Initial Study for Taschen Ranch Coastal Planned Development Permit

Section A – Project Description

1. **Project Case Number:** Coastal Planned Development (PD) Permit Case No. PL17-0088

2. **Name of Applicant:** Mark Lloyd, 3 West Carrillo Street, Suite 205, Santa Barbara, CA 93101

3. **Property Owner:** Taschen Ranch LLC, 16030 Ventur Blvd #380, Encino, CA 91436

4. **Project Location and Assessor's Parcel Numbers:** The project site is located at 12233 Cotharin Road, approximately 0.35 miles north of the intersection of Cotharin Road and Yerba Buena Road, in the Santa Monica Mountains in the unincorporated area of Ventura County (Attachment 1, Location Map). The project is on Assessor's Parcel Numbers (APN) 701-0-030-350 and 701-0-030-360.

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

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

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

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

6. **Description of the Environmental Setting:** Taschen Ranch is located within the Santa Monica Mountains, approximately 3 miles north of the Pacific Ocean. Developed portions of the ranch are centrally located on APN 701-0-030-350 and extending on the southeast portion of APN 701-0-030-360. Taschen Ranch is surrounded by a mosaic of scrub, chaparral, woodlands, and native and non-native grasslands. The topography is highly variable with multiple steep northeast and southwest facing slopes. Yerba Buena Creek flows north to south and several ephemeral drainages within Taschen Ranch terminate at the creek. The vegetation along the creek appears to be predominantly native riparian with coast live oaks and California sycamores. An existing unpaved private road runs adjacent to the creek and connects to Cotharin Road to the south, the existing

private road crosses the creek several times via existing bridges. (Attachment 2, Initial Study Biological Assessment).

The property was developed with a residence and accessory structures in 1930. Improvements have been made to the residence and accessory structures since 1930, some accessory structures have been added and others removed. The proposed pool and pool cabana, water wells and existing agricultural use are located within areas of the property that historically have been denuded of native vegetation prior to 1960 and periodically used for agriculture.

7. Project Description: The Applicant requests a Coastal Planned Development (PD) Permit to construct a 1,140 square foot (sq. ft.) pool, a 2,178 sq. ft. deck, a 1,683 sq. ft. accessory structure (cabana), a 750 sq. ft. seating pad, and a 125 sq. ft. equipment pad with a 6-foot fence. No plumbing fixtures are proposed in the cabana. Estimated earthwork includes 1,600 cubic yards (c.y.) of cut and 1,600 c.y. of fill. Utility upgrades include installation of one subsurface water line, one subsurface propane line, and one overhead electric line, which will tie-in to an existing electric pole. Two new water wells for the existing 10-acre agricultural use (organic farm) will be drilled. Proposed water well no. 1 will be located approximately 1,000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling.

The following accessory structures that were placed on the property without a permit will be removed:

- 800 sq. ft. plastic shade house wood framed structure
- 600 sq. ft. plastic shade house wood framed structure
- 800 sq. ft. plastic shade house wood framed structure
- Three (3) 120 sq. ft. wood framed cooler sheds

Proposed accessory structures will be used for the existing farming operation:

- 160 sq. ft. Agricultural cargo container (AG container #1)
- 160 sq. ft. Agricultural cargo container (AG container # 2)

In 2016 approximately 0.17 acres of Bigpod Ceanothus-Chamise Shrubland was cleared without a permit. The vegetation was removed to construct one of the plastic shade wood frame structures. After the 2018 Woosley fire, the agricultural land use was expanded in various locations. Approximately 0.30 acres of Bigpod Ceanothus-Chamise Shrubland, 0.13 acres of Bigpod Ceanothus Chaparral, and 0.18 acres of California Sagebrush-Ashy Buckwhet Shrubland was removed without a permit. The Permittee will be required to mitigate 0.78 acres of Environmentally Sensitive Habitat Areas (ESHA) at a 2:1 Ratio (1.56 acres total).

Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S and sewage disposal for the existing single-family

dwelling is provided by an existing septic system. Access to the site is provided by an existing unpaved driveway that extends north from Cotharin Road. (Attachment 3 – Project Plans)

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

9. **Methodology for Evaluating Cumulative Impacts:** "Cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time [California Environmental Quality Act (CEQA) Guidelines, 2014c, Section 15355].

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

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

Table 1

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

Case No.	Status	Description
PL16-0006	Pending	Coastal Planned Development Permit that includes the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment for Assessor's Parcel Numbers (APN) 700-0-030-065 (Parcel A) and 700-0-170-300 (Parcel B).

PL18-0027	Pending	Planned Development Permit to retroactively address a grading violation issued in August 1989 (UN-0013) that was related to the Falconridge Estates development in the La Cam Road area.
PL19-0045	Approved	Conditional Use Permit for temporary outdoor events (60 per calendar year).
PL20-0091	Approved	Minor Modification to CUP 3790 for the continued use (10 years) of an existing animal compound referred to as Exotic Animals.
PL21-0048	Pending	The applicant requests a Coastal Planned Development (PD) Permit to authorize the development of a vacant parcel with a 2,107 SF single-family residence and detached 960 SF garage.
PL21-0051	Pending	Major Modification to CUP LU10-0069 for the redevelopment of Camp Hess Kramer.
PL22-0004	Pending	Coastal Planned Development Permit to abate CV18-0439 and CV18-0416. The project is to retroactively permit a 995 sq. ft. accessory dwelling unit and a 690 sq. ft. covered patio.
PL22-0112	Pending	Minor Modification request to construct a new 1,237 sq. ft. garage, an 844 sq. ft. storage building and a completion of an access road at the site of an existing residence.
PL22-0151	Approved	Major Modification to Planned Development Permit 1576 to add a new 2000 sq. ft. storage structure between the existing main residence and existing guest house.
PL22-0182	Pending	Conditional Use Permit for Outdoor Events for up to 60 events per calendar year, with events occurring between 10:00 am and 11:00 pm. The applicant is proposing to limit attendance to a maximum of 325 guests per event (300 guests and 25 staff).
PL23-0066	Pending	Site Plan Adjustment to Coastal PD PL16-0004 to permit an existing structure as an accessory dwelling unit (700 sq. ft.) and a 589 sq. ft. utility building and garage.
PL23-0085	Pending	Minor modification to extends CUP No. 4484 for the ongoing use of the existing 3,577 sq. ft. animal caretaker dwelling and agricultural accessory structures over 20,000 sq. ft.

PL23-0125	Approved	Planned Development permit to construct an 8,410 sq. ft. single family dwelling and a 1,200 sq. ft. detached accessory dwelling unit.
PL23-0126	Approved	Planned Development permit to construct an 6,955 sq. ft. single family dwelling and a 1,200 sq. ft. detached accessory dwelling unit.
PL23-0129	Pending	Planned Development permit for restoration of approximately 50,000 sq. ft. of native vegetation to abate violation CV23-0250.
PL23-0141	Approved	Planned Development permit to construct a 7,953 sq. ft. single-family dwelling.
PL23-0142	Approved	Planned Development permit to construct a 7,149 sq. ft. single-family dwelling.
PL23-0143	Approved	Planned Development permit to construct a 6,578 sq. ft. single-family dwelling.
PL23-0146	Approved	Site Plan Adjustment to Coastal Planned Development Permit No. PL18-0113 to delete condition no. 17 (restoration of ESHA) and modify condition nos. 1(Project Description) and 18 (Compensatory Mitigation of ESHA).
PL24-0008	Pending	Tentative Parcel Map to subdivide 410.87 acres into two separate lots.
PL24-0013	Approved	Coastal Planned Development permit to construct a 12,728 sq. ft. single-family dwelling.
PL24-0016	Approved	Voluntary Merger to combine to legal lots located within the Rural Exclusive 1-acre min. Zone and the Urban Residential Lake Sherwood Area Plan.
PL24-0040	Approved	Permit adjustment to CUP Case Nos. 4375/LU11-0133 for an interior remodel and an enclosed covered patio.
PL24-0045	Approved	Site Plan Adjustment to change the type of roof material for the existing single-family dwelling and the accessory storage structure.
PL24-0048	Pending	Coastal Planned Development permit for the demolition of an existing single-family dwelling, construction of a new single-family dwelling, new driveway, new fire truck turn-around, new water tank, new septic system and grading remediation.
PL24-0082	Pending	Discretionary Tree Permit to allow the

		removal of a heritage size oak tree, pave a driveway, remove a portion of existing boulders and install 4 three-foot-tall retaining walls.

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None

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

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

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

Impact Discussion:

2A-1 and 2A-2. The site does not overlie and is not hydrogeologically continuous with an over-drafted basin.

2A-3 and 2A-4. There is an existing residence on the parcel and domestic water is supplied by one groundwater well (SWN 01S20W11M01S). The proposed swimming pool construction will require an initial fill volume of approximately 43,000 gallons. Uncovered swimming pools lose between 800 to 3,000 gallons to evaporation every month, while covered pools lose between 80 to 350 gallons per month (Mays 2011). The increased water demand will be from the initial filling of the pool and replacement of evaporated water. This represents an approximate groundwater extraction increase of 0.24-acre feet per year (AFY) for the first year and 0.11-acre feet per year for each subsequent year.

Site plans for the existing dwelling show a 1,912 square foot, 3-bedroom, 2-bathroom dwelling. A Pump and Recovery Test, dated September 20, 2016, was submitted with the application and approved for the existing 3-bedroom dwelling. Total water level drawdown after 16 hours was 206.5 feet below ground surface, with a total of 5,985 gallons of water pumped. This exceeds the minimum water requirement of 4,500 gallons per day for a 3-bedroom dwelling. The well recovered to its initial static water level of 202.5 feet below ground surface after 16 hours.

Two new agricultural water wells have been proposed for irrigation of produce crops. Well no. 1 will be approximately 1000 ft south of the existing dwelling and well no. 2 will be sited 110 feet southeast of the existing dwelling on APN 701-0-030-350.

The applicant submitted a geologic evaluation of water well usage for organic farming, dated December 10, 2021, prepared by Gold Coast Geoservices, Inc (Attachment 5). The purpose of the report was to ascertain if additional groundwater extraction from the proposed wells would impact local groundwater resources. The report presents a description of the area hydrogeological conditions and if there could be potential effects from pumping local groundwater resources (quantity). Based upon the evaluation performed by a licensed professional geologist, it was concluded that groundwater to be extracted by the new wells and from the surrounding area are from potentially unique and structurally differing geologic sources. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south-southeast side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. The applicant reported that based on the groundwater yield all three wells may not be necessary and that extraction, irrigation and crops can be adjusted accordingly. Based upon the additional water needed for both the proposed construction and agricultural irrigation and supplemented by the professional analysis of local hydrogeological impacts from extracting groundwater, the proposed project is considered to have a less than significant impact to ground water.

The proposed project will result in more than 1.0-acre feet of net annual increase in groundwater extraction. However, the professional analysis of local hydrogeological impacts from the additionally extracted groundwater shows that the proposed project is considered to have a less than significant impact to groundwater quantity.

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* and is considered less than significant.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

2B-1 and 2B-2. Sewer service is not available in the area; the existing single-family dwelling uses a septic system for wastewater disposal. A Septic Tank Pumping Inspection Report dated August 11, 2016, was submitted and indicates the septic tank structure is not damaged. Connection to the existing septic system is not required and not requested as part of the project.

The proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan.

2B-3. The project does not propose the use of groundwater within two miles of the boundary of a former or current test site for rocket engines and is considered to have no impact.

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* and is considered less than significant.

Mitigation/Residual Impact(s): None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		
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. Little Sycamore Canyon Creek and Yerba Buena Canyon Creek run through APNs 701-0-030-340,350 and 360. Surface water is not proposed to be used for this project.

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* and is considered less than significant to surface water quantity.

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Impacts to Surface Water Quality will be 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 location of proposed development is within an environmentally sensitive high risk 200 ft. buffer zone and outside of the Ventura County Unincorporated Urban Area. The existing slopes to be graded are less than 10% and the total disturbed area is approximately 2,993 sq. ft. The total amount of proposed new impervious surface area is approximately 1188 sq. ft.

The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, where the applicant will be required to include Best Management Practices (BMP’s) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site less than 1 acre determined as High Risk to protect surface water quality during construction (Tables 6 & 9 in Subpart 4.F, and SW HR Form). 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 *Ventura County Initial Study Assessment Guidelines* Item 2d.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

3A-1 and 3A-2. The project site is not located on or immediately adjacent to land identified with the Mineral Resources (MRP) overlay zone (RMA GIS Viewer 2024) and is not adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP). Therefore, there will not be any project-specific or cumulative impacts related to aggerate resources.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

3B-1. The project site is not 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. Therefore, there would not be any project-specific or cumulative impacts related to petroleum resources.

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

Mitigation/Residual Impact(s): None

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

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

Literature Review and Existing Conditions

Stantec conducted a search of California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) within a 10-mile radius of the Project to identify previously recorded occurrences of special-status species near the 2.512-acre survey area (grading footprint plus an approximate 300-foot buffer). Stantec also conducted a literature search of California Native Plant Society's *Inventory of Rare and Endangered Plants of California* (CNPS 2022), the Locally Important Plant and Animal Lists (VCPD 2012a, 2012b) to identify previously recorded occurrences of special-status species near the survey area.

Biological assessment surveys were conducted at the survey area by Stantec on January 8, 2016; January 15, 2016; March 15, 2016; May 18, 2016; December 6, 2016; June 9, 2017, November 5, 2020; and March 22, 2022 (Stantec 2022). Based on the biological surveys, natural vegetation communities within the survey area included coast live oak (*Quercus agrifolia*) woodland (0.34 acre), coast live oak-California sycamore (*Platanus racemosa*) woodland (0.32 acre), and wild oats (*Bromus* spp.) grassland (1.32 acre). Additional land cover types included undifferentiated exotic vegetation (0.085 acre), cleared land (0.391 acre), and urban/disturbed (0.056 acre). Yerba Buena Creek runs along the western extent of the survey area, flowing from north to south adjacent to an existing unpaved access road. This ephemeral drainage is vegetated by coast live oak-California sycamore woodland and is considered Environmentally Sensitive Habitat Area (ESHA).

