residential roads including Potrero Road interspersed with native chaparral habitat are located to the south of the site. Regionally, the surrounding area is characterized by open space and natural areas that include chaparral, coastal scrub, oak woodlands and occasional rocky outcrops interspersed with single-family residences.



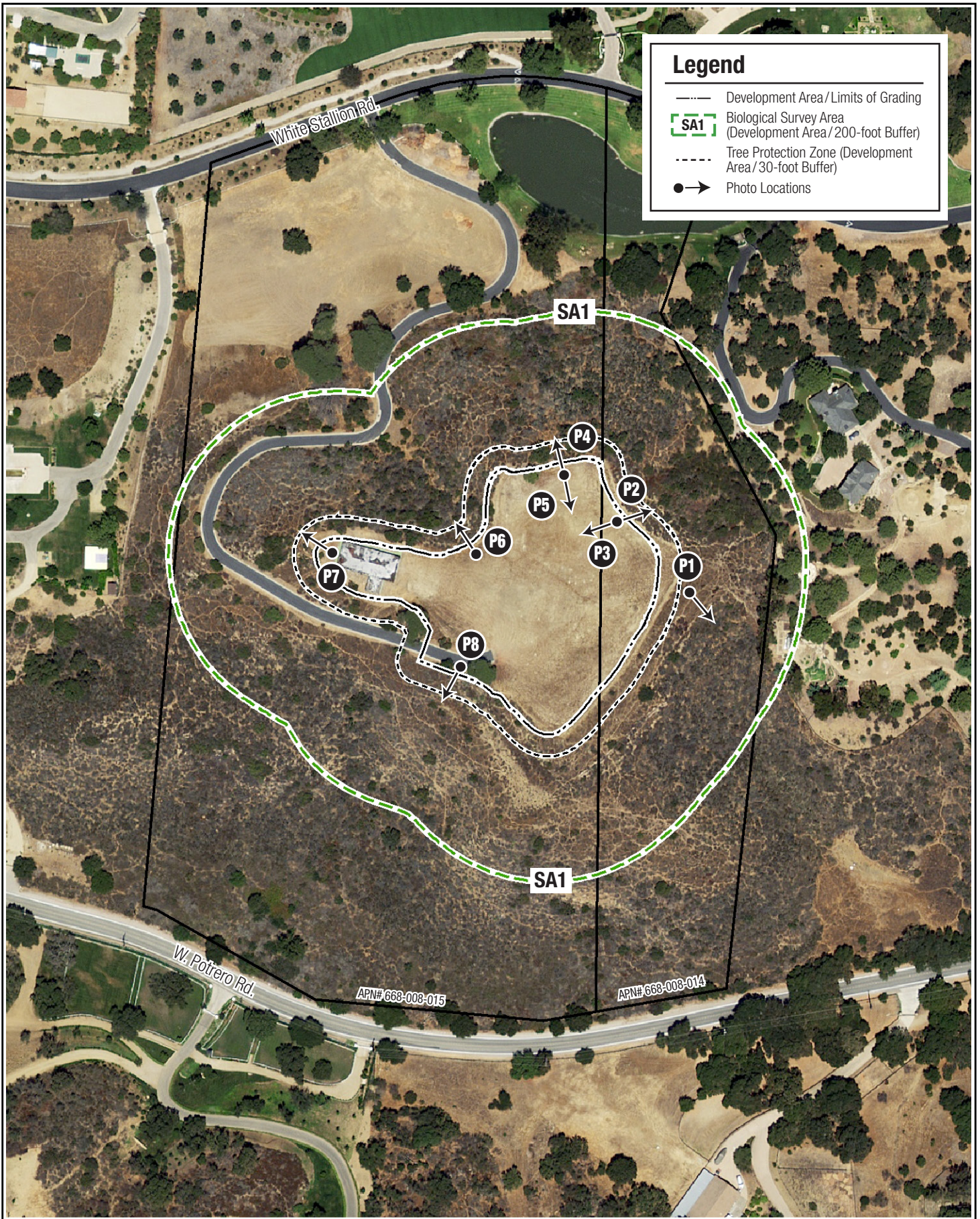
Source: U.S.G.S. 7.5 Min. Topographic Quadrangle map mosaic.

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Project Location Map



envirom



Legend

- Development Area / Limits of Grading
- SA1 Biological Survey Area (Development Area / 200-foot Buffer)
- - - Tree Protection Zone (Development Area / 30-foot Buffer)
- → Photo Locations

Source: U.S.G.S. 7.5 Min. Topographic Quadrangle map mosaic.

2551 WHITE STALLION ROAD PROJECT – ISBA



Site and Survey Map

FEET 0 | 87.5 | 175

FIGURE 2

Cover

55% native vegetation

20% non-native vegetation

25% bare ground/cleared/graded

2.3 Methodology

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Survey Date & Details							
Survey Key	Survey Date	Survey Area Map Key	Survey Type	Time Period	Methods/Constraints	GPS	Surveyor
SD1	2/19/2021	SA1	ISBA	10:00 am–5:30 pm	Walking meandering transects. About 60% of the site was accessible. Survey was conducted in the limits of grading and a 100-foot buffer. The survey was conducted outside of the blooming season for most plants.	Trimble GeoXT, submeter accuracy	Damini Sindhar, Biologist
SD2	2/26/2021	SA1	ISBA	1.00-5.00 pm	Walking meandering transects. About 60% of the site was accessible. Survey was conducted within the 200-foot buffer.	Trimble GeoXT, submeter accuracy	Damini Sindhar, Biologist
SD3	4/16/2021	SA1	Botanical Survey	9.00 am–5:30 pm	Walking meandering transects. About 60% of the site was accessible. Survey was conducted within the development area and a 100-foot fuel-modification buffer. The survey was conducted within the Spring blooming period for plants.	n/a	Damini Sindhar, Biologist
SD4	6/29/2021	SA1	Botanical Survey	6:00 am-11:30 am	Walking meandering transects. About 60% of the site was accessible. Survey was conducted within the development area and a 100-foot fuel-modification buffer. The survey was conducted within the Summer blooming period for plants.	n/a	Damini Sindhar, Biologist
ISBA Initial Study Biological Assessment Botanical Botanical Survey							

Section 3: The Biological Inventory

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

3.1 Ecological Communities: Plant Communities, Physical Features and Wetland Plant Communities

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

Major Plant Communities Summary

Vegetation within the survey area consists of coastal sage scrub, chaparral, cleared land, and coast live oak woodland. A number of individual scattered native trees were observed within the above listed habitat communities. The development area/limit of grading is comprised of cleared land with a 10-15% cover all comprised predominantly of non-native species. The upland vegetation communities within SA1 are comprised of chaparral and coastal scrub shrub species characterized by low-growing aromatic, and drought-deciduous shrubs adapted to the semi-arid Mediterranean climate of the coastal lowlands.

The plant communities within SA1 were mapped using the State Vegetation Classification System (SVC II). Plant communities were correlated with the *Vegetation Classification of the Santa Monica Mountains Natural Recreation Area and Environs in Ventura and Los Angeles Counties, California* (CDFW/CNPS, January 2006) and the *List of Vegetation Alliances and Associations (Natural Communities List)* (CDFW, September 2020). A map of the plant communities at the site is shown in **Figure 3, Plant Communities Map**.

The Ventura County Planning Division considers those plant communities that receive conservation status rankings of G1-G3 or S1-S3 to be sensitive for the purposes of CEQA impact assessment. The California Department of Fish and Wildlife (CDFW) considers plant communities that receive conservation status rankings of G1-G3 or S1-S3 to be of special concern, and that these plant communities should be addressed during CEQA review. Based on the conservation status rankings from the CDFW California Natural Community List (September 2020), two (2) plant communities identified within SA1 are rare or sensitive; Bush monkeyflower scrub and Blue elderberry scrub. One locally important plant community- Coast live oak woodland is also present within SA1.

The native and non-native plant communities, as well as other land cover classes, present within SA1 are described below.

Shrubland Plant Communities

PC-1. California sagebrush-deerweed scrub (*Artemesia californica*- *Acmispon glaber*/*Lotus scoparius* shrubland association)

Within the Santa Monica Mountains and valleys, this shrubland association generally occurs on gentle to steep slopes of variable aspect at low elevations less than 600 meters. It is

characterized by a dominance of California sagebrush (*Artemisia californica*) in the shrub layer, and a scattered, mostly non-native herbaceous layer. Many stands have low cover of deerweed (*Acmispon glaber* (old name: *Lotus scoparius*)). Deerweed is generally considered early seral, suggesting this association is reflective of somewhat recent disturbance.

Within SA1 this community was noted just south of the development area. California sagebrush and deerweed were co-dominant with about a 20% relative cover for each. A dominant non-native herbaceous layer was also present comprised mostly of smilo grass (*Stipa miliaceum*).

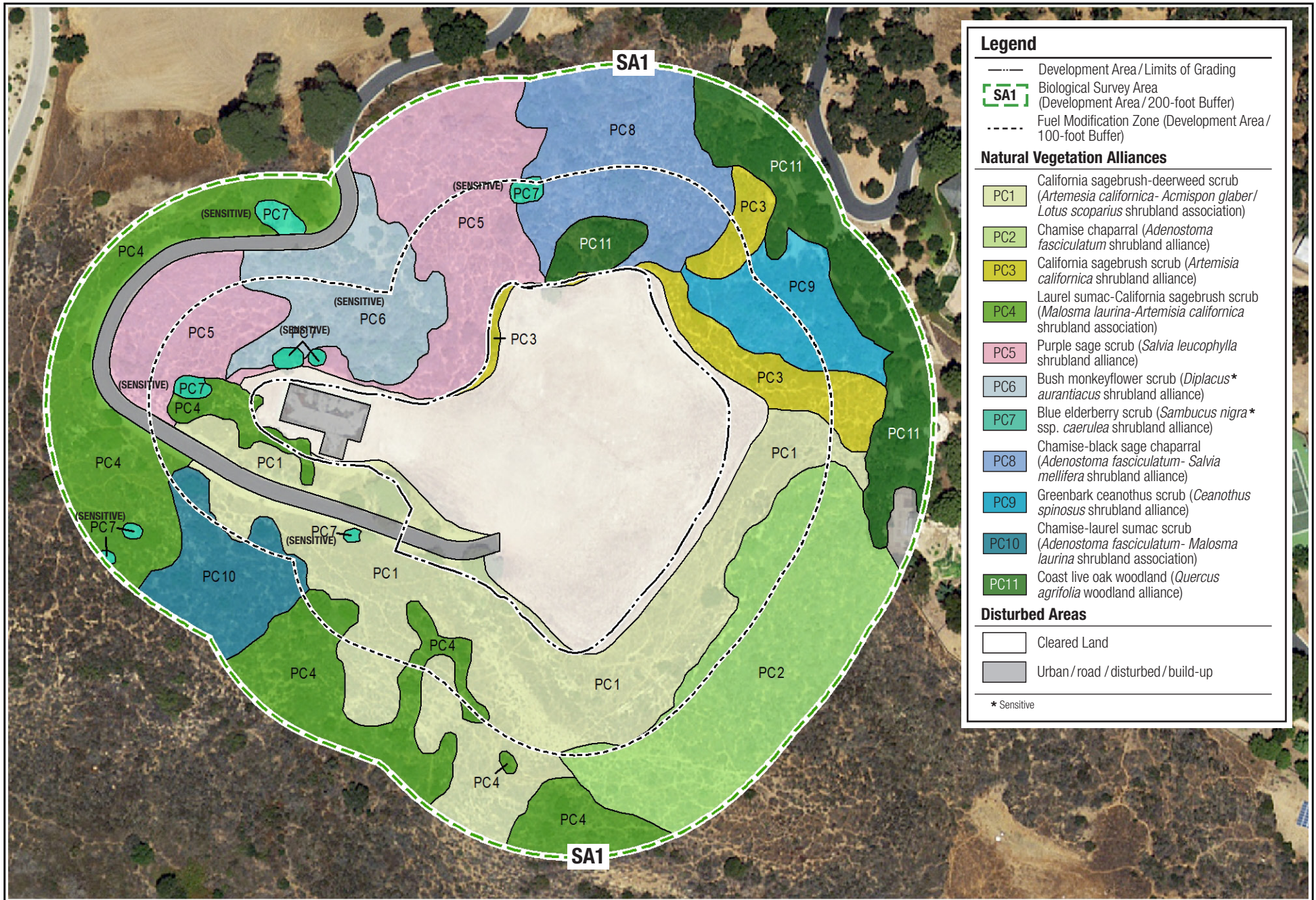
PC-2. Chamise chaparral (*Adenostoma fasciculatum* shrubland alliance)

Within the Santa Monica Mountains and valleys this shrubland alliance occurs on varied topography on commonly shallow soils over colluvium and many kinds of bedrock at elevations between 10 to 1800 meters. This association is characterized by a strong dominance of chamise (*Adenostoma fasciculatum*) in the shrub layer.

This alliance occurs outside limits of grading on the western and southwestern boundary of SA1. The shrub layer is dominated by chamise with more than a 70% relative cover. Other species present within this community include black sage (*Salvia mellifera*), buckbrush (*Ceanothus cuneatus*), California buckwheat (*Eriogonum fasciculatum*) and smilo grass.

PC-3. California sagebrush scrub (*Artemisia californica* shrubland alliance)

This shrubland association occurs on gentle to steep slopes of variable aspect at elevations between 0-1,200 meters. It is characterized by strong dominance of California Sagebrush (*Artemisia californica*) in the shrub layer. The herbaceous layer is not well developed. The emergent tree layer is usually absent.



Legend

- Development Area / Limits of Grading
- SA1 Biological Survey Area (Development Area / 200-foot Buffer)
- Fuel Modification Zone (Development Area / 100-foot Buffer)

Natural Vegetation Alliances

- PC1 California sagebrush-deerweed scrub (*Artemisia californica*- *Acmispon glaber*/*Lotus scoparius* shrubland association)
- PC2 Chamise chaparral (*Adenostoma fasciculatum* shrubland alliance)
- PC3 California sagebrush scrub (*Artemisia californica* shrubland alliance)
- PC4 Laurel sumac-California sagebrush scrub (*Malosma laurina*-*Artemisia californica* shrubland association)
- PC5 Purple sage scrub (*Salvia leucophylla* shrubland alliance)
- PC6 Bush monkeyflower scrub (*Diplacus* aurantiacus* shrubland alliance)
- PC7 Blue elderberry scrub (*Sambucus nigra* ssp. caerulea* shrubland alliance)
- PC8 Chamise-black sage chaparral (*Adenostoma fasciculatum*- *Salvia mellifera* shrubland alliance)
- PC9 Greenbark ceanothus scrub (*Ceanothus spinosus* shrubland alliance)
- PC10 Chamise-laurel sumac scrub (*Adenostoma fasciculatum*- *Malosma laurina* shrubland association)
- PC11 Coast live oak woodland (*Quercus agrifolia* woodland alliance)

Disturbed Areas

- Cleared Land
- Urban / road / disturbed / build-up

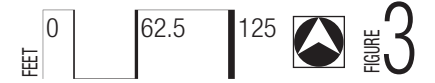
* Sensitive

Aerial Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2017.

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Plant Communities Map



Other species present in small numbers include black sage (*Salvia mellifera*), coyote brush (*Baccharis pilularis*), purple sage (*Salvia leucophylla*), and clustered tarweed (*Deinandra fasciculata*), California buckwheat (*Eriogonum fasciculatum*). This alliance occurs outside limits of grading on the northeastern portion of SA1, adjacent to the eastern limit of grading boundary.

PC-4. Laurel sumac- California sagebrush scrub (*Malosma laurina*-*Artemisia californica* shrubland association)

Within the Santa Monica Mountains and valleys this shrubland association generally occurs on gentle to very steep southeast to northwest facing slopes at low elevations less than 500 meters. This association is characterized by a dominance of laurel sumac (*Malosma laurina*) in the shrub layer. Other species present within the shrub layer in association include California sagebrush California buckwheat, black sage, toyon (*Heteromeles arbutifolia*), and big-pod ceanothus (*Ceanothus metacarpus*). The tree layer is generally emergent and open and may infrequently include coast live oak, southern California black walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), and the non-native pepper tree (*Schinus mole*) at low cover. The herbaceous layer is generally diverse and sometimes includes black mustard (*Brassica nigra*), giant wild rye (*Elymus condensatus*), non-native Brome grasses (*Bromus sp.*), and summer mustard (*Hirschfeldia incana*).

This association occurs outside the limits of grading in the western portion of SA1 adjacent to existing access road. It also occurs in the south-western and southern portion of SA1. Dominant species include laurel sumac and California sage is sub-dominant. Other species present include smilo grass and chaparral yucca (*Hesperoyucca whipplei*).

PC-5. Purple sage scrub (*Salvia leucophylla* shrubland alliance)

Within the Santa Monica Mountains and valleys, this shrubland association generally occurs on gentle to very steep slopes of variable aspects at low elevations between 18 to 613 meters. It is characterized by a strong dominance of Purple sage (*Salvia leucophylla*) in the shrub layer. The herbaceous layer is composed of both native and non-native grasses and herbs. The emergent tree layer is generally absent.

This alliance occurs outside the limits of grading along the northwestern portion of SA1. The shrub layer is dominated by purple sage with about a 50% relative cover. Other species present within this alliance include California sagebrush, giant wildrye (*Elymus condensatus*) and foothill needlegrass (*Stipa lepida*).

PC-6. Bush monkeyflower scrub (*Diplacus aurantiacus* shrubland alliance)

Within the Santa Monica mountains and valleys, this shrubland association occurs on somewhat steep to steep northeast and northwest slopes at low elevations between 43–570 meters. It is characterized by a strong dominance of bush monkeyflower (*Diplacus aurantiacus*) in the shrub layer. Giant wildrye is present in most stands within the herbaceous layer, though this species is not considered characteristic of this alliance. The shrub layer is generally characterized by bush monkeyflower, California sagebrush, laurel sumac, purple sage, poison oak (*Toxicodendron diversilobum*), and Blue elderberry (*Sambucus nigra* ssp. *caerulea*). This alliance is a natural community of special concern.