Development of the Project footprint, vegetation clearance within the 100-foot fuel modification zone, and well installation will avoid temporary and permanent impacts to native plant communities. Project impacts will be limited to wild oats grassland (0.116 acre) and cleared land (0.063 acre). Within the subject property, but northwest of the survey area, 0.170 acre of bigpod ceanothus (*Ceanothus megacarpus*) - chamise (*Adenostoma fasciculata*) chaparral ESHA was cleared without a permit in 2016 and approximately 0.30 acres of bigpod ceanothus-chamise shrubland, 0.13 acres of bigpod

ceanothus chaparral and 0.18 acres of California sagebrush-ashy buckwheat shrubland was removed after the 2018 Woosley Fire.

4A. Species Impact Discussion

4A-1. No special status plant species were detected during botanical surveys. Grading and construction activities will be limited to wild oats grassland and cleared land, which provide little ecological value. Suitable habitat for special status plant species is not present within the Project development footprint. Accordingly, the Project would not have a project-specific or cumulative impact on special status plant species.

Project development would encroach into the protected zone of four coast live oak trees. This impact would be potentially significant. Implementation of Mitigation Measures BIO-1 (Tree Protection Plan) and BIO-2 (Tree Health Monitoring and Reporting) will reduce potential impacts to protected trees to a less-than-significant level.

4A-2. No special-status wildlife species were detected during the biological surveys. One avian species, Cooper's hawk (*Accipiter cooperii*), a CDFW Special Animal and Watch List species, has a moderate potential to nest and forage within the coast live oak-California sycamore woodlands in the survey area. Western pond turtle (*Emys marmorata*) and two-striped garter snake (*Thamnophis hammondii*), both CDFW Species of Special Concern, have a moderate potential to occur within Yerba Buena Creek in the survey area, when water is present. While not observed during the field surveys, monarch butterfly (*Danaus plexippus;* Federal Candidate, CDFW Special Animal) has a high potential to occur. The coast-live oak-California sycamore woodland within the survey area, approximately 75 feet west and north of the development footprint, provides suitable overwintering roost habitat for the species (Stantec 2022).

The Project would not permanently or temporarily remove habitat suitable for Cooper's hawk, western pond turtle, two-striped garter snake, or monarch butterfly. However, if these species occur within development footprint during construction, construction activities may result in direct mortality to individuals. In addition, loss of vegetation and dust generated during construction activities may also indirectly adversely impact these special status species if they occur in natural areas adjacent to the footprint of the building envelope. Direct or indirect impacts to these species would be potentially significant. The Project will be subject to standard conditions of approval requiring pre-construction surveys for special status wildlife species, as well as avoidance of special status species and the habitats of such species during critical life stages (e.g., breeding, nesting, denning, roosting). Implementation of these conditions of approval would reduce this impact to a less-than-significant level.

Suitable nesting habitat for passerines (perching birds) and raptors occurs within the areas proposed for construction and, avian species could be adversely affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibrations). To comply with the protection of such birds afforded by the Migratory Bird Treaty Act and

California Fish and Game Code Section 3503, the proposed Project will be subject to a condition of approval requiring the Permittee to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and to submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests. Adherence to this condition of approval will also help assure avoidance of direct and indirect impacts to Cooper's hawk.

Mitigation:

Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8178-7 et seq. of the Ventura County Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows preservation in place of protected trees in vicinity of site development. The Permittee shall retain a Qualified Arborist to monitor all subsurface grading, trenching, or construction activities within the tree protection zone of Trees 1-6. If protected trees are felled/damaged and require offsets/mitigation pursuant to § 8178-7.6 (Mitigation Requirements), the Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees.

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified arborist who will monitor ground disturbance activities within the tree protection zone. 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", currently available on-line at:

http://docs.vcrma.org/images/pdf/planning/tree-permits/Tree-Protection-Plan.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 arborist[2] 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 Protection Plans." The Planning Division maintains the approved TPP and all supporting

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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.

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 § 8178-7.4 of the Ventura County Coastal Zoning Ordinance.

Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8178-7 of the Ventura County Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until seven years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until seven years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of the Ventura County Coastal Zoning Ordinance.

Condition of Approval BIO-3: Pre-Construction Surveys and Impact Avoidance

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

Requirement: Two weeks prior to the initiation of, and periodically throughout, ground disturbance activities when water is present, a County-approved qualified biologist shall conduct surveys for special-status wildlife, including western pond turtle and two-striped garter snake, to ensure that these species are not harmed. 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, as determined by a County-approved biologist. The County-approved biologist, with a CDFW Scientific Collecting Permit, shall conduct surveys and relocation activities according to methods approved by the CDFW.

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

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

Condition of Approval BIO-4: Monarch Butterfly Surveys and Avoidance

Purpose: To prevent impacts to monarch butterfly overwintering roosts and comply with the County's monarch butterfly protection regulations in § 8178-7.7.4 of the Ventura County Coastal Zoning Ordinance.

Requirement: When suitable western monarch butterfly overwintering habitat is within 1,000 feet of the development envelope, two targeted monarch butterfly overwintering surveys each conducted by a different qualified biologist shall be required for all habitat that has the characteristics of a suitable roost site (see § AE-1.3.2(g)(4)(iv) of the Ventura County Coastal Zoning Ordinance). Suitable habitat includes trees that provide shelter from storms or prevailing winds, with nearby water and nectar sources in fall/winter. If development is within 125 feet of an overwintering roost, the Permittee shall provide, for the County's review and approval, a management plan for the preservation of the existing roost site and/or the restoration or enhancement of an historical roost site that is prepared by a qualified biologist.

Documentation: The Permittee shall provide to the Planning Division a Monarch Butterfly Survey Report from a County-approved biologist documenting the results of

the monarch butterfly overwintering roost surveys and a management plan for avoidance of overwintering roosts 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 a County-approved biologist responsible for the surveys, monitoring of any overwintering roosts discovered, and establishment of mandatory setback areas. The Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved biologist following land clearing activities documenting actions taken to avoid monarch butterfly overwintering roosts and results.

Timing: If an initial assessment identifies potential monarch overwintering habitat within 1,000 feet of the proposed development, two surveys shall be conducted by two different qualified biologists to account for seasonal or annual differences in environmental conditions at the microsite level (e.g., wind, temperature, humidity). The first survey shall be conducted during the first half of the overwintering season (e.g., November), and the second survey shall be conducted during the second half of the season (e.g., January). The Permittee shall submit the Monarch Butterfly Survey Report that conforms to the requirements of § 8178-2.7.8, 8178-2.10.7(d) and Appendix E1, § AE-1.3.2(g) of the Ventura County Coastal Zoning Ordinance and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Monarch Butterfly Survey Report and Management Plan to the Planning Director for review and approval prior to issuance of Zoning Clearance for construction.

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

Condition of Approval BIO-5: Avoidance of Nesting Birds

Purpose: To prevent impacts to birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Section 3503, 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 avoid nesting native birds. This can be accomplished by implementing one of the following options:

a. Timing of land clearing or construction: Prohibit land clearing or construction activities during the breeding and nesting season (January 1 – September 15), in which case the following surveys are not required; or
b. Surveys and avoidance of occupied nests: Conduct site-specific surveys prior to land clearing or construction activities during the breeding and nesting season (January 1 – September 15) and avoid occupied bird nests. A County-approved biologist shall conduct surveys to identify any occupied (active) bird

nests in the area proposed for disturbance. Occupied nests shall be avoided until juvenile birds have vacated the nest.

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

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

Timing: If land clearing or construction activities will occur between January 1 – September 15, the County-approved biologist shall conduct the nesting bird surveys 30 days prior to initiation of land clearing or construction activities, and weekly thereafter. The last survey for nesting birds shall be conducted no more than 3 days prior to initiation of land clearing or construction activities. The Permittee shall submit the Survey Report documenting the results of the first nesting bird survey and the signed contract to the Planning Division prior to issuance of a zoning clearance for construction. The Permittee shall submit the Mitigation Monitoring Report within 14 days of completion of the land clearing or construction activities.

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

Residual Impact:

Potential impacts to special status animal species or their habitat would be adequately mitigated by the requirements discussed above. Therefore, project-specific impacts would be less than significant and would not result in a cumulatively considerable impact to special status or animal species or their habitat. Residual impacts would be less than significant.

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

A. Sensitive Plant Communities Impact Discussion

4B-1. Plant communities are considered special status if they are designated as sensitive by CDFW or if they are identified as Locally Important Communities by the County of Ventura. The CDFW Natural Communities List assigns rarity ranks to natural plant communities and defines Global (G) and State (S) numbers to indicate the overall rarity of a plant community throughout its global and state range. Plant communities are assigned a numeric code between 1 and 5, with 1 being the rarest. Communities with a State Rank of 3 or lower are considered "rare" plant communities. The sensitive vegetation community coast live oak-California sycamore woodland (G3S3) is present to the west of the proposed development footprint. Coast live oak woodland (G5S4) is protected by the California Oak Woodlands Act and is considered a Locally Important Community by the County of Ventura. The coast live oak woodland within the survey area is relatively fragmented from adjacent woodlands and disturbed due to ongoing agricultural uses within the subject property; these factors reduce its ecological value. These communities would not be temporarily or permanently removed through construction, clearing, or other activities. Because the Project would not result in removal of sensitive plant communities, the Project would not have a project-specific or cumulative impact.

4B-2. A geologic evaluation of water well usage for organic farming (Attachment 5) described the area hydrogeological conditions and analyzed if there could be potential

drawdown of local groundwater resources due to well extraction. The evaluation concluded that groundwater to be extracted by the new proposed wells is from potentially unique and structurally differing geologic sources than the groundwater utilized by vegetation. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south/southeast side of the Project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. Based upon the limited additional water needed for both the proposed construction and agricultural irrigation and supplemented by the professional analysis of local hydrogeological impacts from extracting groundwater, the Project would have a less than significant impact to groundwater; therefore, indirect impacts to sensitive vegetation communities adjacent to proposed well locations due to groundwater extraction would be less than significant, and the Project would not result in a cumulatively considerable impact.

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
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?		X				X		

Issue (Responsible Department) *	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?		X				X		

B. Ecological Communities – Waters and Wetlands Impact Discussion

Yerba Buena Creek traverses the western extent of the survey area, flowing from north to south adjacent to an existing unpaved access road. This ephemeral drainage is likely jurisdictional, subject to the regulatory oversight of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), CDFW, and California Coastal Commission (CCC). The proposed pool and cabana would be located approximately 30 feet to the east of Yerba Buena Creek, within the 100-foot buffer of the drainage. Additionally, Well 1 would be located directly adjacent to Yerba Buena Creek, within a developed road shoulder. The Project would avoid direct impacts to Yerba Buena Creek.

4C-1. Because the Project would not result in 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 within Yerba Buena Creek, the Project would not have a project-specific or cumulative impact.

4C-2. Because the Project would not result in disruptions to wetland or riparian plant communities, the Project would not have a project-specific or cumulative impact.

4C-3. As discussed in 4B-2, the proposed Project is considered to have a less than significant impact to groundwater; therefore, any indirect impacts to sensitive vegetation communities adjacent to proposed well locations due to groundwater extraction would be less than significant. Because the Project would not interfere with hydrological conditions in waters and/or wetlands as defined in Ventura County's Initial Study Assessment Guidelines, the Project would not have a project-specific or cumulative impact.

4C-4. While a portion of the proposed cabana is situated within the 100-foot buffer of Yerba Buena Creek, the area to be impacted consists of annual brome grasslands and cleared land, areas that provide poor habitat value and limited buffering capacity. Well 1 is also located within the 100-foot buffer of Yerba Buena Creek, within a developed road shoulder. To comply with CZO § 8178-2.6, the proposed Project will be subject to conditions of approval requiring the Permittee to adhere to erosion control best management practices to prevent adverse effects to water quality. Due to the existing level of disturbance in the proposed development footprint, construction and operation

of the cabana and well within the 100-foot buffer of Yerba Buena Creek would not degrade the functions or values of Yerba Buena Creek. Because the Project would provide an adequate buffer for waters and/or wetlands through adherence to conditions of approval, project-specific and cumulative impacts to Yerba Buena Creek would be less than significant.

Residual Impact(s):

Potential impacts to waters and wetlands would be adequately mitigated by the requirements discussed above and in Section 4A. Therefore, Project-specific impacts would be less than significant and would not result in a cumulatively considerable impact to waters and wetlands. Residual impacts would be less than significant.

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

Ecological Communities – ESHA (Applies to Coastal Zone Impact Discussion):

Environmentally Sensitive Habitat Areas (ESHA) are sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains. ESHA are primarily riparian and wetland habitats and closed-canopy oak woodlands; however, within the Coastal Zone the California Coastal Commission (CCC) has also recognized coastal sage scrub, chaparral, and California's native perennial grasslands as meeting the definition of ESHA. Within the survey area, Yerba Buena Creek as well as the natural vegetation communities coast live oak woodland and coast live oak-sycamore woodland are considered ESHA. These habitats and vegetation types are relatively rare in the Santa Monica Mountains and play an important role in the ecosystem of the Coastal Zone. Additional natural vegetation communities within the parcel, outside the survey area are considered ESHA, including 0.17 acre of bigpod ceanothus-chamise chaparral that was cleared without a permit in 2016 and approximately 0.30 acres of bigpod ceanothus-

chamise shrubland, 0.13 acres of bigpod ceanothus chaparral and 0.18 acres of California sagebrush-ashy buckwheat shrubland after the 2018 Woosley Fire.

4D-1 and 4D-2. Project components and structures are designed to minimize impacts to ESHA in conformance with Coastal Area Plan ESHA Goal 1.2, which requires that development in areas adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade ESHA and shall be compatible with the continuance of the habitat. Nonetheless, grading and other construction activities associated with the Project would occur within 100 feet of ESHA and could result in inadvertent removal of ESHA, or degradation of the edges of these communities, creating edge effects. These direct and indirect impacts to ESHA would result in significant impacts; however, with the implementation of Mitigation Measure BIO-6 that requires construction exclusion fencing for ESHA, impacts would be less than significant. Dust impacts would be reduced by adherence to the Ventura County Air Pollution Control District (VCAPCD) construction dust reduction requirements.

ESHA adjacent to the development footprint also has the potential to be indirectly impacted by the introduction of invasive species. The introduction and proliferation of invasive plants is a potentially significant impact; however, impacts will be mitigated to a less-than-significant level by implementing Mitigation Measure BIO-7, prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix. With the implementation of Mitigation Measures BIO-6 and BIO-7, potential indirect impacts to ESHA would be mitigated to a less than significant level.

Permanent impacts to chaparral ESHA habitat due to unpermitted vegetation removal total 0.78 acre and are a potentially significant impact. Therefore, to compensate for the loss of ESHA, Mitigation Measure BIO-8 will require the Permittee submit an ESHA Mitigation Plan to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (1.56 acre of mitigation to offset 0.78 acre of ESHA) prior to zoning clearance for construction. The ESHA Mitigation Plan must include any required Habitat Mitigation Plan, Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan, pursuant to Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1.

The Applicant will be required to comply with the Ventura County Fire Protection District Fire Hazard Reduction Program (FHRP)[3]. Initial compliance with the FHRP will require vegetation be removed, thinned, and sufficiently spaced within a minimum 100-foot fuel modification zone that is designated around combustible structures (and 10 feet from access roads). ESHA adjacent to the fuel modification zone also has the potential to be indirectly impacted by the introduction and proliferation of invasive plants; however, with the implementation of Mitigation Measure BIO-9, impacts would be mitigated to a less-than-significant level and cumulative impacts would be less than significant.

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

Mitigation

Mitigation Measure BIO-6: Environmentally Sensitive Habitat Areas (ESHA) Construction Exclusion Fencing

Purpose: To reduce the potential indirect effects on adjacent habitat consistent with the Coastal Act and to locally important communities consistent with ESHA Goal 1 Ventura County General Plan Goal Policies and Programs (updated 2022), ground disturbance and vegetation removal in ESHA outside of the construction footprint is prohibited.

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

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

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

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

Mitigation Measure BIO-7: Invasive Species Seeding and Landscaping

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

Requirements: Invasive plant species shall not be included in any erosion control seed mixes and landscaping plans associated with the Project. The California Invasive Plant Inventory Database contains a list of non-natives, invasive plants (California Invasive Plant Council [Updated 2023] or its successor).

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

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

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

Mitigation Measure BIO-8: Compensatory Mitigation for Loss of ESHA

Purpose: The purpose of this condition is to require an ESHA Mitigation Plan in compliance with Ventura County Coastal Zoning Ordinance § 8178-2.10.9 and Appendix E2, Section AE-2.1.

Requirement: The Permittee shall prepare an ESHA Mitigation Plan pursuant to the requirements of Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1 and information contained in the ISBA prepared by Stantec Consulting Services dated March 27, 2023, and ISBA addendum memo dated September 5, 2023. The Permittee will be responsible for mitigation 0.78 acres of ESHA at a 2:1 mitigation-to-impact ratio (1.56 total acres).

Documentation: The ESHA Mitigation Plan must include any required Habitat Mitigation Plan, Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan, pursuant to Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall (1) submit the ESHA Mitigation Plan to the Planning Division, and (2) implement the final ESHA Mitigation Plan pursuant to the timing requirements of the Habitat Mitigation Plan, the Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan (as applicable).

Monitoring and Reporting: The Planning Division reviews the draft and final ESHA Mitigation Plan to determine compliance with the requirements of this condition. The Planning Division has the authority to conduct periodic site inspections to ensure

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

Mitigation Measure BIO-9: Fuel Modification Plan

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

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

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

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

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

Residual Impact(s):

With the implementation of Mitigation Measures BIO-6 through BIO-9, the proposed Project would reduce potential impacts to ESHA to a less-than-significant level, and the proposed Project would not make a cumulatively considerable contribution to a significant cumulative impact to ESHA.

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

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

Habitat Connectivity Impact Discussion

4E-1 – 4E-4. The Project site is located approximately 3.5 miles southeast of the Santa Monica - Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within this designated movement corridor. There is open space between the Santa Monica - Sierra Madre Habitat Connectivity Corridor and the Project site; and, therefore, there is potentially unrestricted wildlife movement between the two areas. The proposed Project does not involve the removal of habitat within a wildlife movement corridor, nor is the Project located near a wildlife movement corridor or linkage. As a result, no direct impacts to a mapped wildlife corridor would occur. Because the Project would not result in removal of habitat within a wildlife movement corridor, the Project would not have a project-specific or cumulative impact on habitat within wildlife movement corridors.

No physical barriers to connectivity exist for the Project site; however, certain types of fencing, which are typically erected for residential development, may create barriers to wildlife movement and habitat connectivity. The existing organic farm has perimeter fencing at the edge of areas that have been historically cleared of vegetation prior to 1947, the existing fencing does not form any enclosure. To avoid future barriers to wildlife movement, Mitigation Measure BIO-10 shall be implemented, which will require fencing outside the development footprint to be permeable to wildlife.

In addition, the future occupation of the cabana will likely increase levels of noise and human presence above existing levels; however, the increased noise levels are not

potentially significant impacts, as the noise levels are consistent with those typical of a residential development.

Two wall-mounted outdoor lights are proposed 9 ft in height from the proposed grade as part the of the Project, which could have a significant impact on wildlife movement, if it is excessive or shines into adjacent areas with native vegetation. Therefore, Mitigation Measure BIO-11 shall be implemented, which requires the Permittee to submit a lighting plan.

Mitigation Measure BIO-10: Fencing Adjacent to Wildlife Corridors

Purpose: To mitigate potentially significant environmental impacts to wildlife migration corridors from fencing.

Requirement: Except for existing fencing associated with agricultural practices and fences within 100 feet of structures and retaining walls, the Permittee shall ensure that all new fences or walls are permeable to wildlife, and conform to the following standards:

a. A split-rail, pole, or wire fences such that:

(1) The top rail or wire is no more than 40 inches above the ground;

(2) The top two rails or wires are at least 12 inches apart;

(3) The bottom wire or rail is at least 18 inches above the ground;

(4) Both the top and bottom wires or rails are smooth (no barbed wire on the top or bottom wires);

(5) There are no vertical stays; and

(6) The posts are located a minimum of 10 feet apart.

Documentation: The Permittee shall submit plans to the Planning Division for review and approval, which identify all fences to be constructed on the Project site. These plans must identify the fence locations and include schematic elevations detailing the design of, and materials to be used in, the fencing.

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

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

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

Mitigation Measure BIO-11: Wildlife Habitat Outdoor Lighting/Glare Condition

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

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

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

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

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

Residual Impacts:

With the implementation of Mitigation Measures BIO-10 and BIO-11, impacts to wildlife movement will be mitigated to a less-than-significant level.

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

Impact Discussion

4F. The proposed Project is consistent with the Ventura County General Plan Goals and Policies of the Ventura County Initial Study Assessment Guidelines. The Project is consistent with General Plan Conservation and Open Space Policy COS-1.1, which requires discretionary development that could potentially impact biological resources to be evaluated by a qualified biologist to assess impacts, and, if necessary, develop mitigation measures to mitigate any significant impacts to biological resources to less-than-significant. An Initial Study Biological Assessment (ISBA) (Stantec 2022) was prepared for the proposed Project. With the implementation of Mitigation Measures BIO-1 through BIO-8 to protect the biological resources identified in the ISBA, the proposed Project will be consistent with General Plan Policies.

General Plan Conservation and Open Space Policy 1.11 requires discretionary development to be sited a minimum of 100 feet from wetland habitats to mitigate the potential impacts on those habitats. The proposed Project has been designed to avoid impacts to ESHA. However, as indicated in Section 4D, portions of the proposed Project footprint encroach within the 100-foot ESHA buffer. With the implementation of Mitigation Measures BIO-6 (ESHA Exclusion Fencing), BIO-7 (Invasive Species Prevention), and standard erosion control best management practices, the Project would not result in a degradation of water quality or ecosystem function, and Project-specific impacts to jurisdictional areas would be less than significant.

The proposed Project will be consistent with Coastal Area Plan ESHA Goal 10 with the implementation of Mitigation Measure BIO-8. The Permittee will be responsible for submitting an ESHA Mitigation Plan for review and approval by the Planning Division. The ESHA Mitigation Plan that must include any required Habitat Mitigation Plan, Habitat Restoration Plan, Habitat Maintenance and Monitoring Plan, and/or Habitat Management Plan, pursuant to Ventura County Coastal Zoning Ordinance Appendix E2, Section AE-2.1. The permittee will be required to enhance, restore, establish, and preserve ESHA at a 2:1 mitigation-to-impact ratio (1.56 acre of mitigation to offset 0.78 acre of ESHA) through on- or off-site compensatory mitigation (or a combination thereof), and all on and offsite ESHA be permanently protected in perpetuity through a conservation easement or deed restriction. As a result, the proposed Project is consistent with Ventura County General Plan Goals and Policies and Coastal Area Plan policies governing biological resources.

Residual Impact(s):

With the implementation of Mitigation Measures BIO-1 through BIO-11, residual impacts will be less than significant.

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

Impact Discussion:

5A-1. The project site includes soils designated as “Other Land” in the Ventura County Important Farmland Inventory (RMA GIS Viewer 2024). The proposed project will not result in the removal or covering of soils designated as Prime, having Statewide Importance, Unique, or Local Importance set forth in the Important Farmland Inventory. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the loss of agricultural soils designated Prime, Statewide Importance, Unique or Local Importance.

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

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

5B-1. The proposed project is an accessory structure to a residential use and is not defined as Agricultural Operations in the Coastal Zoning Ordinance. However, there is no classified farmland within the threshold distance of 300 feet set forth in 5b.C. The proposed project site is not adjacent to off-site classified farmland or agricultural areas.

5B-2. The proposed project is consistent with the *Ventura County General Plan Policy* AG-2.1, which states that discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

6a. and 6b. The project site does not include any land within the Scenic Resource Protection (SRP) Overlay Zone. However, the site is located within the Santa Monica Mountains Overlay Zone. The Santa Monica Mountains consist of rock outcroppings and sensitive habitats, such as riparian corridors, native chaparral, and oak woodlands. Public Resources Code (PRC) Section 30240 requires development in areas adjacent to ESHA be designed to prevent impacts which would significantly degrade those areas.

Two outdoor lighting fixtures are proposed as part of the project, lighting is also proposed inside the cabana and the pool will include underwater pool lights. The proposed lighting could be visible from public views if it is excessive or shines into adjacent areas with native vegetation.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, and to be visually compatible with the character of surrounding areas. Planning Division staff conducted a site visit and determined that the proposed project site is visible from limited areas of Yerba Buena Road, a public viewing location, which is directly adjacent to and east of the project site however the project site was not noticeably visible from other nearby public roadways.

The Grotto Trail is located approximately 1.2 miles northeast of the project site. The Point Mugu State Park Trail System is located approximately 1.3 miles west of the

project site. The Yellow Hill Trail is located approximately 2 miles southeast of the project site. At these distances and due to the steep terrain, public views of the proposed project would likely not be visible or would be minimal at best.

Pursuant to the Ventura County Coastal Zoning Ordinance Section 8177-4.1.6, all new development to the extent shall not be sited within 500 feet of the park boundary unless no alternative siting on the property is possible. National Park Service is located within 0.75 miles east of the project site. The parkland is unimproved, does not contain any public or private park trails, roads, or facilities (unimproved wildland), and contained steep topography and dense vegetation (prior to the Woolsey Fire). The project site is not currently accessible by the public or the National Park Service; and, hence, absent any individuals in this area. Due to the steep terrain, public views of the proposed project are not visible from the National Park Service's property.

In order to ensure proposed development blends in with the natural environmental of the Santa Monica Mountains, the project will be conditioned to require that the accessory structure be painted with earth tone colors and non-reflective paints. Therefore, the proposed project would result in less-than-significant project-specific impacts and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

Condition of Approval – Scenic Resources: Materials and Colors in the Santa Monica Mountains Overlay Zone

Purpose: In order to ensure that buildings and structures comply with Public Resources Code §§ 30240(b) and 30251 and Ventura County CZO Section 8177- 4.1.6.

Requirement: The Permittee shall utilize natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures, including but not limited to the dwelling, trash area, water tanks, walls, pilasters, and fences.

Documentation: A copy of the approved plans denoting the colors and materials. The Permittee shall provide photos of the constructed principal structure/use and landscaping to the Planning Division, or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the principal structure/use and installed landscaping and irrigation according to the approved plans and materials sample/color board.

Timing: Prior to the issuance of a Zoning Clearance for construction of the project, the Permittee shall submit the building plans with the colors and materials noted on all structures for review and approval by the Planning Division. Prior to final inspection, the Permittee shall paint the structures according to the approved plans. Prior to Certificate of Occupancy, the Permittee shall provide photographs demonstrating that the Permittee constructed the principal structure or use in compliance with the approved plans and materials sample/color board and all landscaping and irrigation has been

installed in accordance with the approved plans or schedule a site inspection with the Planning Division, to verify that the Permittee constructed and painted the principal structure/use and installed landscaping and irrigation according to the approved plans and materials sample/color board.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project files. Prior to occupancy, the Planning Division has the authority to inspect the sites to ensure that the exterior of the structures were treated as approved. The Permittee shall maintain these materials and colors throughout the life of the PD Permit. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

7a. and 7b. The project site contains native soils predominately characterized as Colluvium soils with a thin veneer of overlying uncertified artificial fill. The subject site is underlain by volcanic basalt of the Tertiary Age Conejo Volcanics Formation (Tcvb), as

discussed in Geotechnical Report from M3 Civil dated March 21, 2017 (Attachment 6). According to CZO Section 8178-3.2, Tertiary Age Conejo Volcanics is classified by the Bureau of Land Management as a geological formation type with no potential for geologic units to contain vertebrate fossils because the formation of Conejo volcanics, granite or basalt, or the area that will be disturbed is imported or artificial fill.

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	
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 Resource Survey and Impact Evaluation was prepared by Brandon S. Lewis (Ph. D., ROPA certified), dated April 1, 2012, to investigate the existence of historical and cultural resources on the subject property. The records and literature review conducted at the Southern California Central Coast Information Center, California State University, Fullerton, identified the existence of two previously recorded archaeological sites within the property. In addition, the Phase I

Assessment survey identified a previously unrecorded archaeological site within the 192-acre parcel.