This alliance occurs outside the limits of grading in the northwestern portion of the SA1. Portion of this alliance is within the Project Fuel Modification Zone. The shrub layer has a codominance of Bush monkeyflower and Laurel sumac. Other species present in small percentages include black sage, California sagebrush, giant wildrye and foothill needlegrass.

PC-7. Blue elderberry scrub (*Sambucus nigra* ssp. *caerulea* shrubland alliance)

This alliance though typically found in stream terraces is also found in localized upland settings within gravelly alluvium and also sometimes in intermittently flooded soils. Within the Santa Monica Mountains and valleys, this shrubland occurs on somewhat steep to moderate usually north-facing slopes at low elevations between 261–420 meters. It is dominated by blue elderberry and secondarily by toyon in the shrub layer. This alliance is a natural community of special concern.

Within SA1, small patches of this alliance dominated by Blue elderberry is scattered within and adjacent to other plant communities/alliances as groups of small individuals or clusters. Portion of this alliance is within the Project Fuel Modification Zone.

PC8. Chamise- black sage chaparral (*Adenostoma fasciculatum*- *Salvia mellifera* shrubland alliance)

Within the Santa Monica Mountains and valleys, this shrubland association occurs on somewhat steep to steep southeast- to northwest-facing slopes at low elevations between 114 to 510 meters. It is dominated by chamise and black sage in the shrub layer with a typically sparse herbaceous layer. The emergent tree layer is typically nonexistent.

This alliance occurs outside limits of grading on the northeastern portion of SA1. The shrub layer is dominated by chamise and black sage with both species accounting for about 65% combined relative cover. Other species located within this alliance include buckbrush (*Ceanothus cuneatus*).

PC-9. Greenbark ceanothus scrub (*Ceanothus spinosus* shrubland alliance)

Within the Santa Monica Mountains and valleys, this shrubland association generally occurs on moderately steep to very steep northeast- and northwest- facing slopes at low elevations between 0 to 692 meters. It is characterized by a strong dominance of greenback ceanothus (*Ceanothus spinosus*) in the shrub layer and may include a wide variety of mesophytic species in the herbaceous layer, none apparently in high constancy. The emergent tree layer includes coast live oak and California black walnut.

This alliance occurs outside the limits of grading on the eastern portion of the survey area. Within SA1, this alliance is dominated by greenbark ceanothus. Some chamise, toyon and laurel sumac were also noted within this alliance.

PC-10. Chamise-laurel sumac scrub (*Adenostoma fasciculatum*- *Malosma laurina* shrubland association)

Within the Santa Monica Mountains and valleys, this shrubland association occurs on moderate to steep slopes of variable aspect at low to mid elevations between 100 to 1000 meters. It is dominated by chamise and co-dominated by laurel sumac in the shrub layer. The herbaceous

layer is sparse and composed primarily of introduced annual species. The emergent tree layer includes coast live oak.

This alliance occurs outside the limits of grading on the south-western portion of the survey area. The shrub layer is strongly dominated by chamise with about a 65% relative cover. Laurel sumac was sub-dominant with an approximate 30% relative cover. Other species located within this alliance include black sage, California sagebrush, and chaparral yucca.

PC-11.Coast live oak woodland (*Quercus agrifolia* woodland alliance)

Within the Santa Monica Mountains and valleys, this woodland/forest association generally occurs on gentle to steep, north-facing slopes at elevations between 0 and 636 meters. It is dominated by coast live oak and toyon in the tree layer and variety of grasses and forbs in the herbaceous layer.

Two (2) areas dominated by coast live oak woodlands were noted in the north and north-eastern portion of the SA1 outside of the development area/limit of grading. One of the areas covered by this alliance is within the Project Fuel Modification Zone. Coast live oak woodlands are a locally important plant community.

Cleared Land

Cleared land area includes a majority of the development area/grading footprint in the central part of SA1. This area appears to have been historically disturbed and still has periodic disturbance including mowing. This area has a 10-15% relative cover of non-native/invasive species such as red-stem filaree (*Erodium cicutarium*), Russian thistle (*Salsola kali*) and Mediterranean grass (*Schismus barbatus*).

Urban/disturbed/build-up

Urban/disturbed/build-up includes paved roads and an existing vacant structure on the property. A vacant shed/dwelling is located on the northwestern portion of SA1 within the limits of grading. This dwelling is currently unused and does not contain any natural species.

Map Key (1)	SVC Alliance-Association	SVC Association	Status (3)	Condition (4)	Acres Total (SA1)	Acres Impacted (Development footprint/Limits of Grading)	Fuel Modification Zone (100-foot buffer)
PC1	California sagebrush-deerweed scrub (<i>Artemisia californica-Acmispon glaber/Lotus scoparius</i> shrubland association)	<i>Acmispon glaber</i>	G5 S5	Intact with some signs of disturbance/non-native species	1.50	0.10	1.40
PC2	Chamise chaparral (<i>Adenostoma fasciculatum</i> shrubland alliance)		G5 S5	Intact	0.21		0.21

Map Key (1)	SVC Alliance-Association	SVC Association	Status (3)	Condition (4)	Acres Total (SA1)	Acres Impacted (Development footprint/Limits of Grading)	Fuel Modification Zone (100-foot buffer)
PC3	California sagebrush scrub (<i>Artemisia californica</i> shrubland alliance)		G4 S4	Intact	0.25	0.03	0.22
PC4	Laurel sumac scrub (<i>Malosma laurina</i> - <i>Artemisia californica</i> shrubland association)	<i>Artemisia californica</i>	G5 S5	Intact	0.21	0.02	0.19
PC5	Purple sage scrub (<i>Salvia leucophylla</i> shrubland alliance)		G4 S4	Intact	0.57		0.57
PC6	Bush monkeyflower scrub (<i>Diplacus aurantiacus</i> shrubland alliance)		G3 S3 (Sensitive)	Intact	0.33		0.33
PC7	Blue elderberry scrub (<i>Sambucus nigra</i> ssp. <i>caerulea</i> shrubland alliance)		G3 S3 (Sensitive)	Intact	0.05		0.05
PC8	Chamise- black sage chaparral (<i>Adenostoma fasciculatum</i> - <i>Salvia mellifera</i> shrubland alliance)		G4 S4	Intact	0.29		0.29
PC9	Greenbark ceanothus scrub (<i>Ceanothus spinosus</i> shrubland alliance)		G4 S4	Intact	0.16		0.16
PC 10	Chamise laurel sumac scrub (<i>Adenostoma fasciculatum</i> - <i>Malosma laurina</i> shrubland association)	<i>Malosma laurina</i>	G4 S4	Intact	0.06		0.06
PC 11	Coast live oak woodland (<i>Quercus agrifolia</i> woodland alliance)		G5 S4; locally important plant community	Intact	0.10		0.10
PC 12	Cleared Land			Cleared Land/ Introduced	1.98	1.81	0.19
PC 13	Urban/disturbed/build-up			Urban/Disturbed Built-up	0.22	0.12	0.10
Total					5.94 acres	2.08 acres	3.87 acres

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 not found within the survey area(s).

Physical Features

A small area within PC4 in SA1 contains a few rocky outcrops. These are outside the development area/limits of grading.

Physical Features		
Map Key (1)	Physical Feature (2)	Comments (3)
N/A	Rocky Outcrop	A small area of rocky outcrop was noted within PC4 directly west of the shed/dwelling

Waters and Wetlands

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

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

Areas/Observations

No other notable areas/observations to describe.

Other Observations		
Map Key (1)	Describe Features (Violations, other observations, etc.)	Comments
N/A	Rocky granitic substrate noted in the development area and PC4.	

3.2 Species

Observed Species

During the surveys conducted within SA1 on February 19 and 26, 2021 respectively common chapparral and sage scrub species were observed. [During the botanical surveys conducted on April 16, and June 29, 2021](#), within the Development Area and the 100-foot fuel modification buffer, many Spring blooming annual plants were detected. A complete list of observed plant species is provided in Appendix 2. Plant diversity is moderate, and a small percentage of the species observed were non-native (20%).

During the surveys conducted within SA1 many common birds and one (1) common reptile, western fence lizard, expected from that area was observed. The mammals observed by sign/scat included coyote, jackrabbit, bobcat, mule deer and California ground squirrel.

Observed species were primarily species common or relatively common to the region and represent only a sample of the species that can be expected to utilize habitats at or in the vicinity of the site for cover, foraging, and reproduction. Furthermore, in general, this list includes species that are more easily detected during daytime surveys. Wildlife observed were mainly birds associated with the upland chaparral, scrub and wooded habitats. Upland birds heard or observed onsite included California towhee, western scrub-jay, red-tailed hawk, California quail, turkey vulture, northern flicker, house finch, house sparrow, bushtit, lesser goldfinch, western kingbird, Cassin's kingbird, mourning dove and white-crowned sparrow. A complete list of observed wildlife species is provided in Appendix 2.

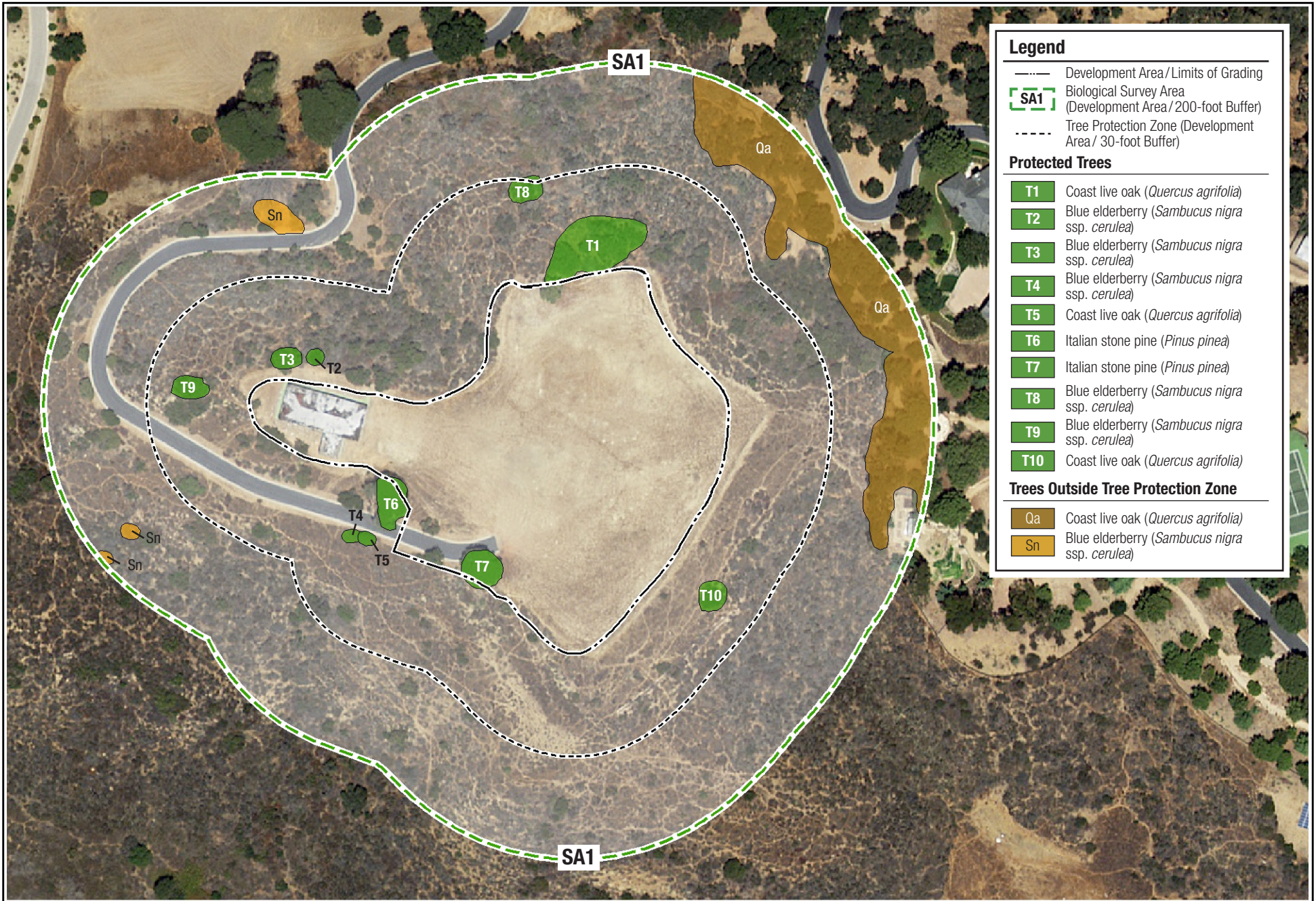
Protected Trees

Select 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." A list of protected trees is provided in Section 8107-25 of the ordinance. The species of trees protected is dependent on zoning classification, with more species protected in Scenic Highway and Scenic Resource Protection Overlay Zones. The subject parcel is within a Scenic Resource Overlay Zone. **Figure 4, Protected Tree Map**, depicts all the areas where protected trees may be present within the construction footprint. Though all areas of potentially protected trees are depicted in Figure 4, only the trees that are Protected by Ventura County Tree Protection Ordinance are assessed in this report. Details of all tree/ tree clusters and their impacts are included in the protected trees Table below.

Two (2) Italian Stone Pine (*Pinus pinea*) trees that are more than 100" in DBH (T6 and T7) are present within the limits of Grading. One (T7) will be removed as a consequence of the project.

One cluster of approximately seven (7) coast live oaks (T1) and one cluster of about 4-5 blue elderberry trees (T3) are present just outside the limits of grading, but within a 100 foot buffer of the limits of grading. Another county ordinance-sized coast live oak (T5) tree was noted, just adjacent to the grading footprint.

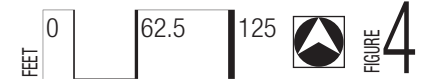
Minimal impacts during project construction are expected since an exclusion fence will be installed on-site before construction to prevent debris or spoils from being placed on the slope below the building pad in the tree protection zone. All measures to protect native ordinance sized trees are addressed in MM-5.



Aerial Source: Valtus Imagery Services: Hexagon Imagery Program (HxIP), 2017.

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Protected Tree Map



Protected Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference)	Impact (4)
T1	<i>Quercus agrifolia</i>	coast live oak	Cluster of approximately 7 Trees > 9.5 inches in combined circumference.	Potential minor encroachment to root protection zone because of Fuel-Modification. Removal of a few limbs for fire code compliance. Less than significant impact.
T2	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches circumference.	Not protected.
T3	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of approximately 4-5 trees, > 9.5 inches circumference.	Potential minor encroachment to root protection zone because of Fuel-Modification. Removal of a few limbs for fire code compliance. Less than significant impact.
T4	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches circumference.	Not protected.
T5	<i>Quercus agrifolia</i>	coast live oak	1 tree >6.5 inches in circumference.	Potential minor encroachment to root protection zone because of Fuel-Modification. Removal of a few limbs for fire code compliance. Less than significant impact.
T6	<i>Pinus pinea</i>	Italian Stone Pine	1 tree > 90 inches in circumference.	This heritage Pine tree will not be removed.
T7	<i>Pinus pinea</i>	Italian Stone Pine	1 tree > 90 inches in circumference.	This heritage Pine tree will be removed. Biological impact is less than significant since this is a non-native tree. Three native coast live oaks will be planted to mitigate for removal of this tree.
T8	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches in circumference.	Not protected.
T9	<i>Sambucus nigra caerulea</i>	blue elderberry	Cluster of 2-3 trees <9.5 inches in circumference.	Not protected.
T10	<i>Quercus agrifolia</i>	coast live oak	1 tree < 9.5 inches in circumference.	Not protected.

Special Status Species and Nests

Special status species were not observed during general and botanical surveys, though some were assessed to have a moderate 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

Special-Status Plants

The development area/limits of grading does not have habitat suitability to support any special status plants. Based on habitat suitability, six (6) special status plant species, Malibu baccharis (*Baccharis malibuensis*), round-leaved filaree (*California macrophylla*), Plummer's mariposa-lily (*Calochortus plummerae*), Conejo buckwheat (*Eriogonum crocatum*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*) and Ojai Navarretia (*Navarretia ojaiensis*) have some potential for occurrence in the project's fuel modification zone. **No special-status plant species**

that are considered to be rare, threatened, or endangered have been reported from the site nor were found within SA1 during the general biological surveys conducted in February 2021 nor the Spring and Summer season botanical surveys conducted in April and June 2021 . The above listed species were not detected during the botanical surveys conducted during the appropriate bloom period for the two species.

Special-Status Wildlife

No special-status species were found during the biological surveys conducted within SA1. One (1) special-status bird, the white-tailed kite (*Elanus leucurus*), may forage at the site with moderate probability, but is not expected to nest and thus would not be impacted by the project. No other special-status birds known from a five-mile radius of the project have moderate or high potential to occur within the project construction footprint. Several species of non-special-status birds have potential to nest within the grading footprint or within 300 feet of the grading footprint.

Special-status species that could be directly have a moderate or higher potential to occur onsite include potentially two (2) species of legless lizards, California legless lizard (*Anniella* Spp.) and Southern California legless lizard (*Anniella stebbinsi*), California glossy snake (*Arizona elegans occidentalis*), coastal whiptail (*Aspidoscelis tigris stejnegeri*) and the San Diego desert woodrat (*Neotoma lepida intermedia*). Though some bats could forage at the project site, suitable roosting habitat for bats was not observed onsite.

Observed or Potentially Occurring Special Status Species						
Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
PLANTS POTENTIAL FOR OCCURRENCE						
SSP1	CNDDDB	<i>Astragalus brauntonii</i>	Braunton's milkvetch	FE, 1B.1	Low (suitable substrate not present)	Recent burns or disturbed areas, usually sandstone with carbonate layers in closed-cone coniferous forest, chaparral, coastal scrub, and valley and foothill grassland at elevations between 4 and 640 meters. A soil specialist in saline, somewhat alkaline soils high in calcium, manganese, with some potassium. Perennial rhizomatous herb. Blooms February-June.
SSP2	CNPS	<i>Atriplex coulteri</i>	Coulter's saltbush	1B.2	None	Generally found in coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Ocean bluffs, ridgetops, as well as alkaline low places, 10-440 meters. Perennial herb. Blooms March – October.
SSP3	CNDDDB	<i>Baccharis malibuensis</i>	Malibu baccharis	1B.1	Moderate	Chaparral, cismontane woodland, coastal scrub, and riparian woodland at elevations between 150 and 305 meters. Perennial deciduous shrub. Blooms in late summer. Not observed during general and seasonal botanical surveys.