On December 14, 2022, in accordance with Assembly Bill (AB) 52, Planning Division mailed a notification of consultation opportunity for comment and review of the proposed project to the Barbereno/Ventureno Band of Mission Indians and Fernando Tataviam Band of Mission Indians. As of the date of this initial study, no comments were received.

The proposed project would involve approximately 1,600 C.Y. excavated and recompacted related the construction of the pool and cabana. The removal of the six unpermitted accessory structure will require approximately 2,560 sq. ft. of ground disturbance. Because presence is presumed, cultural resources could be encountered during ground disturbance activities. As such, there is a potential for this project to result in archaeological resource impacts. The applicant has agreed to incorporate a mitigation measure into the project which would require archaeological monitoring during all ground disturbance activities (Mitigation Measure (MM) CR-1).

With the incorporation of MM CR-1, project-specific and cumulative impacts to cultural resources would be less than significant.

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

Mitigation/Residual Impact(s)

Mitigation Measure CR-1

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain an archaeological monitor and Native American monitor to monitor all ground disturbance related to construction of the project (i.e., subsurface grading or trenching).

Documentation: The archaeological and Native American monitors shall provide a weekly monitoring report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Native American monitor shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The archaeological and Native American monitors shall monitor the Project site during all subsurface grading, trenching, or construction activities. The archaeological and Native American monitors shall provide the monitoring reports weekly during all ground disturbance (i.e., subsurface grading and trenching).

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The archaeological and Native American monitors shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

With the inclusion of the archaeological resources Mitigation Measure CR-1, the proposed project would not demolish or materially alter in an adverse manner the physical characteristics or an archaeological resource in a local register, pursuant to Section 5020.1(k) requirement of the Section 5024.1(g) of the Public Resources Code. Therefore, the proposed project will have a less-than-significant impact on archaeological resources. Furthermore, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to archaeological resources.

Mitigation/Residual Impact(s): With the implementation of Mitigation Measures CR-1, impacts Cultural Resources – Archaeological will be 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
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			

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

Impact Discussion:

8B-1, 8B-2, 8B-3, and 8B-4. The proposed project does not involve the demolition or modification of any permitted structures. The property is currently developed with a Single-Family Dwelling and accessory structures. As stated in the Historic Resources Report prepared by San Buenaventura Research Associated dated August 26, 2013, no buildings on the property were found to be potentially eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) Criteria of Evaluation or potentially eligible for designation as a County of Ventura Landmark.

Based on this analysis, existing development does not constitute an historical resource. Therefore, project-specific and cumulative impacts to historic resources 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
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) 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 3.1 miles north of the Pacific Ocean and the development is located approximately between 1,000 feet to approximately 1,300 feet above mean sea level. The proposed project's distance from the coast does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, to coastal beaches and dunes.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

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 – 10b. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist Priolo Earthquake Fault Zoning Act and *Ventura County General Plan* Section 7.4, Geologic and Seismic Hazards, HAZ-4.1, HAZ-4.2, and HAZ-4.17. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. Therefore, there would not be any project-specific or cumulative impacts related to potential fault rupture hazards.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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.

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

11a. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the 2019 California Building Code, requires structures be designed to withstand this ground shaking. The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Attachment 6), provides the structural seismic design criteria (Page 10) 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.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

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

12a. The property is located close or within a potential liquefaction zone (RMA GIS Viewer 2024). The Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Attachment 6), indicates the site is not within the liquefaction zone and that the subject site does not meet the minimum conditions for liquefaction to occur.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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.

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. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (RMA GIS Viewer 2024) and is not subject to seiche hazard. There is no hazard from potential seiche and no impact to the proposed project.

13b. The project is not mapped within a tsunami inundation hazard zone. There is no impact from potential hazards from tsunami.

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

Mitigation/Residual Impact(s) : None

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

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

Impact Discussion:

The hazards from landslides/mudslides will affect each project individually. No cumulative landslide/mudslide hazard would occur as a result of other projects.

14a. The site is located in a hillside area of Ventura County. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690 2699.6, the property is not located in a potential seismically induced landslide zone. The Preliminary Geotechnical Engineering Report, prepared by M 3 Civil, dated May 21, 2017(Attachment 6), indicates the project site is not susceptible to earthquake induced landslides (page 11). The landslide hazard is considered to be less than significant.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

The hazards from expansive soils will affect each project individually. No cumulative expansive soils hazard would occur as a result of other approved, pending, or probable projects.

15a. The Expansion index test contained in the Geotechnical Engineering Study, prepared by M 3 Civil, dated March 21, 2017(Attachment 6), indicates the near surface soils for the site possess medium expansion. Future development at the site will be subject to the requirements of the County of Ventura Building Code adopted from the California Building Code, in effect at the time of construction that requires mitigation of potential adverse effects of expansive soils. The hazard associated with adverse effects of expansive soils is considered to be less than significant.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

The hazards from subsidence will affect each project individually. No cumulative subsidence hazard would occur as a result of other approved, pending or probable projects.

16a. Three new water wells for agricultural use will be drilled. The subject property is not within the probable subsidence hazard zone (Ventura County General Plan Policies HAZ-4.14, 4.15 and 4.16). Therefore, there would not be any project-specific impacts related to subsidence hazard.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

17A-1. The net impervious area due to the project will be approximately 3,000 square feet of the total project area of 192 acres. The runoff will be by sheetflow and drainage system along the roads and the natural topography. No increase in flooding hazard or potential for erosion or siltation will occur as a result of the new pool facility considering the size of the property relative to the project size.

17A-2. The 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. Given that the site is located outside FEMA determined 1% annual chance (100 year) floodplain, the proposed Project will not result in Project related impacts related to flooding or contribute to cumulative impacts related to flooding and therefore, is deemed to be Less than Significant in terms of environmental impact.

17B-2. The proposed project is compliant with the Flood Hazard policies set out in the *Ventura County General Plan* Goals and Policies for Item 17b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

18a. The project is located in a High Fire Hazard Area/Fire Severity Zone or Hazardous Watershed Fire Area. The project will comply with all applicable Federal, State regulations and the requirements of the Ventura County Building Code and the Fire Code. To ensure that fire hazard impacts are maintained at a less than significant level, the project will be subject to hazardous fire area building code requirements, which must be met prior to building permit issuance. Examples of such requirements include fire resistant siding and roofing, baffled vents, and fire-retardant decking. Therefore, project-specific and cumulative impacts related to fire hazards will be less than significant.

18b. The 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:								

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

Impact Discussion:

19a. and 19b. The proposed project is not located within the sphere of influence of the Oxnard, Camarillo, Santa Paula, or Naval Base Ventura County airports. The nearest airport to the project site is the Naval Base Mugu Airport, which is located approximately 8.6 miles to the west of the project site. The proposed project will not involve any obstructions to navigable airspace, as all possible future development on-site will be no greater than 25 feet in height which is less than the 35 feet allowed in the COS zone. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established deferral criteria set forth in the Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

20a-1. The proposed project is for the addition of a swimming pool, pool deck, and cabana to an existing single family and will not utilize hazardous materials which require permitting or inspection from the 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.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

20b-1. The proposed project is for the addition of a swimming pool, pool deck, and cabana to an existing single-family dwelling and will not generate hazardous wastes which require a Ventura County Environmental Health Division/Certified Unified Program Agency permit. No project specific or cumulative impact related to hazardous waste is expected.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

The evaluation of noise and vibration impacts on future residential uses that may be established on the proposed project site is not required pursuant to CEQA and is provided in this Initial Study solely for the purposes of disclosure.

21a. To determine whether a project will result in a significant noise impact, the Ventura County Initial Study Assessment Guidelines set forth standards to determine whether the proposed use is a “noise sensitive use” or “noise generator”. Noise sensitive uses include, but are not limited to, dwellings, schools, hospitals, nursing, homes, church and libraries. The proposed project, consisting of detached cabana, pool and deck is considered a noise sensitive use.

The existing single-family residence and proposed pool and cabana is considered a noise-sensitive use. These noise-sensitive uses are not considered a long-term noise generator since these types of uses would not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, would not involve the creation of a new transit

use and would 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 regard to construction noise), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

With regard to construction noise, the proposed project will be subject to a construction noise condition requiring the applicant to limit construction activity to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays (see below). Construction equipment maintenance shall be limited to the same hours. These requirements are intended to ensure that the project complies with the *Ventura County General Plan* Policy HAZ-9.2(5), *Construction Noise Threshold Criteria and Control Plan* (2010a).

The proposed project is located approximately three miles north from State Route 1 (Pacific Coast Highway) and is outside the CNEL 60dB(A) noise contour (RMA GIS Viewer, Noise Contour Maps, 2024). Therefore, proposed residential uses will not be subject to noise levels from traffic along State Route 1, which are incompatible with residential uses. In addition, the proposed project site is not located near any railroads or airport (both of which are approximately 9 miles away). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

Policy HAZ-9.2 of the Ventura County General Plan requires that new noise-sensitive uses be designed to ensure that noise levels would not exceed a Community Noise Equivalent Level (CNEL) of 60 dB(A) for outdoor areas and 45 db(A) for indoor areas. The project entails the construction of accessory uses (i.e., pool and cabana) to an existing single-family residence. As the residence has been existing prior to 1947, the project would not involve introduction of a new noise-sensitive use. Indoor noise levels within the newly proposed construction are not anticipated to exceed a CNEL of 45 dB(A) and outdoor levels in the newly proposed pool area are not anticipated to exceed a CNEL of 60 dB(A).

21b. and 21e. Construction is unlikely to generate excessive ground-borne vibration or ground-borne noise levels. Pursuant to the requirements of the *Ventura County Construction Noise Threshold Criteria and Control Plan* (2010a), the applicant will be subject to a standard condition of approval that will limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses (refer to Section 21a, above). Therefore, project-specific and cumulatively impacts related to construction noise will be less than significant.

21c. The proposed project does not involve the creation of vibration-generating transit use or creation of a transit use 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)*. Therefore, there would not be a project-specific or cumulative impact relating to transit-based noise.

21d. The project site has direct access to Cotharin Road, which is an existing paved road. The proposed project will not involve the use of heavy vehicles (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). Therefore, there would not be a project-specific or cumulative impact relating to vibration from rubber-tire heavy vehicle uses.

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*.

Condition of Approval – Construction Noise:

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Hazards Policy HAZ-9.2 and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a “Complaint Log,” noting the date, time, complainant’s name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the “Complaint Log” to the Planning Division upon the Planning Director’s request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the “Complaint Log” to the Planning Division, the Permittee shall submit the “Complaint Log” within one day of receiving the Planning Director’s request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the “Complaint Log.” The Planning Division has the authority to conduct site inspections and take enforcement actions to

ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

22a. The proposed construction of a cabana, pool and deck can be seen from limited portions of Yerba Buena Road. To ensure that daytime glare does not impact motorists travelling along Yerba Buena Road, as discussed Section 6(above), the applicant will be subject to a standard condition of approval that will require the proposed development be constructed with non-reflective materials so as not to create any disability or discomfort from glare as seen from these public roads. In addition, Mitigation Measure Bio-8 will be required the applicant to submit a Lighting Plan showing all exterior lighting is shielded and directed downward. Further, as discussed in Section 6b(above), the Applicant will be required to submit a materials sample/color board at the time of construction of the new cabana, pool and deck that includes natural building materials and colors (earth tones and non-reflective paints) on exterior surfces of all structures. Therefore, project-specific and cumulatively impacts related to daytime glare will be less than significant.

22b. The 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

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 will not adversely affect public health. No project-specific or cumulative impacts related to public health were identified during the review of the proposed project. Therefore, there would not be any project-specific or cumulative impacts related to public health.

23b. The project is consistent with the *Ventura County General Plan* 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) evaluated the proposed project and determined that the greenhouse gas impact from the proposed project is less than significant. This determination was based on the proposed project description. Operational emissions will be negligible, well below the 10,000 metric tons

of carbon dioxide equivalent per year ($MTCO_2e/Yr$) threshold routinely applied by VCAPCD for discretionary projects. Therefore, the project-specific and cumulative impacts related to greenhouse gases are less than significant.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

25a. The property has a General Plan land use designation of Open Space has and is zoned a COS-10ac-sdf/M (Coastal Open Space – 10 acre minimum lot area-slope density formula/Santa Monica Mountains Overlay Zone).

The applicant is proposing to construct a 1,140 sq. ft. pool, a 2178 sq. ft. deck, a 1,683 sq. ft. cabana, a 750 sq. ft. seating pad and a 125 sq. ft. equipment pad with a 6-foot fence. The proposed project conforms with the development standards of the Coastal Zoning Ordinance, including setbacks, building height, and maximum building coverage. The project has been conditioned to require the applicant provide material sample/color board to ensure proposed development blends in with the natural environmental of the Santa Monica Mountains.

Therefore, the project-specific community character impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant community character impacts.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

26a., 25b, and 25c. According to the Ventura County Initial Assessment Guidelines, any project that results in the elimination of fewer than three dwelling units is considered to have less-than-significant effects. The proposed project does not include the demolition of an existing dwelling; thus, the proposed project will have less-than-significant impacts related to the elimination of housing.

In regard to housing demand, the project will not result in any new, full-time equivalent employees who would create a corresponding demand for new housing. Temporary construction jobs created by the project have the potential to create a temporary demand for additional housing. However, according to the Ventura County Initial Study Assessment Guidelines, since construction is short-term and there is sufficient pool of construction workers in the Ventura County and Los Angeles metropolitan regions,

construction worker demand for housing is considered to be less-than-significant impact.

Therefore, the project-specific housing impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant housing impacts.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

27a(1)-a. The 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, which is measured by level of service (LOS). Ventura County will only require LOS analysis to determine consistency with policies in the County General Plan. LOS will not be assessed for CEQA purposes.