Observed or Potentially Occurring Special Status Species						
SSP4	CNPS	<i>California macrophylla</i>	round-leaved filaree	1B.1	Moderate	An annual herb found in cismontane woodland and valley and foothill grassland on clay soils at elevations between 15 and 1200 meters. Blooms March to May. Not observed during general and seasonal botanical surveys.
SSP5	CNDDB	<i>Calochortus clavatus</i> var. <i>gracilis</i>	slender mariposa lily	1B.2	None	A perennial bulbiferous herb found in shaded foothill canyons in chaparral, coastal scrub, and valley and foothill grassland at elevations between 320 and 1000 meters. Blooms March to June.
SSP6	CNDDB	<i>Calochortus fimbriatus</i>	late-flowered mariposa-lily	1B.2	None	A perennial bulbiferous herb found in dry, open coastal woodland and chaparral on serpentine at elevations between 270 and 1910 meters.
SSP7	CNDDB	<i>Calochortus plummerae</i>	Plummer's mariposa-lily	1B.2	Moderate	A perennial bulbiferous herb found in granitic, rocky habitats in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forests, and valley and foothill grassland at elevations between 90 and 1600 meters. Blooms between May and July. Not observed during general and seasonal botanical surveys.
SSP8	CNDDB	<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	1B.1	None	Annual herb found on the margins of marshes and swamps, and in vernal mesic valley and foothill grassland and vernal pools at elevations between 0 and 425 meters. Blooms from May to November.
SSP9	CNPS	<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	1B.1	None	Annual herb found in sandy coastal bluff scrub and coastal dune habitats. Blooms from January to August.
SSP10	CNPS	<i>Chorizanthe parryi</i> var. <i>fernandina</i>	San Fernando Valley spineflower	FC, SE	None	Annual herb found on sandy soils in coastal scrub and valley and foothill grassland at elevations between 3 and 1035 meters. Blooms from April to July.
SSP11	CNPS	<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	1B.1	None	Annual herb found in sandy or rocky openings in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland at elevations between 40 and 1705 meters. Blooms from April to June.
SSP12	CNDDB	<i>Deinandra minthornii</i>	Santa Susana tarplant	SR, 1B.2	Low (suitable substrate not present)	Perennial deciduous shrub found in rocky sandstone habitats in chaparral and coastal scrub at elevations between 280 and 760 meters. Blooms from July to November.
SSP13	CNDDB	<i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	dune larkspur	1B.2	None	Perennial herb found in maritime chaparral and coastal dunes at elevations between 0 and 200 meters. Blooms from April to May.
SSP14	CNDDB	<i>Didymodon norrisii</i>	Norris' beard moss	2.2	None	Moss found on rocks in intermittently mesic habitats in cismontane woodland and lower montane coniferous forest at elevations between 600 and 1973 meters.

Observed or Potentially Occurring Special Status Species						
SSP15	CNDDDB	<i>Dodecahema leptoceras</i>	slender-horned spineflower	FE, CE	None	Annual herb found on flood deposited terraces and washes in chaparral, cismontane woodland, and coastal scrub (alluvial fan sage scrub) at elevations between 200 and 760 meters. Blooms from April to June.
SSP16	CNDDDB	<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	1B.1	None	Perennial herb found on open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil; coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland at elevations between 5 and 450 meters. Blooms from April to June.
SSP17	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>agourensis</i>	Agoura Hills dudleya	FT, 1B.2	None	Perennial herb found in rocky, volcanic breccia in chaparral and cismontane woodland at elevations between 200 to 500 meters. Blooms from May to June.
SSP18	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>marcescens</i>	marcescent dudleya	FT, SR, 1B.2	None	Perennial herb found on sheer rock surfaces and rocky volcanic cliffs in chaparral at elevations between 150 and 520 meters. Blooms from April to July.
SSP19	CNDDDB	<i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	Santa Monica dudleya	FT, 1B.2	None	Perennial herb found on volcanic or sedimentary, rocky substrates in chaparral and coastal scrub at elevations between 150 and 1675 meters. Blooms from March to June.
SSP21	CNDDDB	<i>Dudleya parva</i>	Conejo dudleya	FT, 1B.2	None	Found in rocky or gravelly areas on clay or volcanic substrates in coastal scrub and valley and foothill grassland habitats at elevations between 60 and 450 meters. Blooms from May to June.
SSP22	CNDDDB	<i>Dudleya verityi</i>	Verity's dudleya	FT, 1B.2	None	Perennial herb found on volcanic, rocky substrates in chaparral, cismontane woodland, and coastal scrub at elevations between 60 and 120 meters. Blooms from May to June.
SSP23	CNDDDB	<i>Eriogonum crocatum</i>	Conejo buckwheat	SR, 1B.2	Moderate	Perennial subshrub found in rocky or gravelly areas on clay or volcanic substrates in coastal scrub and valley and foothill grassland habitats at elevations between 60 and 450 meters. Blooms from April to July. Not observed during general and seasonal botanical surveys.
SSP24	CNDDDB	<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	1B.1	Low (suitable substrate not present)	Perennial herb found in sandy or gravelly areas in chaparral, cismontane woodland, coastal scrub at elevations between 70 and 810 meters. Blooms from February to July.
SSP25	CNDDDB	<i>Lupinus paynei</i>	Payne's bush lupine	1B.1	None	Perennial shrub found in sandy areas in coastal scrub, riparian scrub and valley and foothill grassland habitats at elevations between 220 and 450 meters. Blooms from April to July.
SSP26	CNDDDB	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	1B.1	None	Annual herb found in coastal salt marshes and swamps, playas, and vernal pools at elevations between 1 and 1220 meters. Blooms from February to June.

Observed or Potentially Occurring Special Status Species						
SSP27	CNDDB	<i>Monardella hypoleuca</i> ssp. <i>hypoleuca</i>	white-veined monardella	1B.3	Moderate	Annual herb found in chaparral and shady oak woodland habitats at elevations between 0 and 1500 meters. Local in a variety of habitats. Blooms from June to August. Not observed during general and seasonal botanical surveys.
SSP28	CNDDB	<i>Monardella sinuata</i> ssp. <i>gerryi</i>	Gerry's curly-leaved monardella	1B.1	None	Annual herb found on sandy soils in chaparral, cismontane woodland, coastal dunes, and openings in coastal scrub at elevations between 50 and 245 meters. Blooms from April to June.
SSP29	CNDDB	<i>Navarretia ojaiensis</i>	Ojai navarretia	1B.1	Moderate	Annual herb found in valley and foothill grassland and openings in chaparral and coastal scrub at elevations between 275 and 620 meters. Blooms from May to July. Not observed during general and seasonal botanical surveys.
SSP30	CNDDB	<i>Nolina cismontana</i>	chaparral nolina	1B.2	None	Perennial evergreen shrub found on sandstone or gabbro substrates in chaparral and coastal scrub at elevations between 140 and 1275 meters. Blooms between May and July.
SSP31	CNDDB	<i>Orcuttia californica</i>	California Orcutt grass	FE, SE	None	Annual herb found in vernal pool at elevations between 15 and 660 meters. Blooms from April to August.
SSP32	CNDDB	<i>Pentachaeta lyonii</i>	Lyon's pentachaeta	FE, SE	Low (suitable substrate not present)	Annual herb found on rocky, clay substrates in coastal scrub, valley and foothill grassland, and openings in chaparral at elevations between 30 and 630 meters. Blooms between March and August.
SSP33	CNDDB	<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	2B.2	Low (suitable substrate not present)	Perennial herb found on sandy, gravelly substrate within chaparral, riparian woodland, cismontane woodland and coastal scrub at elevations between 0 and 2100 meters. Blooms between July and December.
SSP34	CNDDB	<i>Quercus dumosa</i>	Nuttall's scrub oak	1B.1	Low/Not Observed	Perennial shrub found on in sandy, clay loam associated with closed-cone coniferous forest, chaparral, and coastal scrub. Taxonomy in question because previously called <i>Q. dumosa</i> , but is now <i>Q. berberidifolia</i> .
SSP35	CNDDB	<i>Senecio aphanactis</i>	chaparral ragwort	2.2	None	Annual herb found on chaparral, cismontane woodland, and coastal scrub habitats at elevations between 15 and 800 meters, sometimes on alkaline soils. Blooms between January and April.
SSP36	CNDDB	<i>Thelypteris puberula</i> var. <i>sonorensis</i>	Sonoran maiden fern	2.2	None	Perennial rhizomatous herb found in meadows and seeps along streams and seepage areas at elevations between 50 and 610 meters.

Observed or Potentially Occurring Special Status Species						
SSP37	CNDDDB	<i>Tortula californica</i>	California screw moss	1B.1	Low (suitable substrate and habitat not present)	Moss found on sandy soil in chenopod scrub and valley and foothill grassland.
WILDLIFE POTENTIAL FOR OCCURRENCE						
Invertebrates						
SSP38	CNDDDB	<i>Danaus plexippus</i> pop. 1	Monarch-California overwintering population	SA	None	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (<i>Eucalyptus</i> , Monterey Pine, Cypress), with nectar and water sources nearby.
Fishes						
SSP39	CNDDDB	<i>Catostomus santaanae</i>	Santa Ana sucker	FT, SSC	None	Endemic to Los Angeles Basin south coastal streams. Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water and algae.
SSP40	CNDDDB	<i>Gasterosteus aculeatus williamsoni</i>	unarmored three (3) spine stickleback	FE, SE	None	Weedy pools, backwaters, and among emergent vegetation at the stream edge in small southern California streams. Cools (<24C), clear water with abundant vegetation.
SSP41	CNDDDB	<i>Gila orcuttii</i>	arroyo chub	SSC	None	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez. Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.
SSP42	CNDDDB	<i>Oncorhynchus mykiss irideus</i>	southern steelhead – southern California DPS	FE, SSC	None	Federal listing refers to populations 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 and more variable conditions.
Amphibians						
SSP43	CNDDDB	<i>Rana draytonii</i>	California red-legged frog	FT, SSC	None	Lowlands and foothills in or near permanent source of deep water with dense, shrubby or emergent vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to aestivation habitat. Known historically from Lake Sherwood, but not seen in the Santa Monica Mountains (proper) since 1975 (De Lisle et al. 1986).
SSP44	CNDDDB	<i>Spea hammondi</i>	western spadefoot	SSC	None	Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.

Observed or Potentially Occurring Special Status Species

Reptiles						
SSP45	CNDDDB	<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	Low (suitable habitat and prey not present)	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/sandy soil for burial, and abundant supply of ants and other insects.
SSP46	CNDDDB	<i>Anniella Spp.</i>	California legless lizard	SSC	Moderate	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Leaf litter under trees and bushes in sunny areas often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs.
SSP47	CNDDDB	<i>Anniella stebbinsi</i>	Southern California legless lizard	SSC	Moderate	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Leaf litter under trees and bushes in sunny areas often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs.
SSP48	CNDDDB	<i>Arizona elegans occidentalis</i>	California glossy snake	SSC	Low (suitable habitat and soil not present)	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of arid scrub, rocky washes, grasslands and chaparral generally, with loose or sandy soils. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.
SSP49	CNDDDB	<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	SSC	Moderate	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas. Ground may be firm soil, sandy, or rocky. Presence of leaf litter important.
SSP50	CNDDDB	<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	SSC	None	Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams. Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous vegetation.
SSP51	CNDDDB	<i>Emys marmorata</i>	western pond turtle	SSC	None	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.

Observed or Potentially Occurring Special Status Species						
SSP52	CNDDB	<i>Lampropeltis zonata (pulchra)</i>	California mountain kingsnake (San Diego population)	SSC, VC LIS	Low (preferred habitat not present)	Prefers canyon bottoms, but wanders to adjacent coastal sage, valley oak savanna, or southern oak woodland. Reported from Lower Malibu Canyon, Triunfo Canyon, etc. (De Lisle et al. 1986) and other locations in the Santa Monica Mountains (Jennings and Hayes 1994).
SSP53	CNDDB	<i>Thamnophis hammondi</i>	two-striped garter snake	SSC	None	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 feet elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
Birds						
SSP54	CNDDB	<i>Agelaius tricolor</i>	tricolored blackbird	SSC	None	Local resident in coastal district, common where it occurs (Garrett and Dunn 1981). Reported from Lake Sherwood (CDFW 2012).
SSP55	CNDDB	<i>Aquila chrysaetos</i>	golden eagle	SFP	None	Rolling foothills, mountain areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
SSP56	CNDDB	<i>Athene cunicularia</i>	burrowing owl	SSC	None	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel. Now extirpated from most of the coastal slope of the Los Angeles region (Garrett et al 2006). Now occurs mainly as a transient and winter visitor to coastal southern California.
SSP57	CNDDB	<i>Chaetura vauxi</i>	Vaux's swift	SSC	None	Common migrant from mid-April to mid-May, and again from late August to early October; small flocks sometimes winter in coastal lowlands, but absent from the Los Angeles region from early June to early August (Garrett et al 2006).
SSP58	CNDDB	<i>Coccyzus americanus occidentalis</i>	Western yellow-billed cuckoo	FT/SE	None	Riparian forest nester along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, w/ lower story of blackberry, nettles, or wild grape
SSP59	CNDDB	<i>Elanus leucurus</i>	white-tailed kite	SFP	Moderate	Uncommon resident in open grasslands, valley oak savannas, marshes, and agricultural areas throughout the lowlands of the Los Angeles region (Garrett et al. 2006).
SSP60	CNDDB	<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	FE/SE	None	Riparian woodlands in southern California.

Observed or Potentially Occurring Special Status Species						
SSP61	CNDDB	<i>Lanius ludovicianus</i>	loggerhead shrike	SSC	Low (preferred habitat not present)	Very rare in open areas on the coastal slope of southern California; rare to uncommon in migration and winter. Only a few pairs of this once-abundant predator are still found in our coastal lowlands; small numbers of migrants augment this population from July to March in the Los Angeles region (Garrett et al. 2006). Prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches.
SSP62	CNDDB	<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT, SSC	Low (preferred high quality habitat not present)	Obligate, permanent resident of low, Coastal Sage Scrub (CSS) in arid washes, on mesa and slopes, with California Sagebrush (<i>Artemisia californica</i>) as a dominant, below 2500 feet in southern California. Not all areas classified as CSS are occupied.
SSP61	CNDDB	<i>Riparia riparia</i>	bank swallow	ST	None	Very uncommon spring transient and rare fall transient, and casual winter transient along the coast, formerly a fairly common summer resident, now virtually extirpated as a breeder in the region (Garrett and Dunn 1981).
SSP63	CNDDB	<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE	None	Summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow or mulefat.
SSP64	CNDDB	<i>Asio otus</i>	long-eared owl	SSC	Low (preferred habitat not present)	Very rare transient and winter visitant along the coast (Garrett and Dunn 1981). Riparian habitat required; also uses live oak thickets and other dense stands of trees (Zeiner et al. 1990b)
SSP65	CNDDB	<i>Dendroica petechia brewsteri</i>	yellow warbler	SSC	None	Common transient throughout region, and uncommon to locally common summer resident in lowland and foothill riparian woodlands, remaining rarely but regularly in lowlands in winter. Breed in tall riparian growth of cottonwoods, alders, willows, etc. (Garrett and Dunn 1981).
SSP66	CNDDB	<i>Icteria virens</i>	yellow-breasted chat	SSC	None	Uncommon and local summer resident in riparian thickets and brushy tangles of the lowlands and lower portions of foothill canyons (Garrett and Dunn 1981).
Mammals						
SSP67	CNDDB	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	SSC	Moderate	Lives in high desert areas, chaparral, sagebrush flats, and Pinyon-Juniper Woodland.
SSP68	CNDDB	<i>Taxidea taxus</i>	American badger	SSC	None	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.

Observed or Potentially Occurring Special Status Species						
SSP69	CNDDDB	<i>Antrozous pallidus</i>	pallid bat	SSC	Low (roosting habitat not present)	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.
SSP70	CNDDDB	<i>Euderma maculatum</i>	spotted bat	SSC	None	Mostly in foothills and mountains and desert regions of southern California, in a range of habitats from desert and grasslands through mixed conifer forest. Range in California includes Santa Monica Mountains (Zeiner et al. 1990a). Occupies a wide variety of habitats from arid deserts and grasslands through mixed conifer forests. Feeds over water and along washes. feeds almost entirely on moths. Needs rock crevices in cliffs or caves for roosting.
SSP71	CNDDDB	<i>Eumops perotis californicus</i>	western mastiff bat	SSC	None	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 and tunnels.
SSP72	CNDDDB	<i>Lasiurus cinereus</i>	hoary bat	VC LIS	None	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.
SSP73	CNDDDB	<i>Macrotus californicus</i>	California leaf-nosed bat	SSC	None	Found in desert riparian, desert wash, desert scrub, desert succulent scrub, alkali scrub and palm oasis habitats. Needs rocky, rugged terrain with mines or caves for roosting. Reported range does not include the Santa Monica Mountains (Zeiner et al. 1990a).
SSP74	CNDDDB	<i>Myotis cilolabrum</i>	Western small-footed myotis	SSC	None	Occurs in a wide variety of habitats, especially woodland and brush lands near water from sea level to 8900 feet. Range in California includes Santa Monica Mountains (Zeiner et al. 1990a).

Special Status Species				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP1	No	No	0	
SSP2	No	No	0	
SSP3	No	No	0	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP4	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP5	No	No	0	
SSP6	No	No	0	

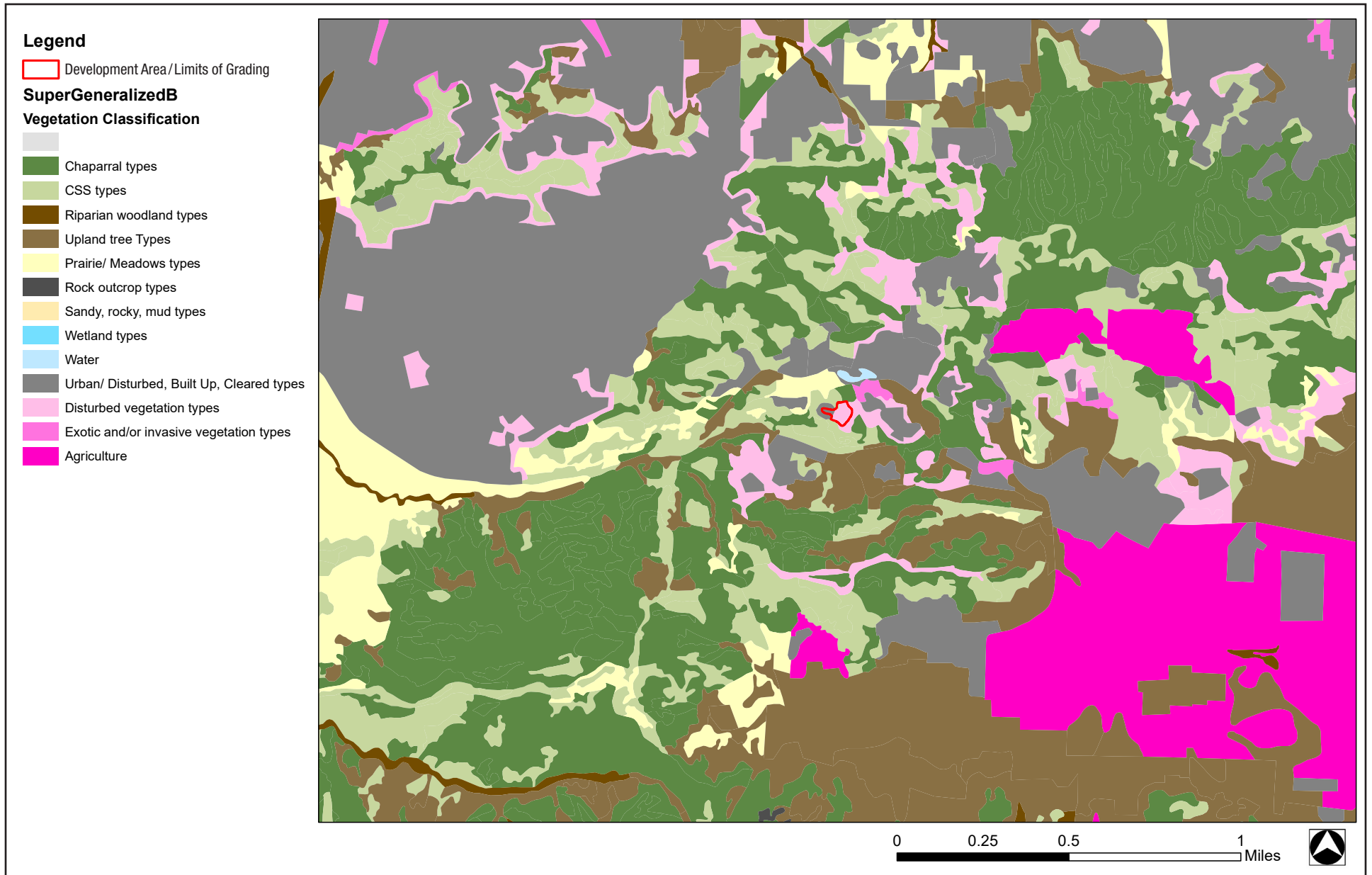
Special Status Species				
SSP7	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP8	No	No	0	
SSP9	No	No	0	
SSP10	No	No	0	
SSP11	No	No	0	
SSP12	No	No	0	
SSP13	No	No	0	
SSP14	No	No	0	
SSP15	No	No	0	
SSP16	No	No	0	
SSP17	No	No	0	
SSP18	No	No	0	
SSP19	No	No	0	
SSP20	No	No	0	
SSP21	No	No	0	
SSP22	No	No	0	
SSP23	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP24	No	No	0	
SSP25	No	No	0	
SSP26	No	No	0	
SSP27	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP28	No	No	0	
SSP29	Yes	Yes	N/A	Suitable habitat present onsite; Not observed during general and seasonal botanical surveys.
SSP30	No	No	0	
SSP31	No	No	0	
SSP32	No	No	0	
SSP33	No	No	0	
SSP34	No	No	0	
SSP35	No	No	0	
SSP36	No	No	0	
SSP37	No	No	0	
SSP38	No	No	0	
SSP39	No	No	0	
SSP40	No	No	0	
SSP41	No	No	0	
SSP42	No	No	0	
SSP43	No	No	0	
SSP44	No	No	0	
SSP45	No	No	0	
SSP46	Yes	No	0	
SSP47	Yes	No	0	
SSP48	Yes	No	0	
SSP49	Yes	No	0	
SSP50	No	No	0	
SSP51	No	No	0	
SSP52	No	No	0	
SSP53	No	No	0	
SSP54	No	No	0	
SSP55	No	No	0	
SSP56	No	No	0	
SSP57	No	No	0	
SSP58	No	No	0	

Special Status Species				
SSP59	No	No	0	Moderate potential to forage over the survey areas, but not nesting.
SSP60	No	No	0	
SSP61	No	No	0	
SSP62	Yes	No	0	<p>Coastal California Gnatcatchers (CAGN) are closely tied to Coastal Sage Scrub (CSS) for reproduction, though they may also occur in other nearby plant communities, during the non-breeding season (Atwood, 1993). CAGN are nonmigratory, territorial birds that generally disperse very short distances through contiguous, undisturbed semi-open sage scrub with California sagebrush (<i>Artemisia californica</i>) as a dominant or co-dominant species (Atwood and Bontrager 2001).</p> <p>CAGN were historically known from Ventura county and were thought to have been extirpated from most of the County. Through the 1990s, CAGN's were repeatedly referred to as extirpated in Ventura County (Attwood and Bontrager 2001), and later thought to persist only at the point of their rediscovery in Moorpark (USFWS 2003, 2007). Subsequently, additional pairs were located in the surrounding hills that form the border between Moorpark and Simi Valley. All recent records appear to be centered in three roughly contiguous areas: Simi Valley west to Moorpark, the Montclef ridge area northwest of Thousand oaks, and the extreme western base of the Santa Monica Mountains near the Oxnard plain (Cooper et. al. 2017).</p> <p>The proposed project is not within the three known CAGN breeding areas in Ventura County listed above. SA1 is comprised of chapparral habitat interspersed with some CSS where California sagebrush is dominant or co-dominant (0.13 acre within Development Area/Limits of Grading and 1.81 acres within the 100 foot fuel-modification zone). Vegetation within areas adjacent to the project area were assessed by analyzing vegetation community data (NPS, 2017) within a one mile radius of SA1 and doing a drive through to confirm the general presence/absence of these communities. Figure 5A depicts the areas with CSS within a one mile radius of the project. Figure 5B depicts areas within this CSS dominated by California sagebrush that could be potentially suitable for CAGN breeding. As depicted in Figure 5B very few small scattered patches of CSS dominated or co-dominated by California Sagebrush are present within a one mile radius of SA1. Additionally, CAGN are not known from Thousand Oaks, south of the 101 freeway. The closest documented CNDDDB occurrence is about 6 miles north- east of the project site. Hence the occurrence potential for the species within SA1 is assessed as low.</p>
SSP63	No	No	0	
SSP64	No	No	0	
SSP65	No	No	0	
SSP66	No	No	0	
SSP67	Yes	No	0	
SSP68	No	No	0	
SSP69	No	No	0	
SSP70	No	No	0	
SSP71	No	No	0	
SSP72	No	No	0	

Special Status Species

- FE Federal Endangered
- FT Federal Threatened
- FC Federal Candidate Species
- FSC Federal Species of Concern
- SFP California Fully Protected Species
- SE California Endangered
- ST California Threatened
- SR California Rare
- SSC California Species of Special Concern
- SA California Special Animal

- CDFW/NatureServe Rank
 - G1 or S1 - Critically Imperiled Globally or Subnationally (state)
 - G2 or S2 - Imperiled Globally or Subnationally (state)
 - G3 or S3 - Vulnerable to extirpation or extinction Globally or Subnationally (state)
- California Rare Plant Rank (RPR)
 - RPR 1A - California Native Plant Society/CDFW listed as presumed to be extinct
 - RPR 1B - California Native Plant Society/CDFW listed as rare or endangered in California and elsewhere
 - RPR 2 - California Native Plant Society/CDFW listed as rare or endangered in California but more common elsewhere
 - RPR 3 - California Native Plant Society/CDFW listed as in need of more information.
 - RPR 4 - California Native Plant Society/CDFW listed as of limited distribution or infrequent throughout a broader area in California.
- LIS Locally Important Species



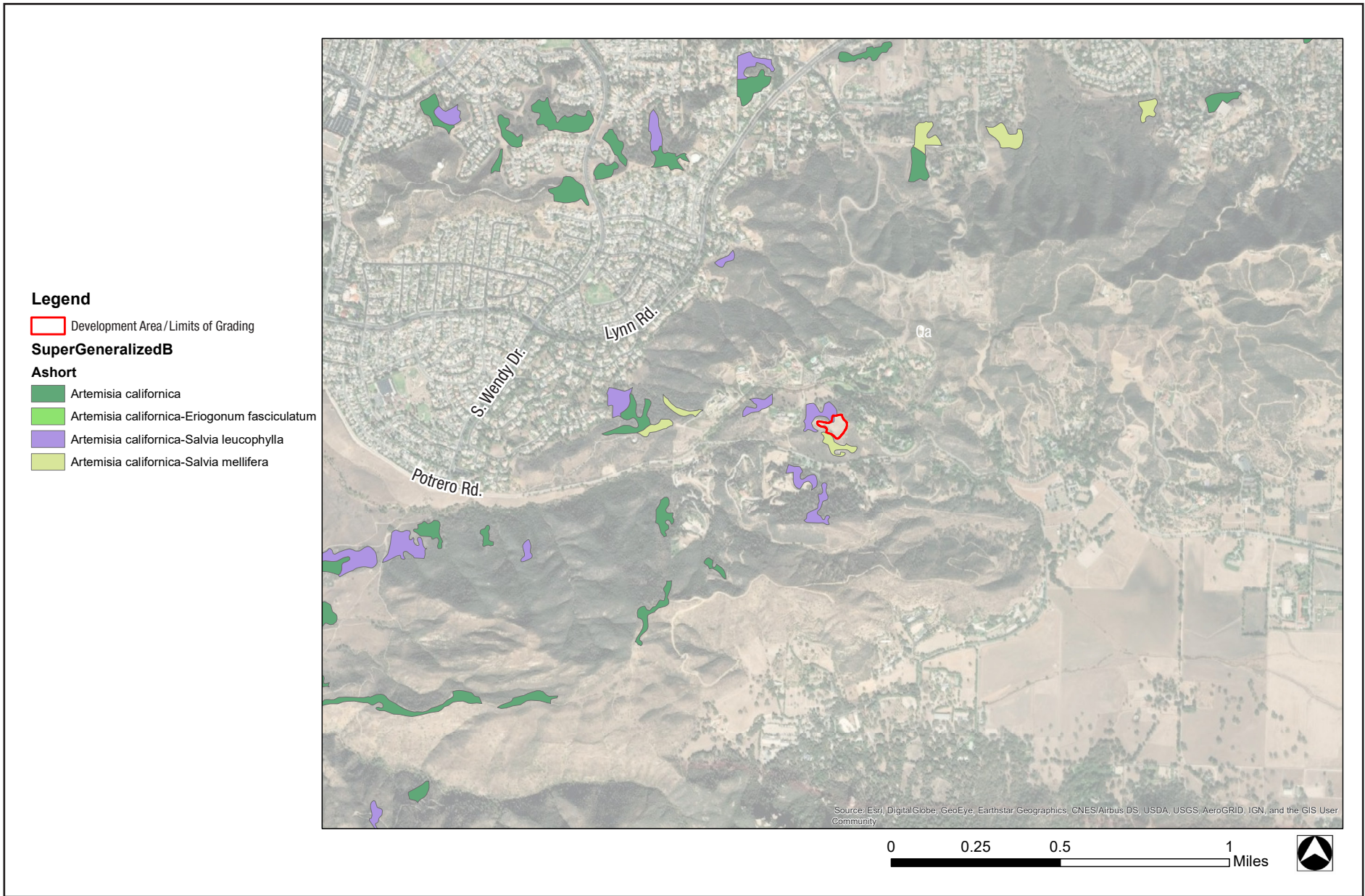
Source: SMMNRA Generalized Vegetation Data (NPS), 2007.

2551 WHITE STALLION ROAD PROJECT – ISBA

Coastal California Gnatcatcher General Habitat Suitability (Coastal Sage Scrub/CSS) within Project Vicinity

envicom

FIGURE 5A



Source: SMMNRA Generalized Vegetation Data (NPS), 2007.

Nesting Bird Summary

There is potential for nesting birds protected under the federal Migratory Bird Treaty Act to nest in trees, shrubs, and dense herbaceous vegetation within SA1. The potential for nesting varies with the many species involved. It is expected that some birds would nest in the project fuel modification areas adjacent to the grading footprint. Nesting is generally not expected within the grading footprint, due to the absence of dense shrubby vegetation.

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

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

Connectivity Features

The survey area and vicinity are not of any particular importance to terrestrial wildlife for movement, and there are no documented corridors and landscape linkages within the survey area or immediate vicinity. Also, there are no road crossing structures and no barriers or impediments to movement at or in the vicinity of the project site. Residential development and residential roads in the surrounding area are an impediment to movement between the scattered natural chaparral and coastal scrub natural habitats.

Connectivity Features							
Map Key (1)	Type of Connectivity Feature (2)	Description (3)	Species Observed (4)	Evidence (5)	Functional Group/Species Expected (6)	Habitats Connected (7)	Comments
N/A							

Roadway Crossing Structures						
Map Key (1)	Type of Crossing Structure (2)	Passable? (3)	Functional Group/Species Expected (4)	Species Observed (5)	Evidence	Comments
N/A						

Barriers			
Map Key (1)	Barrier Type (2)	Species/Functional Groups Affected (3)	Comments (4)
N/A			

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

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

None.

4.2 Impacts and Mitigation

A. Species

Project: PS-M; Cumulative: LS

Special-Status Species

Significance Finding – Project Impacts: Less than Significant with mitigation

Significance Finding – Cumulative Impacts: Less than Significant

Plants

Many of the special-status plant species that occur in the region can be confirmed absent from the site due to lack of suitable habitats or because the site is clearly outside of the species' known range. Other species for which the site contains or may contain suitable habitat are unlikely to occur due to various factors.

Six (6) special status plant species, Malibu baccharis, round-leaved filaree, Plummer's mariposa-lily Conejo buckwheat, white-veined monardella, and Ojai Navarretia have a moderate potential for occurrence in the project's fuel modification zone. *No special-status plant species considered to be rare, threatened, or endangered have been reported from the site nor were found within SA1 during the general biological surveys conducted in February 2021 nor during the Spring and Summer season botanical surveys conducted in April and June 2021.*

Wildlife

One special-status bird, the white-tailed kite, may forage at the site with moderate probability, but is not expected to nest would not be impacted by the project. No other special-status birds known from a five-mile radius of the project have moderate or high potential to occur within the project construction footprint.

Most of the special-status wildlife species that may potentially occur at the site are capable of escaping harm during project development, including grading or fuel modification, while a few are vulnerable to direct impacts, including injury and mortality. In this case, the special-status species that could be directly impacted include potentially occurring land dwelling animals, that include two (2) species of legless lizards. Other species that are capable of escaping harm include California glossy snake, coastal whiptail and the San Diego desert woodrat. Though some bats could forage at the project site, no habitat suitable for roosting for bats was noted onsite.

Project impacts if any, to special-status wildlife species would be less than significant, as the project would not reduce a special-status species' population. Only a very small number of individuals would potentially be affected (with low probability), and the habitats at the site are not of particular importance to the survival or life cycle of a special-status species.

MM-1: Pre-Construction Sensitive Wildlife Survey and Impact Avoidance.

Not more than two (2) weeks prior to ground disturbance and fuel modification activities, a preconstruction survey for sensitive wildlife species shall be conducted by a qualified biologist satisfactory to the County of Ventura and submitted to prior to beginning construction and/or commencement of any disturbance. If a sensitive species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species, shall be captured, when possible, and transferred to adjacent appropriate habitat within the open space on-site or directly adjacent to the project site, at least 300 feet from the disturbance area, or an adequate distance to account for indirect impacts as determined by the approved biologist. This shall be performed only by a biologist approved by the County. The CDFW and the County shall be formally notified and consulted regarding the presence of this species on-site. If a federally listed species is found prior to grading of the site, the USFWS shall also be notified and appropriate “take” permits acquired prior to any relocation activity and commencement of any ground disturbing activities.

Nesting Birds

Significance Finding – Project Impacts: Potentially Significant, but Mitigable

Significance Finding – Cumulative Impacts: Less than Significant

Nesting birds may potentially occur within native habitats outside of the grading footprint within the project fuel modification zone and adjacent to the impact area in trees, shrubs, and relatively dense herbaceous vegetation. If construction of the proposed project occurs within the nesting bird season (February 1 through August 31), the project could potentially impact nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code. Nesting birds present within the grading footprint during grading activities would be directly impacted by the project. No special status bird species have potential to nest within 300 feet of the grading footprint, though many non-special-status species that may nest in the vicinity of the project site, may potentially be disturbed by noise, human presence, or construction activities associated with the project, which could result in nesting failure and the loss of eggs or nestlings.

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 occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

CDFW Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are 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.

Through implementation of mitigation measure MM-1, potential impacts to birds nesting within or adjacent to the proposed impact area would be reduced to a less than significant level. As

project-level impacts to nesting birds would be mitigated by MM-1 and MM-2, cumulative impacts to nesting birds are also less than significant.

MM-2: Nesting Bird Surveys.