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:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have 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 is a residential addition, and it will not generate additional traffic on the County of Ventura Regional Road Network or on local public roads. Therefore, project-specific and cumulative impacts related to safety/design of county roads 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(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(3)-a. The existing single-family residence takes access from Cotharin Road, a public road. The proposed addition will not alter access conditions. No new private roads or other forms of private access are proposed. Therefore, there will not be any project-specific or cumulative impacts related to safety and design of private access roads. There are public and/or private roads serving the project

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. The proposed project includes the construction of a cabana and pool. No new traffic will be generated by the development, nor will the proposed project alter the existing level of safety of the County-maintained roadways, intersections, and state highway (State Route 1) near the project.

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

Condition of Approval- Notice of Substandard Access Roads:

Intent: The County requires the Permittee or property owner/sub divider to record a Notice of Substandard Access Roads (NSSAR) when the project/development is near a substandard road, which may not be improved to the current County Road Standard in the future.

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

The Notice of Substandard Access Roads condition shall include the following:

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

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

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

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

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

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

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

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

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

27a(4)-b. The 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/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

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

27b-3. The 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. The proposed project site is not located within proximity to any bus transit facilities or routes with which it could interfere. The proposed project will not result in a net increase in demand for bus facilities and will not exceed the threshold requiring transit analysis. Therefore, the proposed project will not have a project specific impact on bus transit facilities/services and will not make cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities/services.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

27e-1, and 27e-2. The project site is not located within the sphere of influence of a County-operated airport. Camarillo Airport Ventura Naval Base airports are located approximately 8 and 15 miles northwest of the project site, respectively. Based on these distances, the proposed project does not have the potential to generate complaints and concerns regarding interference with airports. Therefore, there will not be any project-specific or cumulative impacts related to airports.

27e-3. The 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 proposed project is located approximately 16 miles southeast of the Channel Islands Harbor. The proposed project will not result in an increase in demand for commercial boat traffic. Therefore, the proposed project will not have a project specific adverse impact and will not make cumulatively considerable contribution to a significant cumulative impact, related to existing harbor facilities or operation.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

27g-1. The RMA GIS Viewer 2024 indicates that the project site is not located over or near any existing pipelines; the closest pipeline is located approximately 9 miles north of the project site. Therefore, there will; not be any project-specific or cumulative impacts related to pipelines.

27g-2. The 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. The proposed project includes the addition of a swimming pool, pool deck, and pool cabana with no plumbing fixtures. An existing onsite water well (SWN 01S20W11M01S) and one 10,000-gallon water storage tank provide the water supply for the existing residence. The use of an on-site wastewater treatment system (OWTS) has the potential for contaminating groundwater supplies. Conformance with the Ventura County Building Code and proper maintenance of the OWTS will reduce any project specific and cumulative impacts to a level considered less than significant.

28a-2. The project is consistent with the *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. Water for the existing dwelling is supplied by an existing onsite water well (SWN 01S20W11M01S). Site plans for the existing dwelling show the home to be a 1,912 square foot, 3-bedroom, 2-bathroom dwelling. The proposed construction of a swimming pool and cabana have a water requirement to be supplied by the existing well. The well is a category 1 well as described in the Ventura County Waterworks Manual Section 2.12. A Pump and Recovery Test, dated September 20, 2016, was submitted with the application, and found to meet all the criteria for demonstrating a long-term domestic groundwater supply for a category 1 well. Total water level

drawdown was 206.5 feet below ground surface, with a total of 5,985 gallons pumped over a 16-hour period. This exceeds the minimum water requirement of 4,500 gallons per day for a 3-bedroom dwelling and is sufficient to supply the proposed swimming pool. The well recovered to its initial static water level of 202.5 feet below ground surface after 16 hours.

Two new agricultural water wells have been proposed for irrigation of produce crops. Proposed water well no. 1 will be located approximately 1000 ft south of the existing dwelling and water well no. 2 will be located approximately 110 feet southeast of the existing dwelling. The applicant estimates that the wells will extract less than a combined 20-acre feet per year (AFY) but extractions, irrigation, and crops can be modified based upon groundwater yield.

The applicant submitted a geologic evaluation of water well usage for organic farming, dated December 10, 2021, prepared by Gold Coast Geoservices, Inc (Attachment 5). The purpose of the report was to ascertain if additional groundwater extraction from the proposed wells would impact local groundwater resources. The report presents a description of the area hydrogeological conditions and if there could be potential effects from pumping local groundwater resources (quantity). Based upon the evaluation performed by a licensed professional geologist, it was concluded that groundwater to be extracted by the new wells and from the surrounding area are from potentially unique and structurally differing geologic sources. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The southeast side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. The applicant reported that based on the groundwater yield, all three wells may not be necessary and that extraction, irrigation and crops can be adjusted accordingly.

28b-2. A professional analysis of local hydrogeological impacts from the additionally extracted groundwater shows that 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 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. The Ventura County Fire Protection District reviewed the project in accordance with the Ventura County Fire Code. Water to the site is provided by an existing onsite water well, State Well Number (SWN) 01S20W11M01S; a 10,000-gallon storage tank and fire hydrants currently exists on site. Therefore, fire flow impacts would be less-than-significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

28c-2. The 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 existing residence will continue to utilize an existing onsite wastewater treatment system (OWTS) consisting of a 1,500-gallon septic tank and leach field for domestic wastewater disposal. A Septic Tank Pumping Inspection Report dated August 9, 2016, did not indicate failure or disrepair of the OWTS at the time of inspection. The project description indicates no new plumbing fixtures are to be added to the cabana which would require connection to the existing OWTS for wastewater disposal. However, the new swimming pool, pool deck, and cabana described in the application shall all meet applicable setback requirements from the septic tank and disposal field.

An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater, including the groundwater supplying the residence and the proposed new swimming pool. Conformance with the Ventura County Building Code, the State OWTS Policy, and EHD guidelines, as well as proper routine maintenance of the OWTS, will reduce any project specific and cumulative impacts to a level considered less than significant.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

29b-1. The proposed project is a request for a Coastal PD Permit to construct a swimming pool, pool deck, and cabana. No new plumbing fixtures are proposed which

require connection to the existing OWTS. Therefore, the proposed project will not have any project-specific or cumulative impacts to a sewage collection/treatment facility.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

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

29c-2. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65% of the solid waste generated by their project. The PWA Integrated Waste Management Division's (IWMD) waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan PFS-5.7 Discretionary Development Siting and the County Wide Integrated Waste Management Plan Waste Treatment and Disposal Facility Goals 4.4.1-1 and 4.4.1-2 and Policies 4.4.2-1, 4.4.2-2, and 4.4.2-6. Therefore, the proposed project will have less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative

impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

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

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

30a. The proposed project will involve the installation of new electrical lines to the pool cabana and a propane tank will be used to provide gas service for the pool/spa and the fireplace inside the cabana. The local area is currently served with existing electrical and communication facilities. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

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

30c. The 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:								

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

Impact Discussion:

31a-1. The project site is located approximately 100 feet southeasterly of Little Sycamore Canyon which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No drainage connections to Little Sycamore Canyon or other District jurisdictional channel or facility are indicated on any of the submitted project materials. It is understood that impacts from increased impervious area and stormwater drainage design will be required to be mitigated to less than significant under the conditions imposed by the Public Works Agency: Engineering Services Department (Development & Inspection Services Division), by reference to Appendix J of the Ventura County Building Code, requiring that runoff from the site will be released at no greater than the undeveloped flow rate in all frequencies of storm and in such a manner as to not cause an adverse impact downstream in velocity or duration. District staff determined that the proposed land use entitlement, with conditions mentioned in section 2D-2 (above), mitigates the direct and indirect project specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will result in less-than-significant project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the proposed project will result in less-than-significant project-specific and cumulative impacts, related to redline channels under the jurisdiction of the Watershed Protection District.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

31b-1, 31b-2, 31b-3 and 31b-4. The proposed project preserves the existing trend of runoff and local drainage patterns. The project and subsequent runoff will be maintained in the present condition. This project will not create an obstruction of flow in the existing drainage as site runoff will be required to maintain the drainage conditions that existed prior to development. This project will not impact the capacity of the downstream channel or increase the potential for channel overflow during design storm conditions. The project will not result in an increase in flow from the existing conditions because 3,000 sq. ft. of impervious surfaces is relatively small compared to the natural areas of the property. The runoff will sheet flow towards existing drainage systems and natural areas. There will be no adverse effects to Areas of Special Flood Hazard, regulatory channels, and natural and man-made channels. The project will be completed according to current codes and standards. Therefore, the impacts of the project on drainage facilities, not under the jurisdiction of WPD, are less than significant.

31b-5. The 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. Pursuant to the Initial Study Assessment Guidelines, the proposed project is not included within a project category that could increase the demand for law enforcement or emergency services. The nearest Ventura County Sheriff's Station is the Camarillo Airport Sheriff's Station, which is located 10 miles northwest from the project site. The Ventura County Sherriff's Office did not identify any adverse impacts related to increased demand for law enforcement or emergency services. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to law enforcement services.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

33a-1. and 33a-2. The nearest fire station is Ventura County Fire Station No. 56, located approximately 4 miles southeast from the project site. The distance from the property to Fire Station 56 is adequate and no additional fire station or personnel will be required. Therefore, the proposed project will have a less-than-significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

33b-2. As stated in this Initial Study (above), the nearest fire station to the project site is Ventura County Fire Station 56, which is located approximately four miles southeast of the project site on State Route 1 (Pacific Coast Highway). The distance from Fire Station 56 to the project site is adequate. Additionally, the Ventura County Fire Protection District reviewed the project and determined the 10,000-gallon water storage tank and fire hydrant will provide a sufficient onsite water supply that will meet the Ventura County Fire Code; a new facility or additional equipment will not be required.

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

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

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

34a-2. The 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:								

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

Impact Discussion:

34b-1, 34b-2, 34b-3 and 34b-4. The proposed project, the construction of a pool and cabana, will not have an impact on the operations an existing public library facility. The Planning Division staff analyzed *Ventura County General Plan* Public Facilities, Services, and Infrastructure Background Report, Figure 7-16 (Ventura County Libraries,) and determined that the project site is not located adjacent to or near any County library facilities. The nearest public library from the project site is the Ray D. Preuter Library located approximately 14 miles northwest of the project site. Therefore, the proposed accessory use and development of the subject property does not have the potential to create project-specific impacts, which would interfere with the use of the library. Moreover, there would be no increase in the demand for library services that would result from the proposed project that would result in a significant drain on library resources, thereby warranting the need for the construction of new facilities that could result in adverse physical changes to the environment. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

34b-5. The 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: • Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; • Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, • Regional Trails/Corridors - 2.5 miles per 1,000 population?	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

35a., 35b. and 35c. On June 11, 2019, the Planning Division mailed the proposed project materials (project description, project application, plans, etc.) to the office of the California State Parks, the National Park Service (Santa Monica Mountains National Recreation Area), the Santa Monica Mountains Conservancy, the Trust of Public Lands. As of the date of this Initial Study no comments have been received. The proposed project would not increase demand for or impede the future development of, recreation, parks, and/or trails and corridors.

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

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

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
36. Tribal Cultural Resources								
Would the project:								
a) Cause a substantially adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is graphically defined in terms of size, scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.			X				X	
b) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)? or	X				X			
c) A resource determined by the Lead Agency, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.			X				X	

Impact Discussion:

36a. and 36c. On July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted, expanding CEQA by defining a new resource category: tribal cultural resources.

Pursuant to PRC Section 21074, tribal cultural resources are either of the following:

a. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

1. Included or determined to be eligible for inclusion in the California Register of Historical Resources or in a local register of historic resources.
2. Included in a local register of historical resources as defined in subdivision (k) of PRC Section 5020.1.
3. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

b. A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

c. A historical resource described in PRC Section 21084.1, a unique archaeological resource as defined in subdivision (g) of PRC Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of PRC Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Pursuant to AB52 it is the obligation of the lead agency to carry out tribal consultation. Required AB52 consultation is carried out with tribes that have recognized by the Native American Heritage Commission and who have requested to have such consultation with the lead agency. The confidential consultation recognizes that tribes have expertise in determining if tribal cultural resources are present within the project area, as well as proposing and determining the adequacy of mitigation measures to avoid or substantially lessen potential significant impacts to tribal resources. In accordance with AB52, a formal notification of consultation opportunity was sent to representatives from the Barbareno/Ventureno Band of Indians and Fernandeno Tatavian Band of Indians on December 14, 2022. No response was received from the tribal representative and no additional consultation will occur.

See Section 8A Cultural Resources - Archaeological (above) for additional impact discussion and determination of less than significant impact with inclusion of mitigation measures.

36b. There are no structures at project site that are listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources. Therefore, the project will have no impact on these resources. See Section 8B Cultural Resources – Historic (above) for additional impact discussion and determination no project impact.

Mitigation/Residual Impact(s)

36a and 36c. See Section 8A Cultural Resources - Archaeological (above) for the Mitigation Measures for tribal cultural resources.

36b. 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. The proposed project to construct a pool and pool cabana will not result in unnecessary or wasteful energy consumption.

The proposed project site receives electrical service from Southern California Edison and the proposed project is designed to meet the applicable requirements for energy efficiency and Energy Code. All new electrical, lighting, and low voltage systems shall be designed and installed in accordance with all applicable regulations, codes and standards, including the latest edition of the National Electrical Code, State of California Title 24.

37b. Because the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, the project would not have a project-specific or cumulative impact on energy use.

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
38. 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			
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:

38a., 38b., 38c. and 38d. The construction of the new pool and pool cabana will not increase the intensity of the existing residential use. The project was review by the VCFPD and the proposed fuel modification zones (Attachment 7) comply with current State and Local Codes, which will provide reduced hazard from vegetation fires. The existing entry from Cotharin Road will continue to provide access to the property, a fire turn around area will be provided approximately 42 feet south west of the proposes structure, along the existing road.