No earlier than 14 days prior to ground or vegetation disturbing activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a qualified biologist shall perform two (2) field surveys to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the disturbance zone or within 300 feet of the disturbance zone for songbirds or within 500 feet of the disturbance zone for raptors and special-status bird species. The second nesting bird survey shall be conducted within three (3) days of the start of ground or vegetation disturbing activities. A letter report summarizing the methods and results of the surveys shall be submitted to the County of Ventura Planning Department prior to commencement of project activities. In the event that an active nest is found within the Study Area, site preparation, construction, and fuel modification activities shall stop until consultation with the County of Ventura Planning Department, and when applicable CDFW and USFWS, is conducted and an appropriate setback buffer can be established. The buffer shall be demarcated and project activities within the buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated, and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

MM-3: Qualified Biologist for Construction Monitoring

Purpose. To minimize and avoid impacts to sensitive habitats (coast live oak woodland, Bush monkeyflower scrub and Blue elderberry scrub) within the project fuel modification zone, as well as impacts to potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat) during construction.

Requirement: The Permittee shall retain the services of a County-approved qualified biologist to monitor the clearing and grubbing phase of ground-disturbance activities, and vegetation thinning fuel modification activities that may impact sensitive habitats and potentially present sensitive wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). Additionally, a wildlife exclusion fence will be placed outside the project area to avoid any impacts to special status species during grading and grubbing.

Documentation: The Permittee shall provide to the Planning Division name of a designated County-approved biologist who will be present on-site during the grading, grubbing, fence installation and fuel modification phase, that may impact the sensitive and locally important habitats present within SA1, special status plants if found and potentially present and special status wildlife (California legless lizard, Southern California legless lizard, California glossy snake, coastal whiptail and the San Diego desert woodrat). The Applicant shall specify (1) when the County-approved biologist must monitor the Project Site; and (2) the disturbance areas that the County-approved biologist will monitor. The Permittee shall submit a written

document to the Planning Division within 14 days of the completion of ground-disturbance activities, notifying the Planning Division of the results of the monitoring.

Timing: The Permittee shall submit the name of a County-approved biologist to the Planning Division for review and approval, prior to any ground disturbance. The Permittee shall submit the written document that sets forth the results of the monitoring to the Planning Division, within 14 days of the completion of ground-disturbance activities.

Monitoring and Reporting: The Permittee submit weekly monitoring reports during the grading, grubbing, fence installation and fuel modification phase and a post construction monitoring report after completion of all ground disturbing and fuel-modification activities.

MM-4 Protection Measures During Construction Activities.

Purpose: The following measure shall be implemented prior to ground disturbing activities to avoid impacts to native habitats adjacent to or in the vicinity of the limits of disturbance, as well as special-status flora and fauna that could potentially be associated with these habitats.

Requirements:

a) Prior to all ground disturbing activities, the Applicant shall demarcate the project limits of disturbance with temporary construction fencing to prevent encroachment of project activities into adjacent native habitats and to dissuade wildlife from entering the construction area. The fencing shall be marked with highly visible flagging. The Planning Division shall verify the fencing has been correctly installed prior to the start of ground disturbance or construction activities. Additional fencing may also be required around oak trees whose tree protection zones are within 20 feet of construction activities. The temporary fencing shall be routinely inspected and maintained in functional condition for the duration of project construction.

b) To reduce impacts to wildlife, the applicant will submit a construction plan that includes the following:

1) All construction and maintenance activities shall operate in accordance with the Construction Noise Condition which limits construction activities, except in an emergency, to the hours of 7:00 a.m. to 7:00 p.m.

2) No nighttime construction activities or lighting is permitted.

3) No pets shall be allowed on the Project Site during construction.

4) All temporary and permanent food-related trash shall be disposed of in closed animal-proof containers.

5) During construction, trenches shall be filled within the same day or covered.

6) Construction equipment shall be cleaned and decontaminated of weeds and soils prior to entering the Project Site to reduce the potential for the spread and introduction of invasive and noxious weeds.

Documentation: Weekly monitoring reports shall be submitted to the Planning Division that includes a discussion of compliance with the measures listed above during clearing, grubbing, fence installation and vegetation thinning for fuel modification phase. If inconsistencies with

measures are observed the property owner shall cease operations and assure the preservation of the area in which the biological resources are found; notify the County Planner in writing, within three days of the discovery; obtain the County Planner's written concurrence with the recommended disposition of the site before resuming construction; and implement the agreed upon recommendations. The Planning Division has the authority to inspect the property during the monitoring phase of the Project to ensure that the measures are implemented as required.

Timing: These measures shall be implemented prior to and during all ground disturbing activities throughout all construction phases of the project. Construction fencing shall be installed prior to the issuance of grading permit.

Monitoring and Reporting: The Planning Division reviews the weekly monitoring reports for adequacy of implementing measures listed above. The Planning Division has the authority to inspect the Project Site to ensure that the permittee implements these measures as required.

Protected Trees

Significance Finding – Project Impacts: Potentially Significant but less than significant after mitigation

Significance Finding – Cumulative Impacts: Less than Significant

Project grading would not encroach into the canopies or root protection zones of County protected trees, present outside of the limits of grading but within a the 100-foot fuel-modification zone.

One (1) Italian Stone Pine tree more than 100" DBH. will be removed as a consequence of the project. A tree report drafted by a certified arborist with details of the findings and valuation of these trees has been submitted to the County. The Ventura County Tree Protection Ordinance allows removal of five (5) protected trees (only three (3) 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. Impacts to protected trees are generally mitigated by planting and nurturing replacement trees.

One cluster of approximately seven (7) coast live oaks (T1) and one cluster of about 4-5 blue elderberry trees (T3) are present just outside the limits of grading, but within a 100 foot buffer/project fuel modification zone. Another county ordinance-sized coast live oak (T5) tree was noted, just adjacent to the grading footprint. Direct impacts to these trees will be avoided to the maximum extent feasible while maintaining compliance with the County Fire Code. Impacts include potential minor encroachment to root protection zone and removal of a few limbs for fire code fuel- modification compliance.

MM-5: Mitigation for Impacts to Protected Trees.

Three (3) coast live Oak trees are scheduled to be planted and nurtured to mitigate for the removal of one (1) non-native Italian Stone Pine Heritage tree. Planting of three Oak trees to mitigate for one non-native tree will lead to improvement in habitat quality. Though this

mitigation is not an exact replacement of the same species of tree, Section 8107-25.10 of the Ventura County Zoning Ordinance Code (Tree Protection Regulations) requires that tree replacement to be on a “ cross-sectional” basis. These guidelines require that the aggregate areas of the cross sections of the replacement trees must be equal to or greater than the cross sectional areas of the altered elements of a tree (e.g., trunks, limbs, or roots). Mitigation planting for trees shall comply with County of Ventura guidelines for mitigation for removal of Protected Trees.

Based on the grading plan provided by the Applicant, grading would not encroach into the canopies, or the root protection zones of the (T1)-coast live Oak cluster, (T3)-blue elderberry cluster and T-5- coast live Oak tree all present just outside the limits of grading. Construction vehicles shall avoid impacts to these trees. Protective fencing will be placed to avoid impacts to all protected trees located adjacent to the grading footprint. If encroachment within the protected zone is required by construction equipment, an arborist will be present onsite to monitor the tree in question.

Minimal impacts during project construction are expected since an exclusion fence will be installed on-site before construction to prevent debris or spoils from being placed on the slope below the building pad in the tree protection zone.

Project impacts to protected trees would significant and reduced to less than significant after mitigation. Cumulative impacts to protected trees would be less than significant.

B. Ecological Communities

Project: PS-M; Cumulative: LS

Sensitive Plant Communities

Significance Finding – Project Impacts: Potentially Significant but less than significant after mitigation

Significance Finding – Cumulative Impacts: Less than Significant

Based on the conservation status rankings from the CDFW List of Vegetation Alliances and Associations (September 2020), two (2) of the plant communities identified within the survey areas is rare or sensitive. Project Fuel modification would lead to impacts to two (2) natural communities of special concern; 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub. These communities are scattered and are comprised of a very small acreage. Project fuel modification will not lead to complete removal of the shrubs within these communities though their habitat structure will change as the shrubs are pruned. The project would result in significant impacts to these Sensitive Plant communities. Implementation of Mitigation Measures MM-3 and MM-6 would reduce impacts to natural communities of special concern to less than significant. Cumulative impacts to sensitive plant communities are less than significant.

MM-6 Sensitive Plant Community Restoration – Scrub Habitats

Purpose: To compensate for the loss of 0.33 acre of Bush monkeyflower scrub and 0.05 acre of Blue elderberry scrub, both sensitive plant communities/ natural communities of special concern.

Requirement: Project fuel modification impacts to Bush monkeyflower scrub and Blue elderberry scrub, shall be mitigated at a 2:1 ratio in an area to be preserved as permanent open space. Compensatory mitigation shall be accomplished by one or a combination of the following methods and shall be based on the following preference hierarchy:

- 1) On-site restoration of in-kind habitat
- 2) Off-site restoration of in-kind habitat

Documentation: The applicant shall prepare a Habitat Mitigation Plan if compensatory mitigation is to be accomplished by on-site or off-site restoration. The Habitat Mitigation Plan shall be developed by a qualified biologist, restoration ecologist, or resource specialist, and approved by the Planning Division prior to issuance of the Zoning Clearance for Project grading. The plan shall at a minimum include:

- Description of the project/impact and mitigation sites
- Specific objectives
- Performance standards
- Plant palettes
- Implementation plan
- Maintenance activities
- Monitoring plan
- Contingency measures

Restoration should be implemented only where suitable conditions exist to support viable in-kind habitats. Disturbed habitats within a proposed Open Space Preservation Area may provide a suitable opportunity for on-site restoration. Off-site restoration shall be in the vicinity of the Project Site or if off-site restoration in the vicinity of the Project Site is infeasible, off-site restoration shall be conducted within the same watershed.

The plant palettes shall include dominant species (Bush monkeyflower, Blue elderberry) as well as a diversity of appropriate native species that occur within these plant communities at the site.

Performance standards of the restoration project shall at a minimum be evaluated based on percent cover of planted native species as well as control of invasive plant species within the restoration area. Success criteria is generally considered if met for five (5) years before the restoration is considered complete. However, this timeline may be adapted if success criteria is met earlier, anytime past the three (3) year mark after initiation of mitigation planting. This will be based on the discretion of the project restoration biologist and the County Planning department.

The performance standards for the Habitat Mitigation Plan shall at a minimum include the following:

- Within five (5) years after introducing the native plants to the mitigation site, the acreage of restored Bush monkeyflower scrub and Blue elderberry scrub, shall be no less than

two times the acreage lost to project construction. Adaptive Management strategies would be applied in case of two consecutive drought years.

- Within three years after introducing the native plants to the mitigation site, the absolute cover of native species shall be no less than 60% within the restoration area.
- Non-native species in the treated area shall be less than 15% relative cover by the end of the third year of treatment and less than 10% relative cover by the end of the fifth year of treatment; and,
- Restoration will be considered successful after the performance standards have been met for a period of at least one (1) year without any maintenance or remediation activities other than invasive species control.

Timing: Prior to issuance of the grading permit, the applicant must prepare and submit a Habitat Mitigation and Monitoring Plan to the Planning Division that addresses impacts to the Bush monkeyflower scrub and Blue elderberry scrub, at the Project Site.

If the on-site or off-site restoration method is used as mitigation, the restoration project shall be initiated prior to vegetation clearance for project grading and shall be implemented over a 5-year period.

Monitoring and Reporting: The restoration project shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the restoration plan, as necessary, to achieve desired outcomes and meet the performance standards. Annual reports discussing the implementation, monitoring, and management of the restoration project shall be submitted to the Planning Division by December 31st for five years or three years (if the success criteria is met earlier). Five years after Project start a final report shall be submitted to the Planning Division, which shall at a minimum discuss the implementation, monitoring, and management of the restoration project over the five-year period and indicate whether the restoration project has been successful based on established success criteria. The annual reports and the final report shall include as-built plans submitted as an appendix to the report. The project may be extended if the performance standards have not been met at the end of the five-year period to the satisfaction of the Planning Division. The timeline may be reduced if the success criteria is met at the end of a three year period.

Waters and Wetlands

Significance Finding – Project Impacts: No Impacts

Significance Finding – Cumulative Impacts: No Impacts



C. Habitat Connectivity (migration corridors)

Project: LS; Cumulative: LS

There are no linkages or corridors for terrestrial wildlife movement within or in the vicinity of the survey areas. Also, there are no roadway crossing structures or other similar habitat connectivity features that are important to wildlife movement. The project would not remove habitat within a wildlife movement corridor, isolate habitat, construct or create barriers that impede fish or wildlife movement, migration, or long term connectivity, or significantly intimidate fish and wildlife via the introduction of noise, light, development, or increased human presence. Project impacts

to wildlife movement and habitat connectivity would be less than significant. Also, as the project would have less than significant impacts to habitat connectivity or wildlife movement, cumulative impacts to habitat connectivity and wildlife movement are also less than significant.

Section 5: Photos

Photos									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Location</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">Map Key</td></tr> <tr><td style="padding: 2px;">P1</td></tr> <tr><td style="padding: 2px;">View Direction</td></tr> <tr><td style="padding: 2px;">Southeast</td></tr> <tr><td style="padding: 2px;">Description</td></tr> <tr><td style="padding: 2px;">View showing the PC1 and PC2 vegetation communities in the southeastern portion of SA1</td></tr> </table>	Location		Map Key	P1	View Direction	Southeast	Description	View showing the PC1 and PC2 vegetation communities in the southeastern portion of SA1	
Location									
Map Key									
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Location									
Map Key									
P2									
View Direction									
Northeast									
Description									
View showing dense PC3 and PC9 vegetation communities in the northeastern portion of SA1									

Photos

Location	
Map Key	
P3	
View Direction	
West	
Description	
View of the cleared land within the Development Area	

Location	
Map Key	
P4	
View Direction	
North	
Description	
View of dense PC11 and PC8 vegetation communities with the Project Fuel Mod. Zone	

Photos

Location	
Map Key	
P5	
View Direction	
South	
Description	
View of the cleared land within the Development Area	
Location	
Map Key	
P6	
View Direction	
Northwest	
Description	
View of the PC5 and PC6 within the Project Fuel Mod. Zone	

Photos

Location
Map Key P7
View Direction Northwest
Description View of PC6 and PC5 within the Project Fuel Mod. Zone in the north-western portion of SA1



Location
Map Key P8
View Direction South
Description View of PC1 and PC4 within the southern portion of SA1



Appendix One

Summary of Biological Resource Regulations

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

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

Sensitive Status Species Regulations

Federally Protected Species

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

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

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

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

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

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

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

State Protected Species

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

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one (1) or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

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

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

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

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

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

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: "no person shall import into

this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter.”

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

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

California Rare Plant Ranks (RPR)

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

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

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

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

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

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

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

Global and Subnational Rankings

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

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

Locally Important Species

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

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

Nesting Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and (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 (2) of these countries over the course of one (1) year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

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

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

Plant Community Regulations

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

Global and Subnational Rankings

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

G1 or S1 – Critically Imperiled

G2 or S2 – Imperiled

G3 or S3 – Vulnerable to extirpation or extinction

CDFW Rare

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

Environmentally Sensitive Habitat Areas

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

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

Locally Important Communities

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

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the

root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as "locally important communities."

The ordinance allows removal of five (5) protected trees (only three (3) 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 (7) 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	SRP1
Alder (<i>Alnus</i> all species)	9.5 in.		X
Ash (<i>Fraxinus</i> all species)	9.5 in.		X
Bay (<i>Umbellularia californica</i>)	9.5 in.		X
Cottonwood (<i>Populus</i> all species)	9.5 in.		X
Elderberry (<i>Sambucus</i> all species)	9.5 in.		X
Big Cone Douglas Fir (<i>Pseudotsuga macrocarpa</i>)	9.5 in.		X
White Fir (<i>Abies concolor</i>)	9.5 in.		X
Juniper (<i>Juniperus californica</i>)	9.5 in.		X
Maple (<i>Acer macrophyllum</i>)	9.5 in.		X
Oak (Single) (<i>Quercus</i> all species)	9.5 in.	X	X
Oak (Multi) (<i>Quercus</i> all species)	6.25 in.	X	X
Pine (<i>Pinus</i> all species)	9.5 in.		X
Sycamore (<i>Platanus</i> all species)	9.5 in.	X	X
Walnut (<i>Juglans</i> all species)	9.5 in.		X
Historical Tree ³ (any species)	(any size)	X	X
Heritage Tree ⁴ (any species)	90.0 in.	X	X

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

1. SRP - Scenic Resource Protection Overlay Zone
 2. SHP - Scenic Highway Protection Overlay Zone
 3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.
 4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two (2) 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 (1) or more agencies. Many wetland or stream projects will require three (3) 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 Wildlife (CDFW). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake. The law requires any person, state or local governmental agency or public utility to notify CDFW before beginning an activity that will substantially modify a river, stream or lake.

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

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

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

Ventura County General Plan

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

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

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the

wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e., same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and 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 (3) 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 (5) or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

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

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

Locally Important Communities

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

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

Appendix Two

Observed Species Tables

List in the table below the species observed during the survey(s). The most current taxonomy should be used for the scientific names. All taxa should be identified to the fullest extent for those with subspecies/varieties. If the species of an observed plant or animal is not known, indicate the genus and include any comments on the potential species. Include native and non-native species. Organize the list by the following categories: Plants, including nonvascular and vascular; Fungi; and Animals, including invertebrates, fish, amphibians, reptiles, birds, and mammals. You may provide separate tables for plants and animals or add columns for information you determine is important. Use Bold for special-status species.