Mitigation/Residual Impact(s): None

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

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

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

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

Section C – Mandatory Findings of Significance

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

Findings Discussion:

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

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

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

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

Section D – Determination of Environmental Document

Based on this initial evaluation:

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

Noe Torres

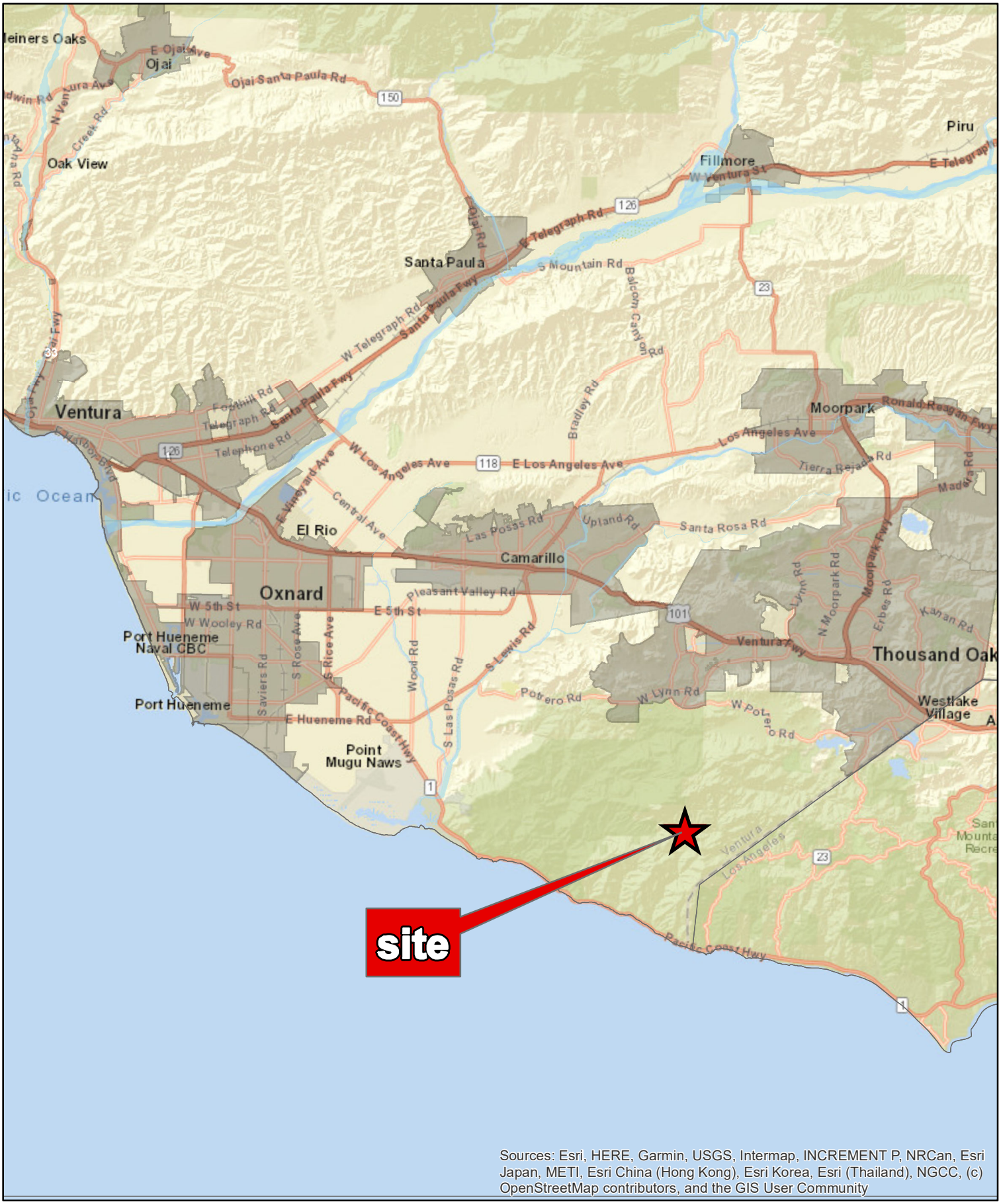
Noe Torres, Case Planner

1-27-2025

Date

Attachments:

Attachment 1 – Maps
Attachment 2 – Initial Study Biological Assessment
Attachment 3 – Project Plans
Attachment 4 – Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
Attachment 5 – Geologic Evaluation of Water Well Usage for Farming
Attachment 6 – Geotechnical Report
Attachment 7 – Fuel Management Zone Exhibit
Attachment 8 – Works Cited



COUNTY of VENTURA

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 06-01-2024

RMAgis

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 1 - Maps

0 10,000 20,000 Feet

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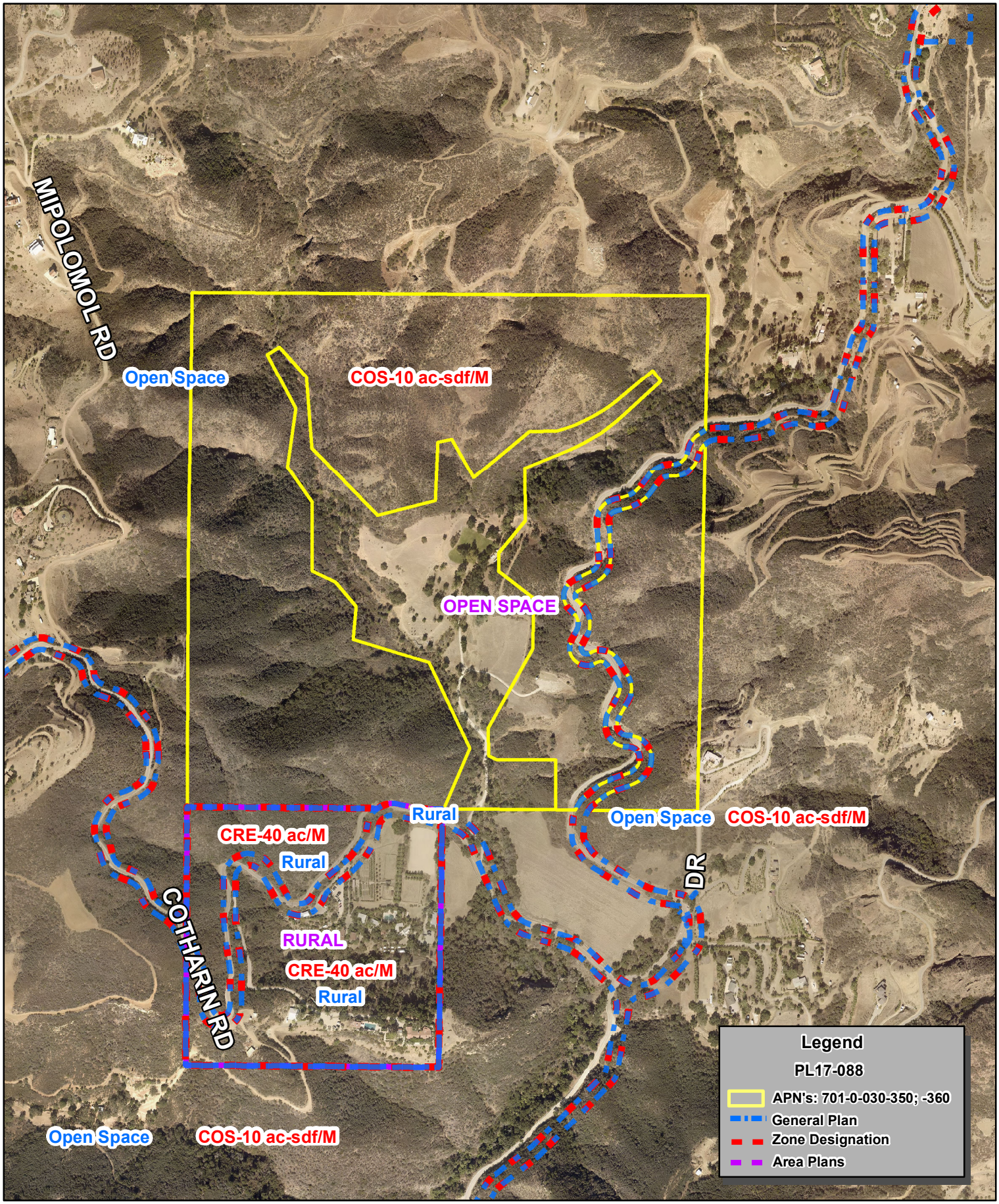
N

RH



COUNTY of VENTURA

Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
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Source: Vexcel 2022

RMAgis

County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
PL17-0088

General Plan & Zoning Map

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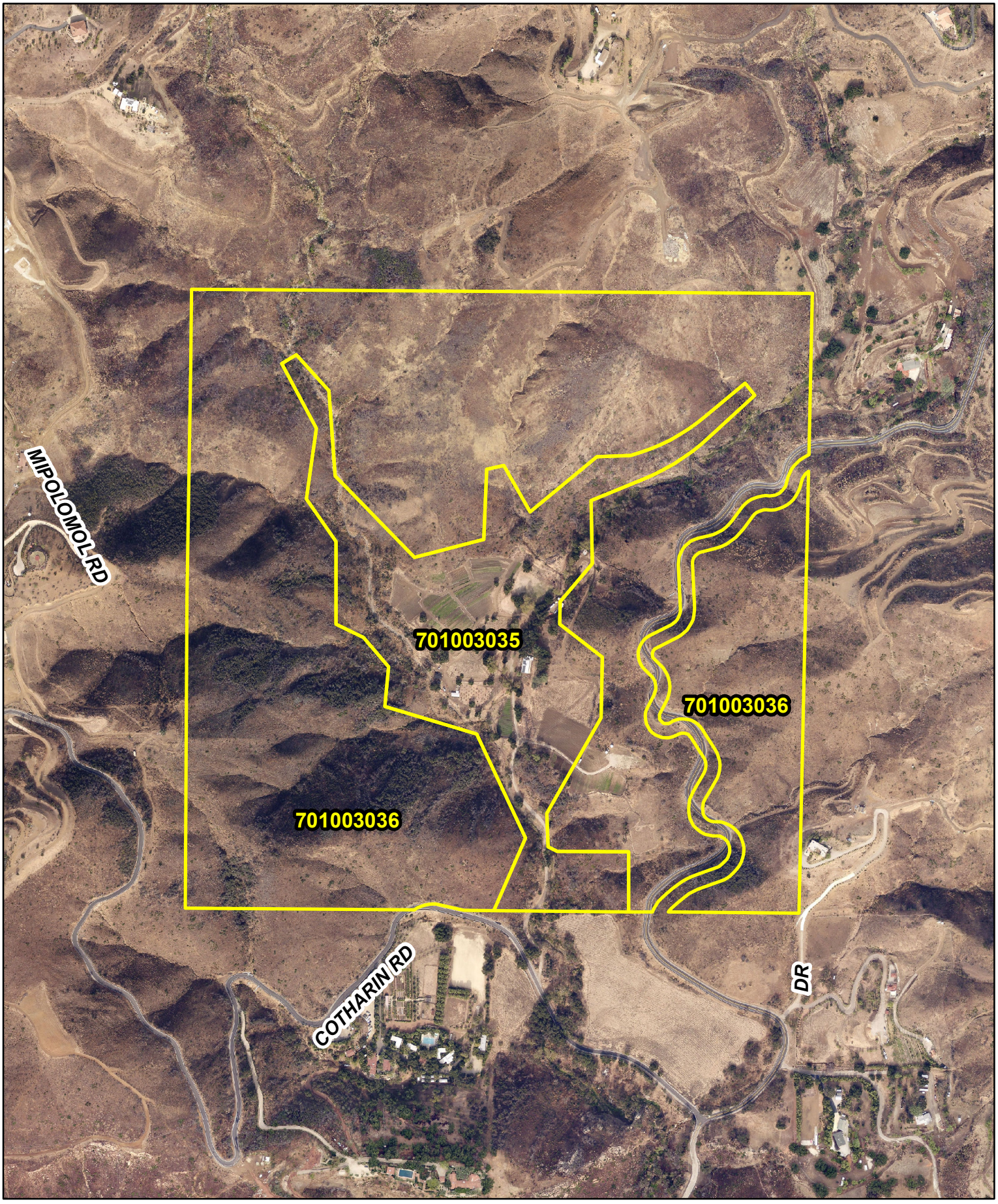
N

RH



COUNTY of VENTURA

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County of Ventura
Planning Director Hearing
APN's: 701-0-030-350, -360
PL17-0088
Aerial Photography

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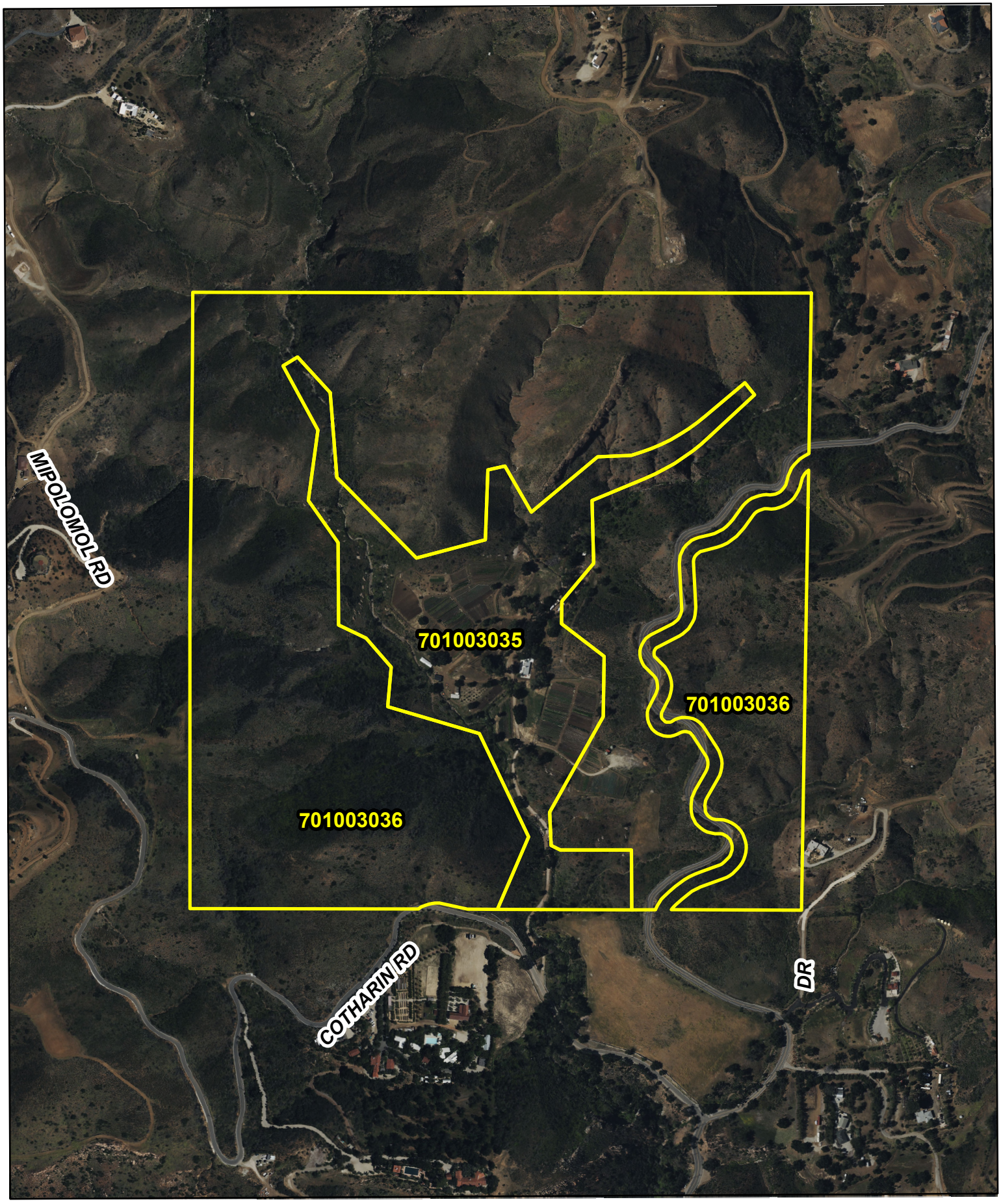
RH



COUNTY of VENTURA

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County of Ventura
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PL17-0088
Aerial Photography

0 250 500 Feet

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N

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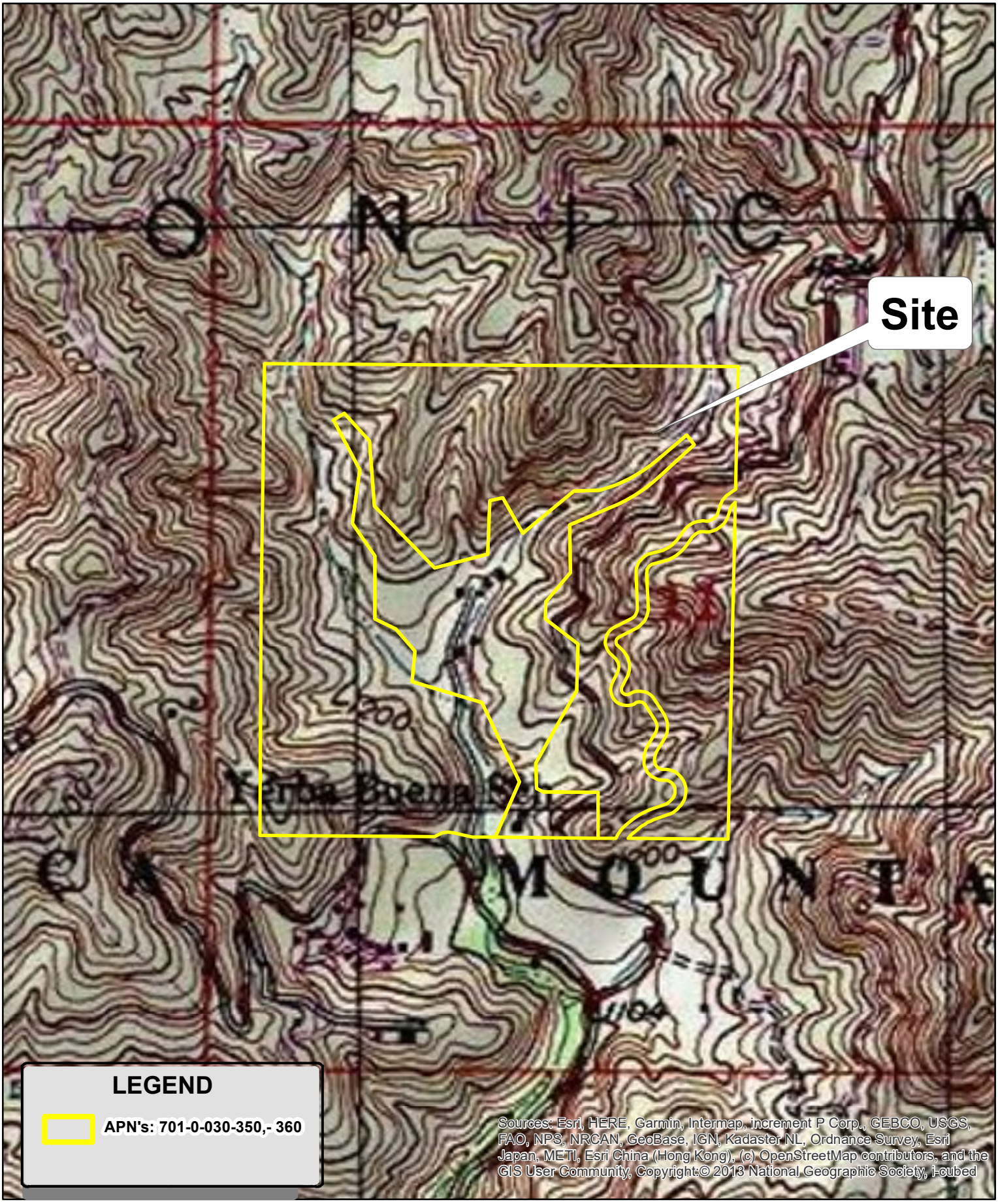

COUNTY of VENTURA

County of Ventura
Resource Management Agency
Development & Mapping Services
Map created on 06-01-2024
Source: Triunfo Pass U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft

RMAgis

County of Ventura
Planning Director Hearing
PL17-0088
Topo Map

0 300 600 Feet

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RH

Initial Study Biological Assessment

Original ISBA report date: July 11, 2017 (Updates: August 12, 2022 and March 27, 2023)

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

Permit type: Planned Development Permit

Applicant: Taschen Ranch, LLC

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

Total parcel(s) size: Approximately 192 acres, construction footprint is approximately 0.179 acres

Assessor Parcel Number (s): 701-0-030-350;

Development proposal description: The 0.179-acre development includes the installation of one subsurface water line, one subsurface propane line, development of one pool and attached open-air pool cabana, one associated propane/ storage pad and installation of an overhead electric line.

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.

<table>
<tr><td colspan="2">Qualified Biologist (signature):
  </td><td>Date: 07/11/17</td></tr>
<tr><td>Name (printed): Saudamini Sindhar</td><td>Title: Senior Botanist</td><td>Company: Stantec Consulting Ltd.</td></tr>
<tr><td>Phone: 805-358-9023</td><td colspan="2">email: Saudamini.Sindhar@Stantec.com</td></tr>
<tr><td colspan="2">Other Biologist (signature):
  </td><td>Date: 07/11/17</td></tr>
<tr><td>Name (printed): Keith Posekian</td><td>Title: Staff Scientist</td><td>Company: Stantec Consulting Ltd.</td></tr>
<tr><td>Phone: 805-338-5650</td><td colspan="2">email: Keith.Posekian@Stantec.com</td></tr>
<tr><td colspan="3">Role: Primary Author</td></tr>
</table>

Qualified Biologist (signature): 		Date: 07/12/22
Name (printed): Jared Varonin	Title: Senior Principal Biologist/Ecosystems Resource Group Leader	Company: Stantec Consulting Inc.
Phone: 805-358-7696	email: jared.varonin@stantec.com	

Initial Study Checklist

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

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources								
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.

Contents

Maps

Attachments

Summary

Taschen Ranch, LLC is requesting approval of a Planned Development Permit (PDP) to increase developments upon privately owned, partially developed residential land on one of three adjacent parcels (APN 701-0-030-350). Although construction is only proposed for one parcel, two others (APN's 701-0-030-340 and 701-0-030-360) immediately adjacent are under the ownership of Taschen Ranch, LLC. The 0.17-acre construction footprint includes permanent and temporary disturbances. Temporary disturbances include the installation of one subsurface water line, and one subsurface propane line. Temporary disturbances will be mitigated for with the replacement of native soil and vegetation upon the completion of all construction activities. Permanent disturbances include the development of one pool and attached open-air pool cabana, one associated propane/ storage pad, the associated surficial grading of the areas and existing adjacent right-of-way, the installation of up to three new water wells and associated water line (all located within existing disturbed or non-native habitat), and the fire hazard brush clearance area. One overhead electric line will be installed but will tie-in to an existing electric pole. The applicant has designed the proposed project to be either within or directly adjacent to existing roads and trails to avoid/minimize impacts to sensitive biological resources to the maximum extent possible. In addition, the project will be field fitted during construction and utility line installation to avoid any impacts to coastal habitats and ESHA.

Stantec biologists conducted biological and botanical surveys of a portion of the subject parcel by establishing a Survey Area (SA) to aid in the determination of potential direct and indirect impacts. The SA included the construction footprint and a buffer area of approximately 300 feet surrounding the footprint.

Two ***Locally Important Plant Communities*** were observed within the SA (California sycamore- coast live oak woodland and coast live oak woodland). These habitats are also considered to be Environmentally Sensitive Habitat Areas (***ESHA***). However, all construction activities will avoid any disturbance to the locally important communities. No ***critical habitat*** occurs within one mile of the project site, and no critical habitat will be affected by the proposed project.

Yerba Buena Creek (YBC) trends along the western side of the Survey Area, flowing along a north-south trajectory for the length of the lots. A 100' buffer around YBC is recommended to minimize impacts to the wetland and associated vegetation communities. The extent of any inadvertent indirect impacts to wetlands, if they occurred, would be minimal, could be easily rectified, and would be considered less than significant.

No ***regional wildlife linkages or corridors*** are mapped within or near the property. On a local scale, the entire SA is general open space/wildlife habitat. Additionally, YBC could potentially act as a local wildlife corridor. Although connectivity features are present onsite, none of them are used by local wildlife specifically to access distinct unique habitat patches or separate resources. Impacts to wildlife movement are considered less than significant.

No ***federal or state listed*** endangered, threatened, or rare ***plant or animal species*** were observed onsite. None of the listed species tracked within 5 miles of the project site have a moderate or high potential to occur onsite; therefore, no impacts to listed animal species are expected to result from the proposed project.

No ***critical habitat*** occurs within one mile of the project site, and no critical habitat will be affected by the proposed project. No seasonal rare plant surveys have been performed to date within the subject project site. However, no impacts to natural vegetation are proposed as part of this project; therefore, impacts to locally important plant species are considered less than significant.

No ***locally important animal species*** were observed onsite; however, four locally important animals have a moderate potential to occur onsite based on suitable habitat or are reported as occurring onsite. No impacts to Cooper's hawk, coastal whiptail, or two-striped garter snake are expected.

It is likely that birds that are protected by the California Fish and Game Code and the federal Migratory Bird Treaty Act nest onsite. Although no trees are proposed to be removed for this project, indirect effects of the installation of the proposed project may result in modifications of bird breeding activities and ***nesting*** if the project is conducted during the nesting season.

Several native ***protected tree species*** are present within the SA. No individual tree is proposed to be removed as part of the proposed project; however, protected trees may be indirectly affected by root damage. Although the project will be field fitted during construction to avoid impacts to protected trees, potential

inadvertent or unavoidable impacts to protected trees resulting from the project are considered potentially significant but mitigable.

The ***mitigation measures*** proposed to lower potentially significant impacts to a less than significant level include MM1 - Nesting Bird Surveys and Buffers and MM2 - Monitor Protected Trees.

Section 1: Construction Footprint Description

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

Development Proposal Description:

The project proposes to increase developments upon privately owned, partially developed residential land across one parcel (APN 701-0-030-350). Project components include the development of one 5,000 square foot swimming pool and open-air pool cabana (Structure 1), one 147 square foot pool equipment building (Structure 2), one 679 square foot concrete seating pad (Structure 3), the installation of one subsurface water line, electrical line, and one subsurface propane line, and the associated surficial grading of these areas and existing adjacent right-of-way. The proposed project is located on a slope comprised of disturbed and cleared land; wild oats grassland; undifferentiated exotic vegetation; and coast live oak and coast live oak- California sycamore woodlands.

Construction Footprint Size

The total construction footprint includes the proposed grading footprint impact area, utility line installation areas (temporary) and the fire hazard brush clearance buffer area and is approximately 0.179 acres.

Development Area Size (construction footprint size without driveway and brush clearance area)

Square Feet	Feature
5,837 ft^2 (0.0134 ac)	Grading/Structure Footprint
261 ft^2 (0.006 ac)	Utility line installation
1,568 ft^2 (0.036 ac)	Temporary Well Installation Areas
130 ft^2 (0.003 ac)	Permanent Well Installation Areas
	Total: 0.179 ac

The development area size (proposed grading footprint and associated utility line placement, excluding the fire clearance buffer area) is approximately 0.079 acre.

Project Design for Impact Avoidance or Minimization

The project has been designed to utilize existing disturbed areas, when possible, avoid and minimize impacts to surrounding resources. Vegetation will be removed, if necessary, within the construction footprint in accordance with the County of Ventura Fire Fuel Modification requirements (100-foot buffer from structures). The fire hazard brush clearance area has been modified to avoid impacts to native coast live oaks, California sycamore trees and the Coast Live Oak-California Sycamore Woodland community. To minimize fire hazard brush clearance impacts, existing roads have been used as a fire clearance buffer. This will help reduce impacts to native vegetation for fire hazard clearance.

Per Ventura County Fire Department, flammable vegetation, and other combustible growth within a minimum of 100 feet of any structure must be removed. Single trees, ornamental shrubbery or cultivated ground covers may be permitted provided they are maintained in a manner that they do not readily transmit fire from native vegetation to structure. The fire hazard brush clearance buffer has been modified where existing roads are present.

Coastal Zone/Overlay Zones

The project site is located within the Coastal Zone (zoning designation COS-10 ac-sdf/M). The overlay zone is Santa Monica Mountains.

Zoning

The project site is located within the Coastal Zone (zoning designation COS-10 ac-sdf/M).