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
Dicots			
<i>Acmispon strigosus</i>	strigose lotus	1	
<i>Adenostoma fasciculatum</i>	Chamise	1	
<i>Amsinckia menziesii</i>	small flowered fiddleneck	1	
<i>Artemisia californica</i>	California sagebrush	1	
<i>Acmispon glaber</i> g. (<i>Lotus scoparius</i>)	deerweed	1	
<i>Asclepias fascicularis</i>	narrowleaf milkweed	1	
<i>Baccharis pilularis</i>	coyote brush	1	
<i>Calystegia macrostegia</i>	Island morning glory	1	
<i>Castilleja affinis</i> ssp. <i>affinis</i>	Coast Indian paintbrush	1	
<i>Ceanothus megacarpus</i> var. <i>megacarpus</i>	Big pod ceanothus	1	
<i>Ceanothus spinosus</i>	greenbark ceanothus	1	
<i>Ceanothus cuneatus</i>	buckbrush	1	
<i>Cryptantha muricata</i>	prickly popcorn flower	1	
<i>Chlorogalum pomeridianum</i>	Amole	1	
<i>Corethrogyne filaginifolia</i>	wooly aster	1	
<i>Deinandra fasciculata</i>	fascicled tarweed	1	
<i>Delphinium cardinale</i>	Scarlet larkspur	1	
<i>Diplacus aurantiacus</i>	bush monkeyflower	1	
<i>Dipterostemon capitatus</i>	blue dicks	1	
<i>Elymus condensatus</i>	giant wildrye	1	
<i>Eucrypta chrysanthemifolia</i>	common eucrypta	1	
<i>Encelia californica</i>	bush Sunflower	1	
<i>Erigeron canadensis</i>	Horseweed	1	
<i>Erodium botrys</i>	long-beaked filaree		
<i>Erodium cicutarium</i>	red-stem filaree		
<i>Eriogonum fasciculatum</i> ssp. <i>foliolosum</i>	California buckwheat	1	
<i>Epilobium brachycarpum</i>	Annual willowherb	1	
<i>Hesperoyucca whipplei</i>	Our Lord's candle	1	
<i>Heteromeles arbutifolia</i>	Toyon	1	
<i>Heterotheca grandiflora</i>	telegraph weed	1	
<i>Hirschfeldia incana</i>	summer mustard		
<i>Hordeum murinum</i>	Foxtail barley		

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
<i>Isocoma menziesii</i>	Coast goldenbush	1	
<i>Malacothrix saxatilis</i> var. <i>tenuifolia</i>	cliff aster	1	
<i>Malosama laurina</i>	laurel sumac	1	
<i>Malacothamnus fasciculatus</i>	bush mallow	1	
<i>Marah fabacea</i>	California manroot	1	
<i>Marah macrocarpa</i>	Wild cucumber	1	
<i>Marrubium vulgare</i>	Horehound		
<i>Melica imperfecta</i>	coast melic grass	1	
<i>Mirabilis laevis</i> var. <i>crassifolia</i>	California four o'clock	1	
<i>Paeonia californica</i>	California peony	1	
<i>Primula clevelandii</i>	Padre's shooting star	1	
<i>Quercus agrifolia</i>	coast live oak	1	
<i>Quercus berberidifolia</i>	California scrub oak	1	
<i>Ribes speciosum</i>	fuchsia flowering gooseberry	1	
<i>Pectocarya linearis</i> ssp. <i>ferocula</i>	Slender comb seed	1	
<i>Plantago ovata</i>	Desert plantain	1	
<i>Phacelia cicutaria</i> var. <i>hispida</i>	Caterpillar phacelia	1	
<i>Phacelia ramosissima</i>	Branching phacelia	1	
<i>Rhamnus crocea</i>	Redberry Buckthorn	1	
<i>Rhamnus ilicifolia</i>	hollyleaf redberry	1	
<i>Ribes malvaceum</i> var. <i>malvaceum</i>	Chaparral currant	1	
<i>Ribes speciosum</i>	Fuchsia flowered gooseberry	1	
<i>Pseudognaphalium californicum</i> (<i>Gnaphalium californicum</i>)	California everlasting	1	
<i>Pseudognaphalium microcephalum</i> (<i>Gnaphalium canescens</i> <i>microcephalum</i>)	white everlasting	1	
<i>Salsola kali</i>	Russian thistle		
<i>Salvia leucophylla</i>	purple sage	1	
<i>Sambucus nigra</i> ssp. <i>caerulea</i> (<i>Sambucus mexicana</i>)	blue elderberry	1	
<i>Salvia mellifera</i>	black sage	1	
<i>Sanicula pacifica</i>	Pacific sanicle	1	
<i>Silene gallica</i>	Common catchfly		
<i>Scrophularia californica</i>	California figwort	1	
<i>Solanum xanti</i>	Purple nightshade	1	
<i>Toxicodendron diversilobum</i>	Poison oak	1	

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
Monocots			
<i>Bromus diandrus</i>	ripgut brome		
<i>Bromus hordeaceus</i>	soft chess		
<i>Bromus madritensis</i> ssp. <i>rubens</i>	red brome		
<i>Elymus condensatus</i>	giant wildrye	1	
<i>Festuca</i> sp.	Fescue	1	
<i>Hesperoyucca whipplei</i> (<i>Yucca whipplei intermedia</i>)	Whipple's yucca	1	
<i>Melica imperfecta</i>	coast melic grass	1	
<i>Schismus barbatus</i>	Mediterranean grass		
<i>Stipa miliacea</i>	Smilo grass		
<i>Stipa lepidia</i>	Foothill needlegrass	1	
ANIMALS			
Reptiles			
<i>Sceloporus occidentalis</i>	Western fence lizard		
Birds			
<i>Accipiter cooperi</i>	Cooper's hawk		
<i>Aphelocoma californica</i>	western scrub-jay		
<i>Ardea Herodias</i>	Great blue heron		
<i>Buteo jamaicensis</i>	red-tailed hawk		
<i>Callipepla californica</i>	California quail		
<i>Cathartes aura</i>	turkey vulture		
<i>Colaptes auratus</i>	northern flicker		
<i>Haemorhous mexicanus</i> (<i>Carpodacus mexicanus</i>)	house finch		
<i>Melospiza crissalis</i>	California towhee		
<i>Passer domesticus</i>	House sparrow		
<i>Psaltirparus minimus</i>	bushtit		
<i>Spinus psaltria</i> (<i>Carduelis tristis</i>)	lesser goldfinch		
<i>Tyrannus verticalis</i>	western kingbird		
<i>Tyrannus vociferans</i>	Cassin's kingbird		
<i>Zenaidura macroura</i>	Mourning dove		
<i>Zonotrichia leucophrys</i>	White-crowned sparrow		
Mammals			
<i>Canis latrans</i>	coyote		
<i>Lepus</i> sp.	jackrabbit		
<i>Lynx rufus</i>	bobcat		*identified by scat
<i>Odocoileus hemionus</i>	mule deer		
<i>Spermophilus beecheyi</i>	California ground squirrel		

Explanation of Table Fields:

1) Native:

Indicate if species is native or not.

2) Notes:

Any unusual or unique occurrences should be noted. If vouchers were taken, provide the collection number here. Provide any other comments deemed appropriate, for instance, whether the species was heard or seen, or other evidence of the species was observed.

3) Bold:

Species in Bold letters are special-status species. See the Special Status Species summary in Section 3.2 for details.

ATTACHMENT A

**List of California Natural Diversity Database (CNDDDB)-tracked species for
7.5' USGS Thousand Oaks quadrangle and surrounding quadrangles.**



Summary Table Report

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California Natural Diversity Database



Query Criteria: Quad< IS > (Newbury Park (3411828)< OR > Thousand Oaks (3411827)< OR > Triunfo Pass (3411818)< OR > Moorpark (3411838)< OR > Camarillo (3411921))

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Agelaius tricolor</i> tricolored blackbird	G1G2 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	965 965	955 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	G5T3 S3	None None	CDFW_WL-Watch List	920 1,400	235 S:2	0	0	2	0	0	0	1	1	2	0	0
<i>Anniella spp.</i> California legless lizard	G3G4 S3S4	None None	CDFW_SSC-Species of Special Concern	133 1,115	119 S:8	1	2	2	3	0	0	2	6	8	0	0
<i>Anniella stebbinsi</i> Southern California legless lizard	G3 S3	None None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	67 2,305	417 S:4	0	1	1	0	0	2	2	2	4	0	0
<i>Antrozous pallidus</i> pallid bat	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	2,050 2,050	420 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Aquila chrysaetos</i> golden eagle	G5 S3	None None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	1,300 2,700	323 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Arizona elegans occidentalis</i> California glossy snake	G5T2 S2	None None	CDFW_SSC-Species of Special Concern	901 901	260 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	G5T5 S3	None None	CDFW_SSC-Species of Special Concern	1,100 1,369	148 S:3	0	2	1	0	0	0	2	1	3	0	0



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Astragalus brauntonii</i> Braunton's milk-vetch	G2 S2	Endangered None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	266 2,100	57 S:21	0	2	6	3	0	10	2	19	21	0	0
<i>Athene cunicularia</i> burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	12 83	2011 S:7	0	1	3	1	0	2	0	7	7	0	0
<i>Baccharis malibuensis</i> Malibu baccharis	G1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,617 1,617	13 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Bombus crotchii</i> Crotch bumble bee	G3G4 S1S2	None Candidate Endangered		11 2,198	437 S:8	0	0	0	0	0	8	1	7	8	0	0
<i>Calochortus clavatus var. gracilis</i> slender mariposa-lily	G4T2T3 S2S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	325 1,210	143 S:2	0	0	0	0	0	2	0	2	2	0	0
<i>Calochortus plummerae</i> Plummer's mariposa-lily	G4 S4	None None	Rare Plant Rank - 4.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 2,080	230 S:9	0	1	2	0	0	6	5	4	9	0	0
<i>Catostomus santaanae</i> Santa Ana sucker	G1 S1	Threatened None	AFS_TH-Threatened IUCN_VU-Vulnerable	650 650	28 S:1	0	1	0	0	0	0	0	1	1	0	0



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Centromadia parryi ssp. australis</i> southern tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_SBBG-Santa Barbara Botanic Garden	638 638	94 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Chaenactis glabriuscula var. orcuttiana</i> Orcutt's pincushion	G5T1T2 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank		36 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo	G5T2T3 S1	Threatened Endangered	BLM_S-Sensitive NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	306 306	165 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Coelus globosus</i> globose dune beetle	G1G2 S1S2	None None	IUCN_VU-Vulnerable	53 53	50 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Danaus plexippus pop. 1</i> monarch - California overwintering population	G4T2T3 S2S3	None None	USFS_S-Sensitive	25 100	383 S:3	0	1	1	0	1	0	1	2	2	1	0
<i>Deinandra minthornii</i> Santa Susana tarplant	G2 S2	None Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,100 2,000	35 S:11	4	2	0	0	0	5	5	6	11	0	0
<i>Delphinium parryi ssp. blochmaniae</i> dune larkspur	G4T2 S2	None None	Rare Plant Rank - 1B.2	1,000 1,000	27 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake	G5T2T3 S2?	None None	USFS_S-Sensitive	711 711	14 S:1	0	1	0	0	0	0	0	1	1	0	0



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Dudleya blochmaniae ssp. blochmaniae</i> Blochman's dudleya	G3T2 S2	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	82 950	81 S:9	0	2	0	0	0	7	2	7	9	0	0
<i>Dudleya cymosa ssp. agourensis</i> Agoura Hills dudleya	G5T1 S1	Threatened None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	860 1,500	8 S:8	2	3	0	0	0	3	3	5	8	0	0
<i>Dudleya cymosa ssp. marcescens</i> marcescent dudleya	G5T2 S2	Threatened Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	825 2,200	14 S:7	1	5	0	0	0	1	2	5	7	0	0
<i>Dudleya cymosa ssp. ovatifolia</i> Santa Monica dudleya	G5T1 S1	Threatened None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,100 1,100	3 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Dudleya parva</i> Conejo dudleya	G1 S1	Threatened None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 1,000	13 S:11	2	5	3	0	0	1	2	9	11	0	0
<i>Dudleya verityi</i> Verity's dudleya	G1 S1	Threatened None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	200 1,100	8 S:8	0	0	0	0	0	8	1	7	8	0	0
<i>Elanus leucurus</i> white-tailed kite	G5 S3S4	None None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	42 42	180 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Empidonax traillii extimus</i> southwestern willow flycatcher	G5T2 S1	Endangered Endangered	NABCI_RWL-Red Watch List	305 305	70 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Emys marmorata</i> western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	55 955	1398 S:8	0	4	1	1	2	0	5	3	6	2	0



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Eremophila alpestris actia</i> California horned lark	G5T4Q S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	55 55	94 S:1	0	0	0	1	0	0	0	1	1	0	0
<i>Eriogonum crocatum</i> conejo buckwheat	G1 S1	None Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	300 1,900	13 S:13	1	7	1	0	0	4	6	7	13	0	0
<i>Eumops perotis californicus</i> western mastiff bat	G4G5T4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	2,050 2,050	296 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Gasterosteus aculeatus williamsoni</i> unarmored threespine stickleback	G5T1 S1	Endangered Endangered	AFS_EN-Endangered CDFW_FP-Fully Protected	950 950	16 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Gila orcuttii</i> arroyo chub	G2 S2	None None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern USFS_S-Sensitive	15 300	49 S:4	0	4	0	0	0	0	4	0	4	0	0
<i>Horkelia cuneata var. puberula</i> mesa horkelia	G4T1 S1	None None	Rare Plant Rank - 1B.1 USFS_S-Sensitive	1,165 1,165	103 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Lupinus paynei</i> Payne's bush lupine	G1Q S1	None None	Rare Plant Rank - 1B.1	1,100 1,100	7 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Monardella hypoleuca ssp. hypoleuca</i> white-veined monardella	G4T3 S3	None None	Rare Plant Rank - 1B.3		29 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Monardella sinuata ssp. gerryi</i> Gerry's curly-leaved monardella	G3T1 S1	None None	Rare Plant Rank - 1B.1	600 700	3 S:3	0	0	0	0	2	1	2	1	1	2	0
<i>Myotis ciliolabrum</i> western small-footed myotis	G5 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_M-Medium Priority	2,050 2,050	82 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Navarretia ojaiensis</i> Ojai navarretia	G2 S2	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	700 1,590	22 S:5	0	0	1	0	1	3	1	4	4	0	1



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	G5T3T4 S3S4	None None	CDFW_SSC-Species of Special Concern	450 1,443	132 S:2	0	1	1	0	0	0	1	1	2	0	0
<i>Nolina cismontana</i> chaparral nolina	G3 S3	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	1,200 1,600	68 S:6	0	3	1	0	0	2	1	5	6	0	0
<i>Oncorhynchus mykiss irideus pop. 10</i> steelhead - southern California DPS	G5T1Q S1	Endangered None	AFS_EN-Endangered	112 400	20 S:2	0	0	0	1	0	1	1	1	2	0	0
<i>Orcuttia californica</i> California Orcutt grass	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank		37 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Pentachaeta lyonii</i> Lyon's pentachaeta	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	280 1,312	45 S:22	2	14	3	0	1	2	13	9	21	1	0
<i>Phrynosoma blainvillii</i> coast horned lizard	G3G4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	400 500	784 S:2	0	1	1	0	0	0	0	2	2	0	0
<i>Polioptila californica californica</i> coastal California gnatcatcher	G4G5T3Q S2	Threatened None	CDFW_SSC-Species of Special Concern NABCI_YWL-Yellow Watch List	40 1,556	915 S:16	1	7	7	0	0	1	0	16	16	0	0
<i>Pseudognaphalium leucocephalum</i> white rabbit-tobacco	G4 S2	None None	Rare Plant Rank - 2B.2	60 60	62 S:1	0	0	0	0	0	1	1	0	1	0	0



Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Quercus dumosa</i> Nuttall's scrub oak	G3 S3	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S-Sensitive	865 1,550	180 S:2	0	0	1	0	0	1	1	1	2	0	0
<i>Riparia riparia</i> bank swallow	G5 S2	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	380 1,000	298 S:2	0	0	0	0	2	0	2	0	0	0	2
<i>Senecio aphanactis</i> chaparral ragwort	G3 S2	None None	Rare Plant Rank - 2B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	700 1,200	98 S:7	0	0	0	0	0	7	5	2	7	0	0
<i>Southern Coast Live Oak Riparian Forest</i> Southern Coast Live Oak Riparian Forest	G4 S4	None None		300 1,200	246 S:11	0	0	0	0	0	11	11	0	11	0	0
<i>Southern Riparian Forest</i> Southern Riparian Forest	G4 S4	None None		280 280	20 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Southern Riparian Scrub</i> Southern Riparian Scrub	G3 S3.2	None None		300 1,300	56 S:4	0	0	0	0	0	4	4	0	4	0	0
<i>Southern Sycamore Alder Riparian Woodland</i> Southern Sycamore Alder Riparian Woodland	G4 S4	None None		200 1,100	230 S:10	0	0	0	0	1	9	10	0	9	1	0
<i>Southern Willow Scrub</i> Southern Willow Scrub	G3 S2.1	None None		425 425	45 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Spea hammondi</i> western spadefoot	G3 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	1,500 1,500	1409 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Taxidea taxus</i> American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	123 646	594 S:2	0	0	1	1	0	0	0	2	2	0	0



Summary Table Report

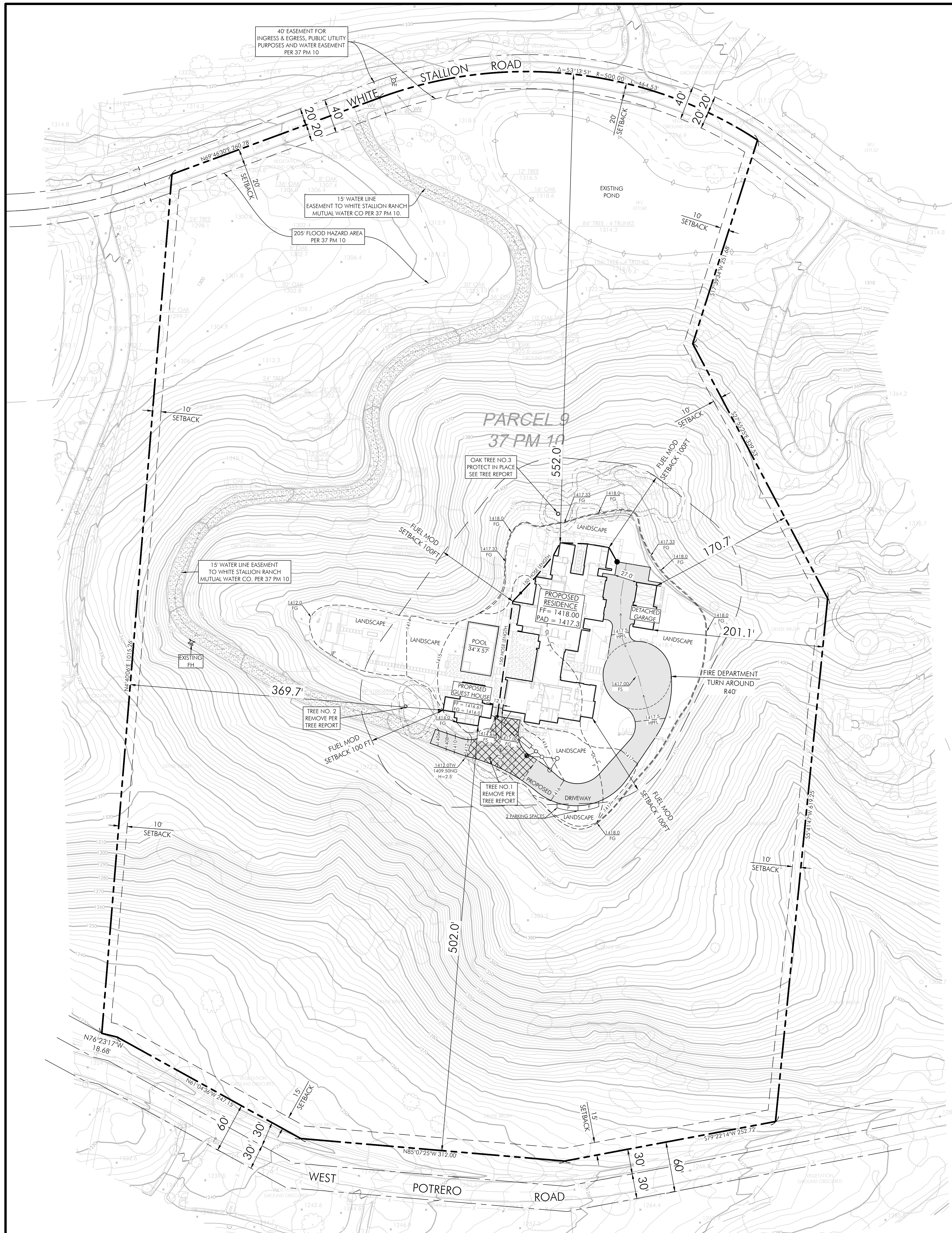
California Department of Fish and Wildlife California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Texosporium sancti-jacobi</i> woven-spored lichen	G3 S2	None None	Rare Plant Rank - 3	347 347	19 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Thamnophis hammondi</i> two-striped gartersnake	G4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	17 1,032	184 S:5	1	1	3	0	0	0	2	3	5	0	0
<i>Thelypteris puberula var. sonorensis</i> Sonoran maiden fern	G5T3 S2	None None	Rare Plant Rank - 2B.2 USFS_S-Sensitive	450 1,200	27 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Tortula californica</i> California screw moss	G2G3 S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	2,200 2,200	15 S:2	0	0	0	0	0	2	0	2	2	0	0
<i>Trimerotropis occidentiloides</i> Santa Monica grasshopper	G1G2 S1S2	None None	IUCN_EN-Endangered	360 1,640	4 S:3	0	0	0	0	0	3	3	0	3	0	0
<i>Valley Needlegrass Grassland</i> Valley Needlegrass Grassland	G3 S3.1	None None		940 940	45 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Valley Oak Woodland</i> Valley Oak Woodland	G3 S2.1	None None		220 1,240	91 S:9	0	0	0	0	3	6	9	0	6	0	3
<i>Vireo bellii pusillus</i> least Bell's vireo	G5T2 S2	Endangered Endangered	IUCN_NT-Near Threatened NABCI_YWL-Yellow Watch List	25 788	503 S:9	1	4	3	0	0	1	0	9	9	0	0

ATTACHMENT B

Site Plan



LEGEND:

- PROPERTY LINE
- CENTER LINE
- FLOW LINE
- FUEL MOD LINE
- SETBACKS
- CUT/FILL LINE
- DAYLIGHT
- FINISHED FLOOR
- FINISHED GROUND

PROJECT STATISTICS:

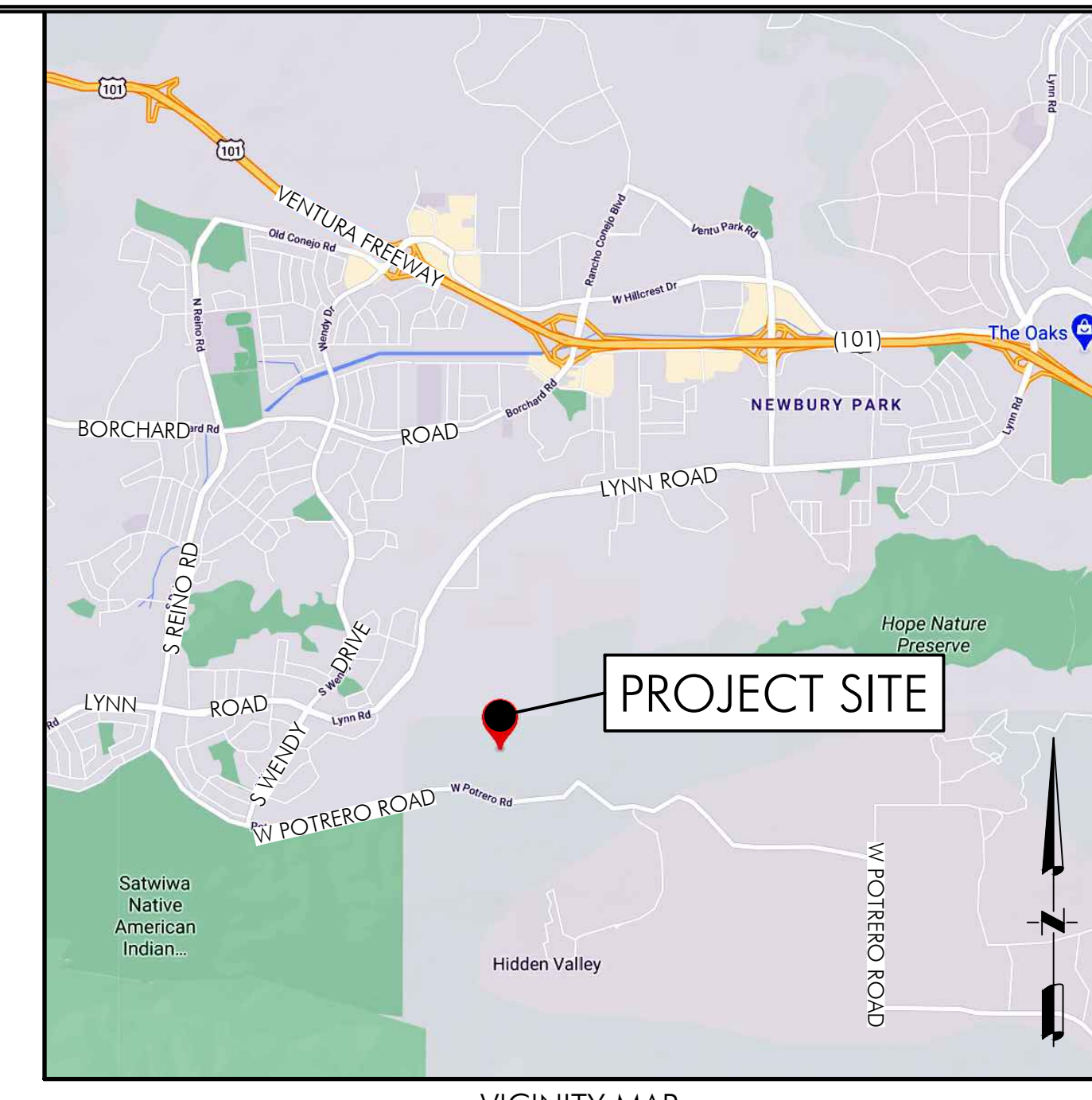
PARCEL SIZE: 20.79 ACRES (905,720.9 SQ.FT.)
 ZONING: OS-20
 GROSS AREA: 20.79 ACRES (905,725 SQ.FT.)
 NET AREA: 19.15 ACRES (835,673.8 SQ.FT.)

PROPERTY SETBACKS:

FRONT YARD: 20'
 SIDE YARD: 10'
 REAR YARD: 15'

BENCH MARK:

VCIPD 1343
 22-274 RM 1
 EL = 376.313 METERS (NAVD 88)
 1234.62 FEET
 0.3 MILE WESTERLY ALONG POTRERO ROAD FROM ITS INTERSECTION WITH HIDDEN VALLEY ROAD, 50.0 FEET NORTHERLY FROM THE CENTER OF POTRERO ROAD, 6.0 FEET NORTHERLY FROM A CONCRETE DROP INLET AND IN THE EASTERLY CURB OF THE ENTRANCE TO WHITE STALLION RANCH.



VICINITY MAP
 N.T.S.

20-1701 - 2551 WHITE STALLION STRUCTURE AND PROPERTY STATISTICS

STRUCTURE TYPE	EXISTING/ PROPOSED	DESCRIPTION (§18-05-04)	GROSS AREA (SQ.FT.)	BUILDING COVERAGE (SQ.FT.)	TOTAL GROSS FLOOR AREA (SQ.FT.)	TOTAL NET BUILDING COVERAGE (%)	REQUIRED PARKING	PROPOSED PARKING
MAIN HOUSE	PROPOSED	DWELLING	15,784	17,726	21,334	2.4	4	8
POOL HOUSE	PROPOSED	DWELLING/ ACCESSORY STRUCTURE	1,799	2,161	21,334	2.4	1	8
DETACHED GARAGE	PROPOSED	GARAGE	1,272	1,446	21,334	2.4	N/A	N/A

20-1701 - 2551 WHITE STALLION IMPERVIOUS SURFACES

PROPOSED IMPERVIOUS SURFACE TYPE	IMPERVIOUS AREA (SQ.FT.)
STRUCTURES-ROOF TOPS	21,334
HARDSCAPE: DRIVEWAYS, SIDEWALKS, & STEPPING STONES	6,413

20-1701 - 2551 WHITE STALLION PERVIOUS SURFACES

PROPOSED PERVIOUS SURFACE TYPE	IMPERVIOUS AREA (SQ.FT.)
LANDSCAPE	44,729

**DISCRETIONARY
 LAND USE
 ENTITLEMENT PLAN
 SINGLE FAMILY RESIDENCE**

2551 WHITE STALLION ROAD
 THOUSAND OAKS, CALIFORNIA

A.P.N.: 668-0-080-140 & 668-0-080-150

PARCEL 9, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED FEBRUARY 18, 1983, IN BOOK 37, PAGES 10, 11, 12 AND 13, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

February 12, 2021

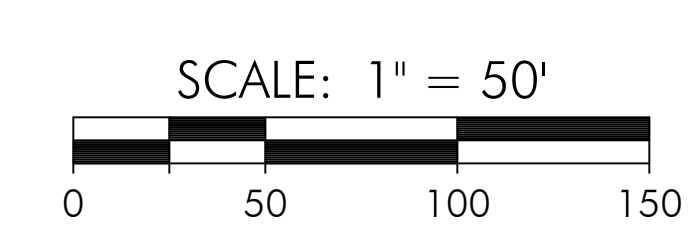
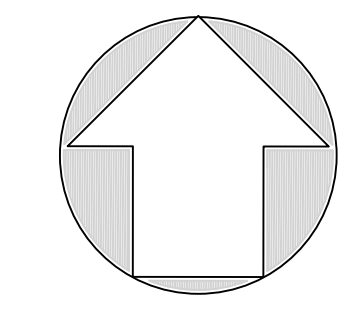
DEVELOPER:
 ALLIED PROPERTY GROUP LLC
 1411 WINDSOR DRIVE
 THOUSAND OAKS, CA 91360
 (805) 760-4522

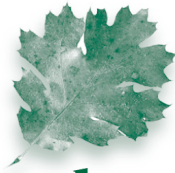
ARCHITECT:
 GREYSON TERRIO, PE
 22647 VENTURA BLVD. #362
 WOODLANDS HILLS, CA
 (805) 469-4883
 GREYSON@CREATIONINC.COM

PREPARED BY:

PACIFIC COAST CIVIL, INC.
 30141 AGOURA ROAD, SUITE 200
 AGOURA HILLS, CA 91301
 PH: (818) 865-4188
 FAX: (818) 865-4198

LANDSCAPE DESIGN:
 JOANNE PERRIN
 2393 TELLER ROAD
 NEWBURY PARK, CA
 (805) 795-7995
 JJPERRIN@VERIZON.NET.COM





Bill Spiewak

CONSULTING ARBORIST

Registered Consulting Arborist #381 • American Society of Consulting Arborists

TREE ASSESSMENT AND PROTECTION PLAN

Job Location: 2551 White Stallion Rd., Thousand Oaks, CA

Prepared for:

Nick Jones

2551 White Stallion Rd.

Thousand Oaks, CA 91361

nickjonesconstruction@yahoo.com

February 7, 2021,

SUMMARY

The owner of the subject property is proposing to build a residence on an approximate two acre pad at the top of his parcel. There are three trees that may qualify for protection as per the County of Ventura Tree Protection Ordinance. These include an oak and two Italian Stone Pines. However, it is not completely clear if the pines qualify for protection due to their less than 60' height and their high susceptibility to flammability in a high fire zone in the foothills of the Santa Monica Mountains.

The two pines will be removed for the project, one of which is in poor condition from previous pruning adjacent high voltage lines. The oak is actually down-slope from construction but close enough to require assessment and protection.

As per the County of Ventura, I appraised the value of the three trees based on guidelines and formulas in the Tenth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers. However, it is not certain the pines warrant appraisal due to their less than 60 foot height and their high flammability.

In order to avoid impacts to the oak and adjacent downslope trees, a fence will need to be erected at the top edge off the building pad as depicted on the site plan.

The Table of Contents on the next page illustrates the organization of this report.

County of Ventura Mitigated Negative Declaration PL21-0020 Attachment 6 - Arborist Report
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TABLE OF CONTENTS

BACKGROUND AND ASSIGNMENT	3
SCOPE OF PROJECT	3
OBSERVATIONS	3
DISCUSSION	4
TREE APPRAISAL	5
CONCLUSIONS & TREE PROTECTION MEASURE	5
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE	6
REFERENCES	7
SITE PLAN	7
PHOTOS	8

BACKGROUND AND ASSIGNMENT

The owner of the subject property is proposing to build a house at the top of his lot. I was retained to inspect the lot and any trees that may be in conflict with the development as per the County of Ventura. I was also asked to prepare a report with my findings and recommendations. I was on the site during February 3, 2021 to perform my field work.

SCOPE OF PROJECT

In order to complete my assignment, the following tasks were required:

- Visit the property and identify native and heritage trees as per the County of Ventura's Tree Protection Ordinance.
- Update the site plan with pertinent information.
- Appraise the value of trees to be removed and those with critical root zones within 20 feet of the proposed construction.
- Prepare this report.

My assessment, appraisal, and report follows protocol in the most recent publications:

- *The International Society of Arboriculture's Best Management Practices-Managing Trees During Construction.*
- *American National Standards Institute (ANSI) A300 Part 5-Management of Trees and Shrubs During Site Planning, Development, and Construction*
- Tenth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers, published by the International Society of Arboriculture, 2018.

OBSERVATIONS

1. The entire property is approximately twenty acres and is in the northern foothills of the Santa Monica Mountains.
2. There is an improved winding driveway (new asphalt with concrete curbs) that leads up to the flat building pad at the top of the parcel.
3. The pad is approximately two acres.
4. Upon entrance at the west end of the building pad, top of the driveway, there are two Italian Stone Pines (*Pinus pinea*). Due to their trunk diameters, these pines are considered to be heritage trees and will be identified as #1 and #2 on the spreadsheet and corresponding site plan.
5. Pine #2 is adjacent high voltage utility wires and has been severely pruned on its northwestern side to direct growth away from the wires. This has resulted in an unbalanced canopy that will never recover due to its anatomy and physiology.
6. Also note that both pines are highly flammable and are growing in a high fire zone (as per Cal Fire).
7. At the north end of the building pad where the terrain descends down-slope, is a group of California Live Oak trees (*Quercus agrifolia*). The trunk of the closest oak to the building pad is approximately 21' downslope from the edge of the pad and will be identified as #3. The other oaks are further away.
8. One Aleppo pine (*Pinus halepensis*), is close to the proposed building but the tree is 14" in diameter and does not qualify for protection. However, as a fire susceptible tree species, it does pose potential fire risks.
9. The proposed project will warrant the removal of the two Stone Pines and will not encroach into the critical root zone of the oak.

Tree Inventory

#	Type	DBH	Girth	Height	Condition	Comment	Potential Project Impact
1	Stone pine	32"	100"	25'	3-fair	Codominant limbs at 4' but typical of species, interior deadwood, high fire prone tree	Remove
2	Stone pine	45"	141"	40'	2-poor	One sided from high voltage side pruning, interior deadwood, codominant trunks with severe included bark	Remove
3	Ca Live Oak	11/8/8 /7/9	135"	15'	3-fair	Infested with twig girdler, typical of unmanaged tree on slope, trunk is 21' from top of slope, out of work zone	Protect

DISCUSSION

In order to comply with the Ventura County Tree Protection Ordinance, the value of the trees was appraised. Due to the flammability of the pines, and confusing policies about heritage tree girth versus height over 60', it is unlikely that removal of pines will trigger the requirement for mitigation. However, in order to be proactive, values were established for the two pines and the oak.

TREE APPRAISAL

My appraisal is based on guidelines and formulas in the Tenth Addition of the *Guide For Plant Appraisal* authored by the Council of Tree and Landscape Appraisers, published by the International Society of Arboriculture, 2018. The *Trunk Formula Technique* was utilized to value these trees.

The *Trunk Formula Technique* employs formulas based on tree species and size, rate of growth, health, structure, and form, its functional limitations and interactions in the specific site in which it was growing, and possible external limitations such as laws or CC&Rs regarding the species, water restrictions, etcetera.

Trunk area x cost/sq" = basic cost x condition x functional limitations x external limitations = appraised cost, which is then rounded to the nearest \$100.
(note that basic cost is depreciated by the previous plant condition, functional &

Tree Appraisal Worksheet

#	Type	DBH	Girth	Height	Condition	Comment	Potential Project Impact	DBH Equivalent for Multi-trunks	Trunk area sq"	Group #	Cost per sq"	TFT-Basic Cost	AVERAGE Condition Rating-%	Functional Limitation Rating %	External factors	Appraised Value	Rounded to nearest \$100
1	Stone pine	32"	100"	25'	3-fair	Codominant limbs at 4' but typical of species, interior deadwood, high fire prone tree	Remove	32	804	3	62	\$49,838	70%	30%	10%	\$1,047	\$ 1,000
2	Stone pine	45"	141"	40'	2-poor	One sided from high voltage side pruning, interior deadwood, codominant trunks with severe included bark	Remove	45	1590	1	45	\$71,533	20%	10%	none	\$1,431	\$ 1,400
3	Ca Live Oak	11/8/8 /7/9	135"	15'	3-fair	Infested with twig girdler, typical of unmanaged tree on slope, trunk is 21' from top of slope, out of work zone	Protect	19	283	1	45	\$12,752	70%	90%	none	\$8,034	\$ 8,000

CONCLUSIONS & TREE PROTECTION MEASURE

- No oak trees or native trees will be effected by this project provided a fence is installed as depicted in the site plan to prevent debris or spoils from being placed on the slope below the building pad in the tree protection zone.**
- The two pines, that may qualify as heritage trees, will be removed for the project.
- However, due to ambiguous statements in the Ventura County Tree Protection Ordinance, the pines may not qualify to be protected due to their less than 60' height. The pines are also considered to be highly flammable and may be recommended for removal by CAL FIRE.
- Tree values provide a basis for tree replacement if trees are removed or significantly compacted. If the oak tree is removed or damaged, a quantity of new oak trees must be replanted with trunk diameters that equal the total diameters of the removed or damaged trees. Replacement trees must be at least in 24" box sizes are larger.
- If pines need to be replaced, new non-natives (or other) must be planted that equal the total appraised value of removed trees and not be smaller than 24"box size.
- The appraised value of the oak tree is \$8,000.
- The appraised value of the two pines is \$2,400.

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak, certify:

That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.

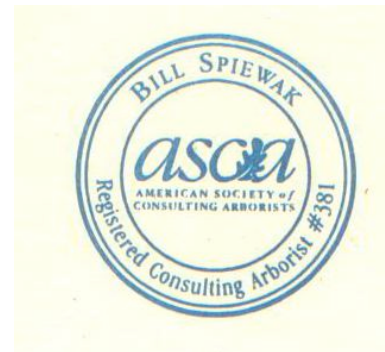
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed:

Bill Spiewak

Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists
Qualified Tree and Plant Appraiser

Board Certified Master Arborist #310B
International Society of Arboriculture
Qualified Tree Risk Assessor



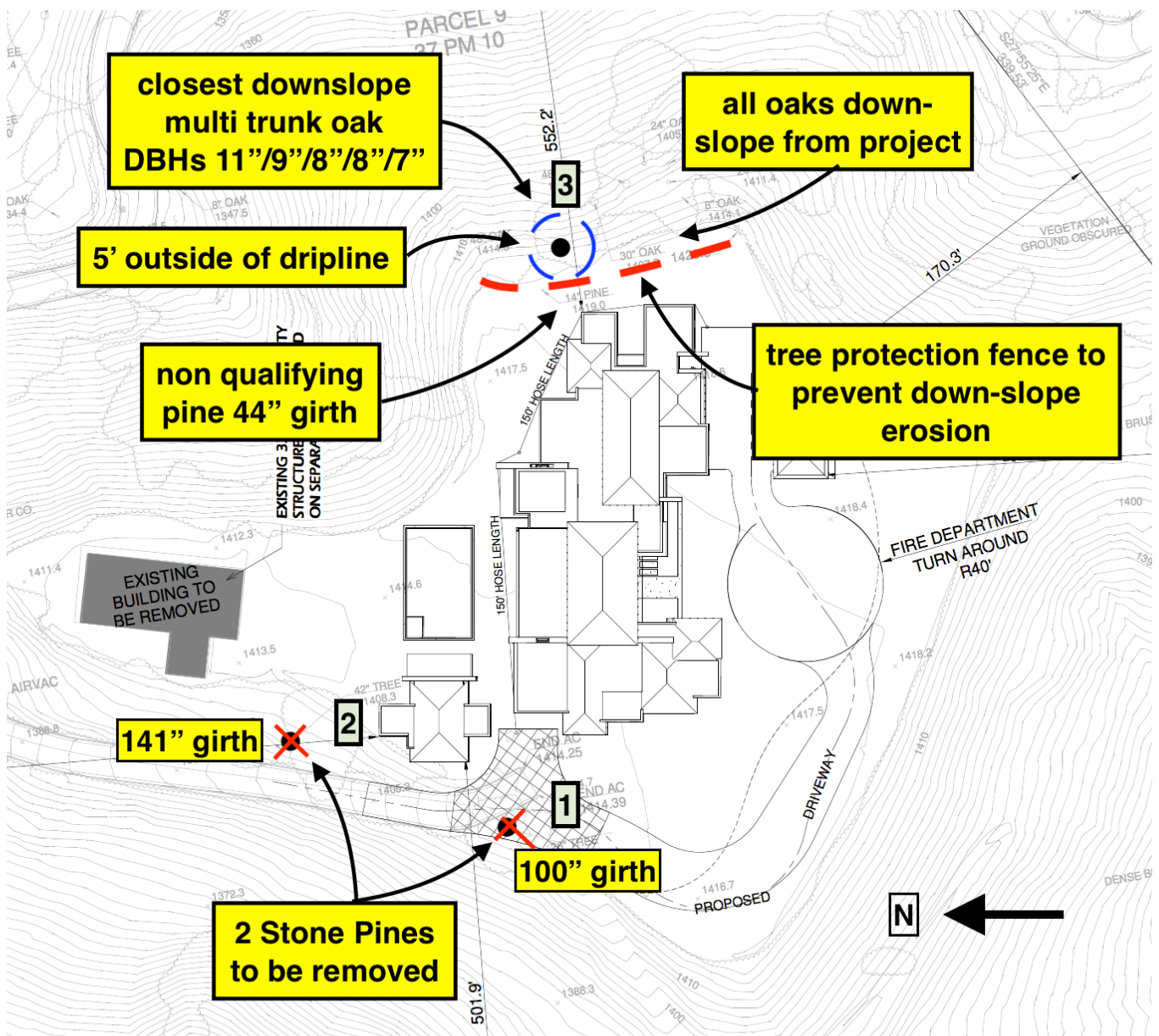
REFERENCES

- ANSI (American National Standards Institute) A300: Part 5 - Management of Tree and Shrubs During Site Planning, Site development, and Construction, 2012
- Best Management Practices: Managing Trees During Construction, Second Edition, International Society of Arboriculture, Champaign, Illinois, 2016.
- Harris, R. W., and Matheny, N. P., and Clark, J. R., 2004. Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines, Fourth Edition. Prentice Hall.
- Matheny and Clark, Trees and Development; A Technical guide To Preservation of Trees During Land Development, ISA, 1998.

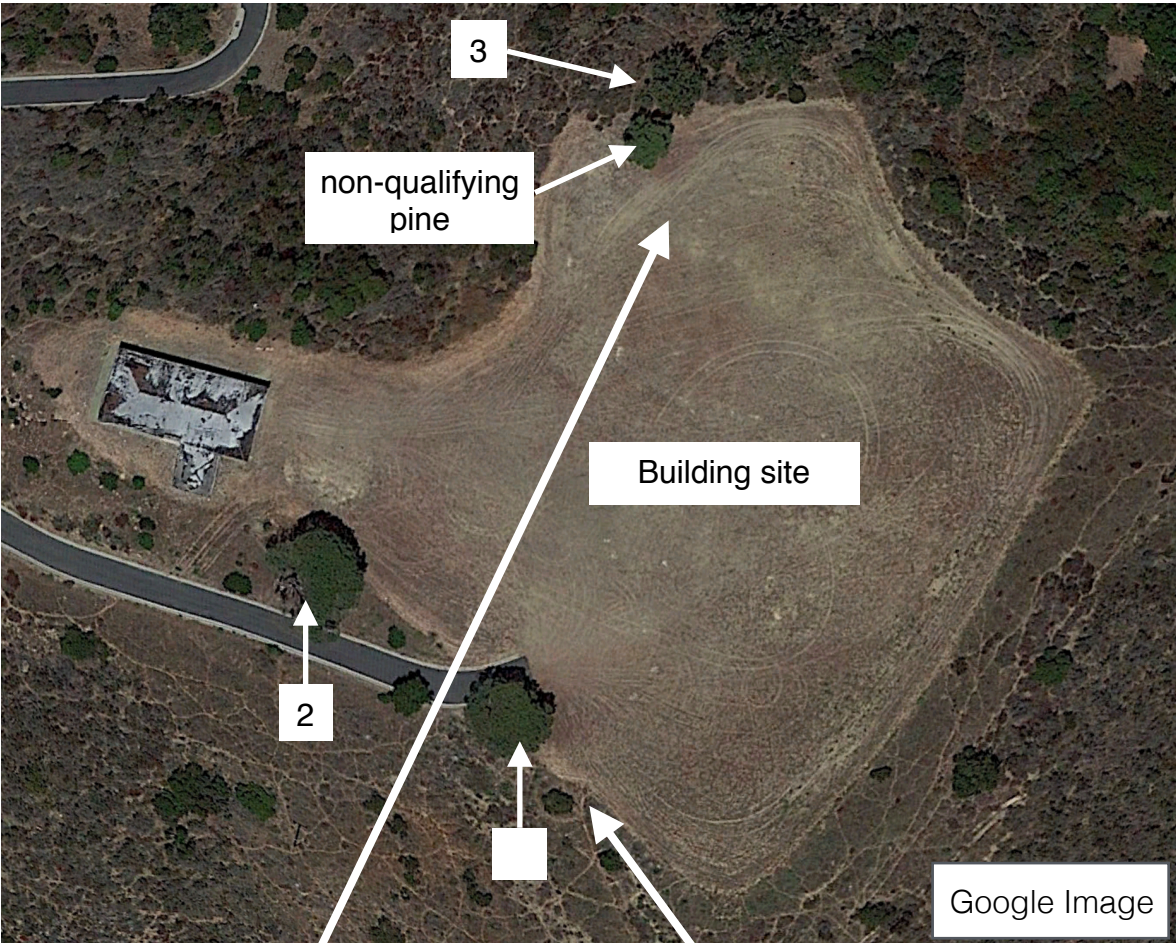
Publications on Appraisal

- Council of Tree and Landscape Appraisers, Guide for Plant Appraisal, Tenth Edition, Campaign, Illinois, International Society of Arboriculture, 2018.
- Western Chapter International Society of Arboriculture, Species Classification and Group Assignment Manual. WCISA, Sacramento, California, 2004.

SITE PLAN



PHOTOS



Looking north



Looking southwest

#1 Pine looking north



#1 Pine looking southeast



#1 Pine looking east at trunk with codominant stems



#1 Pine looking south



#1 Pine looking north at trunk with codominant stems





oak cluster to north, downslope from top of pad

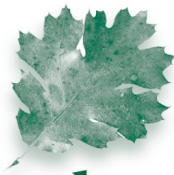


#3 oak-looking north and downslope from top of pad





oak cluster downslope-looking east at unmanaged trees, arrow points to #3



Bill Spiewak

CONSULTING ARBORIST

Registered Consulting Arborist #381 • American Society of Consulting Arborists

ADDENDUM TO: TREE ASSESSMENT AND PROTECTION PLAN

Job Location: 2551 White Stallion Rd., Thousand Oaks, CA

Prepared for:

Nick Jones and Robert Erdmann
2551 White Stallion Rd.
Thousand Oaks, CA 91361
nickjonesconstruction@yahoo.com

May 8, 2021,

In February of 2021, I prepared a Tree Assessment and Protection Plan for the proposed project. I recommended removing two Stone Pines, one in poor condition adjacent to high voltage wires, and the second within the proposed driveway hammerhead.

According to the applicant, the County of Ventura was concerned about removing these pines in this high fire region. However, a recent email from the Fire Inspector Ruben Luna of the Ventura County Fire Department, confirmed that the two trees need to be removed or relocated to comply with conditions of the fire department.

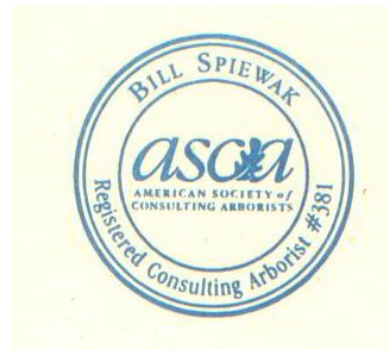
Due to the zero chance of these trees surviving relocation, their removal is mitigated with new landscape. The planting plan on this project shows that 58 trees will be installed on the site. These include trees that vary from 36" box size to 72" box size. The total cost of the new landscape trees far exceeds the appraised value of the two pines (\$2,400) and more than adequately mitigates their removal.

Attached is a copy of the email and the proposed tree list.

Please contact me with any questions.

Signed: Bill Spiewak
Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists
Qualified Tree and Plant Appraiser

Board Certified Master Arborist #310B
International Society of Arboriculture
Qualified Tree Risk Assessor





Luna, Ruben
 RE: 2551 White Stallion
 To: ROBERT ERDMANN



Siri found updated contact info Ruben Luna ruben.luna@ventura.org

Hi Robert,

The trees on both the required access and the one adjacent to the proposed guest house would need to be removed and or relocated.




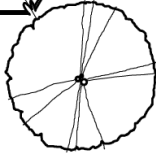

Thank you,

Ruben Luna
Fire Inspector II
 Ventura County Fire Department
 Direct/Cell: 805-914-8801
 Fire Prevention General Information: 805-389-9738
 Email: ruben.luna@ventura.org
 Website: VCFD.org
 Facebook: [@VenturaCountyFire](https://www.facebook.com/VenturaCountyFire)
 Twitter: [@VCFD](https://twitter.com/VCFD)



From: Robert Erdmann <rob.erdmann@gmail.com>
Sent: Thursday, May 6, 2021 4:11 PM

PROPOSED PLANT LEGEND

SYMBOL	QTY	SIZE	BOTANICAL NAME/ COMMON NAME	REMARKS/ WATER USAGE L/M
TREES				
	7	36" BOX	ARBUTUS UNEDO 'MARINA' MARINA STRAWBERRY TREE	EVERGREEN STD TRUNK
	7	36" BOX	LAGERSTROEMIA INDICA 'TUSCARORA' TUSCARORA GRAPE MYRTLE	DECIDUOUS STD TRUNK
	7	36" BOX	ACACIA SALIGNA BLUE-LEAF WEEPING WATTLE	EVERGREEN LB
	22	36" BOX	OLEA EUROPAEA 'MAJESTIC BEAUTY' MAJESTIC BEAUTY FRUITLESS OLIVE	EVERGREEN MULTI TRUNK
	6	48" BOX		
	4	60" BOX		
	4	72" BOX		
		36" BOX	PARKINSONIA HYBRID 'AZT' PALO VERDE THORNLESS HYBRID	EVERGREEN STD

See the full landscape plan for location of proposed trees.

Attachment 7 – Works Cited
Planned Development Permit Case No. PL21-0020

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California American Water Co. (April 16, 2021). Will Serve Notice.

City of Thousand Oaks (December 6, 2021). Development Activity Report Viewer. Accessed from <http://map.toaks.org/Html5Viewer/Index.html?Viewer=dar>.

Envicom Corporation (February 18, 2022). Initial Study Biological Assessment. Originally prepared April 22, 2021 and revised June 15, 2021; June 29, 2021; December 9, 2021; and February 18, 2022.

Gold Coast Geoservices, Inc. (February 4, 2021). Geotechnical Report, 2551 White Stallion Road, Thousand Oaks, County of Ventura.

Gold Coast Geoservices, Inc. (February 4, 2021). Onsite Wastewater Treatment System Design Report for Proposed Single Family Residence and Guest House, 2551 White Stallion Road, Thousand Oaks, County of Ventura.

Pacific Coast Civil, Inc.; Greyson Terrio, PE; and Perrin Design Group, Inc. (February 2021). Project Plans dated February 18, 2021 and February 21, 2021.

Terrio, Greyson, PE (February 22, 2021). Visibility Study – Potrero Scenic Corridor.

Ventura County Agricultural Commissioner (March 24, 2021). Agricultural resource review by Alec Thille.

Ventura County Air Pollution Control District (April 2, 2021). Air quality review by Nicole Collazo.

Ventura County Fire Protection District (April 27, 2021). Fire protection review by Ruben Luna.

Ventura County Public Works Agency, Development and Inspection Services Division (April 20, 2021). Geology review by Jim O'Tousa.

Ventura County Public Works Agency, Development and Inspection Services Division (May 11, 2021). Grading review by Ben Fischetti.

Ventura County Public Works Agency, Integrated Waste Management Division (March 25, 2021). Waste management review by Tobie Mitchell

Ventura County Public Works Agency, Roads and Transportation Department (March 15, 2021). Roads and transportation review.

Ventura County Public Works Agency, Watershed Protection District (December 13, 2021). Jurisdictional drainage and floodplain drainage review by Dawn Stidham-Husted.

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Ventura County Resource Management Agency (2022). Geographic Information System Viewer.

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Ventura County Resource Management Agency, Planning Division (April 26, 2011). Initial Study Assessment Guidelines.

Ventura County Resource Management Agency, Planning Division (October 15, 2020). Ventura County 2040 General Plan.

Ventura County Resource Management Agency, Planning Division (December 2, 2021). Geographic Information System. Pending and Approved Projects in Unincorporated Ventura County.

Ventura County Resource Management Agency, Planning Division (December 2, 2021 and December 16, 2021). Formal Notification of Determination that a Project Application is Complete and Notification of Native American Consultation Opportunity for Planned Development Permit Case No. PL21-0020.

Ventura County Resource Management Agency, Planning Division (February 8, 2022). Ventura County Non-Coastal Zoning Ordinance.