Elevation

Elevation at the property ranges from approximately 1,100 feet to approximately 1,300 feet above mean sea level. Elevation is highest at the northwest corner of APN # 701-0-030-360 and is lowest where Cotharin Road meets Yerba Buena Road on the southern portion of APN # 701-0-030-340.

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)

The survey area (SA) includes an approximate 300-foot buffer around the Grading Footprint. The Project components include the development of one 2,728 square foot swimming pool and open-air pool cabana (Structure 1), one 125 square foot propane pad (Structure 2), the installation of one subsurface water, propane, and electrical line and the associated surficial grading of these areas and existing adjacent right-of-way.

Location

Taschen Ranch is located at 12233 Cotharin Road, within the Santa Monica Mountains and the Coastal Zone portion of unincorporated Ventura County, California. The Property encompasses three separate parcels (APN's 701-0-030-340; 701-0-030-350; 701-0-030-360). Taschen Ranch is located to the west of Yerba Buena Road and the north of Cotharin Road. The SA was established as an approximate 300-foot buffer around the Grading Footprint.

Survey Area Environmental Setting

The Taschen Ranch property spans across three adjacent parcels, and is currently developed with one existing structure, two temporary trailers, and one existing chicken coop.

The topography of the SA is highly variable with multiple steep northeast and southwest facing slopes. Yerba Buena Creek flows north to south through the site. Several ephemeral drainages terminate at the creek outside of the SA. The vegetation along the creek appears to be predominantly native riparian with coast live oak and California sycamores throughout. A road lies directly adjacent to the creek and crosses it numerous times via bridges. The existing land use is light residential.

Native coastal oak woodlands, and oak-sycamore woodlands are present throughout the SA, intermixed with developed areas, grassland/ruderal and disturbed areas.

Surrounding Area Environmental Setting

Taschen Ranch is located within the Santa Monica Mountains, approximately 3 miles north of the Pacific Ocean and is surrounded by a mosaic of scrub, chaparral, woodlands, native and non-native grasslands, residences, and roads.

Cover

Approximately 30% of the total SA is comprised of native vegetation; 45% non-native vegetation; 10% bare ground/cleared/graded; 15% buildings, paved roads, and other impervious cover.

Figure 1. Project Location

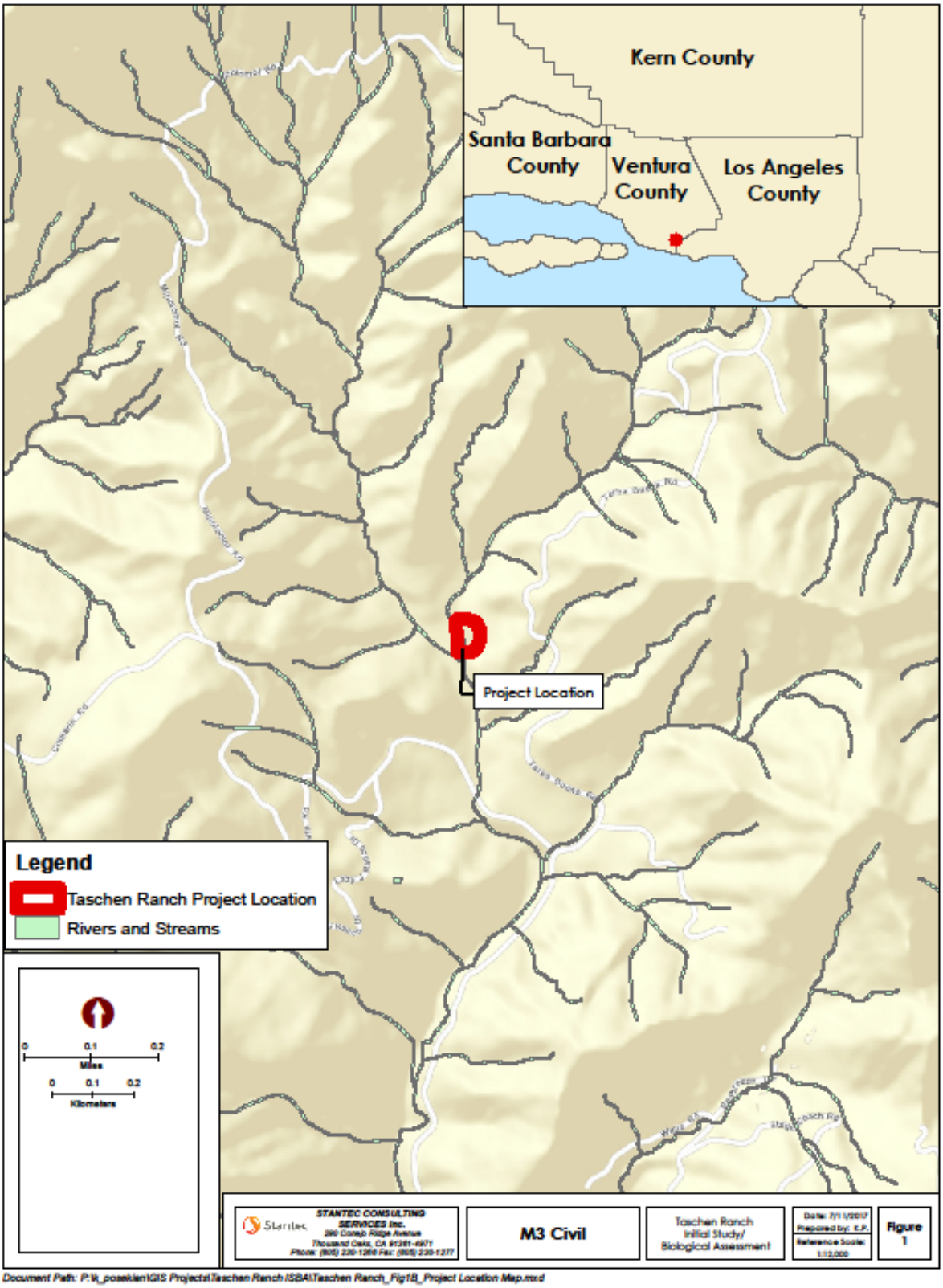
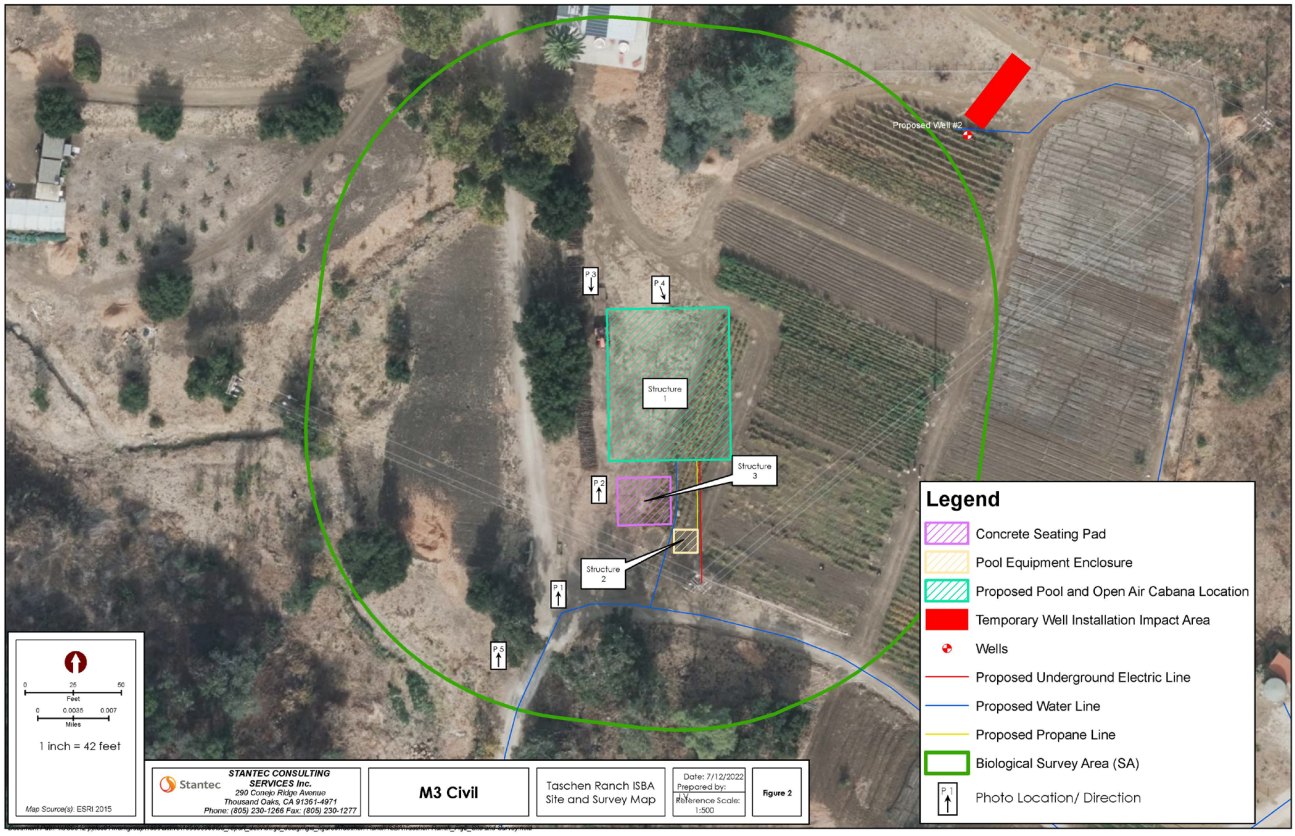


Figure 2. Site and Survey



2.3 Methodology

Literature Review

Prior to conducting the habitat assessment, vegetation mapping and reconnaissance-level biological surveys, a literature review was conducted to identify special-status biological resources present or potentially present in the vicinity of the SA. As part of this effort, the California Natural Diversity Database (CNDDB) (CDFW 2015a) was reviewed. The database search included a search radius of ten miles around the SA. General information regarding wildlife species present in the region was obtained from the following sources: Sibley (2000) for birds, Zeiner, et al. (1990) for mammals, Stebbins (2003) for reptiles and amphibians, and Emmel (1973) for butterflies. General information regarding plant species, identification, and nomenclature was obtained from Baldwin, et al. (2012). Other references given below were also reviewed.

Field Survey Methods

Prior to implementing field surveys, Stantec analyzed CNDDB data, reviewed maps, aerial photographs, and published literature available for the area surrounding the SA. Field evaluations of biological resources were conducted on January 8, 2016; January 15, 2016; March 15, 2016; May 18, 2016; December 6, 2016; and June 9, 2017, to determine if local, state, or federal listed special-status plant or wildlife species are potentially present within the SA (Attachment A). Common plant and wildlife species observed were noted and floral and faunal compendiums were drafted (Appendix 2). Additionally, photos were taken to depict biological resources and current site conditions (Section 5).

All survey personnel were either experienced or supervised by persons experienced in the undertaking of field surveys for special-status species, knowledgeable of the identification and ecology of all species, and were authorized as a Ventura County ISBA Biologist. All survey personnel were familiar with both federal and state statutes related to listed and sensitive species and their collection, in addition to being experienced with analyzing the impacts of development on special-status species, their habitats, and communities. Surveyors had in-depth knowledge and familiarity with the species of the area, including rare, threatened, and endangered species. In addition, field teams were knowledgeable of the habitat requirements for each of the target species, locations of various habitats within the SA, and of the characteristics and vegetative habitat of each target species.

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Survey Date & Details

Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	GPS (7)	Surveyors
SD1	1/08/2016	SA1	ISBA	10:00 a.m.-4:30 p.m.	Vegetation mapping, habitat assessment. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar, Keith Posekian
SD2	1/15/2016	SA1	ISBA	1:00 p.m.-4:30 p.m.	Vegetation mapping, photographs. The entire SA was accessible	Garmin, GPSMAP 64S	Keith Posekian
SD3	3/15/2016	SA1	ISBA	11:30 a.m.-3:30 p.m.	Botanical survey. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar, Jenny Alvarado, Keith Posekian
SD4	5/18/2016	SA1	ISBA	9:30 a.m.-2:00 p.m.	Botanical survey. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar
SD5	12/06/2016	SA1	ISBA	11:00 a.m.-2:30 p.m.	Botanical survey. The entire SA was accessible.	Garmin, GPSMAP 64S	Saudamini Sindhar
SD6	6/09/2017	SA1	ISBA	10:00 am–4:30 pm	Vegetation mapping, tree survey. The entire SA was accessible.	Garmin, GPSMAP 64s	Keith Posekian
SD7	11/5/2020	SA1 and adjacent areas.	Structure Survey (refer to attached memos)	8:00am-10:30am	Vegetation assessment in and around accessory structures.	Arrow GPS	Jared Varonin

SD8	5/22/2022	SA1 and adjacent areas.	Well Location Survey (refer to attached memos)	7:30am-10:00am	Habitat assessment at proposed well locations.	Arrow GPS	Jared Varonin
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

Within the SA, a total of 6 plant communities were observed. These communities are described below.

Coast Live Oak Woodland (*Quercus agrifolia* Woodland Alliance) is typically dominated by *Quercus agrifolia* var. *agrifolia*, which is an evergreen, wide-topped tree with furrowed, dark gray bark. These oak trees can reach 100 feet tall forming continuous, intermittent, or open canopies with occasional or common understory shrubs and an absent or grassy ground layer. This alliance often occurs on steep slopes and on raised stream banks or terraces. Coast live oak woodland requires sandstone or shale-derived soil, and it grows at elevations between sea level and 4,000 feet (Sawyer et al. 2009).

Within the SA, Coast Live Oak Woodland was observed with a varied ground cover including lawn, non-native grasses, and forbs, bigpod ceanothus (*Ceanothus megacarpus*), and California sagebrush (*Artemisia californica*). The associate native trees and shrubs are sparse. Ornamental trees were also observed interspersed with the coast live oak trees. This community within the SA is predominantly disturbed, as facilities and structures have been developed over the history of the site below and between the trees of this plant community. The community is located in the center/ eastern portion of the SA, outside of the construction footprint, and will be avoided during all phases of the project.

Coast Live Oak -California Sycamore Woodland (*Quercus agrifolia -Platanus racemosa* Woodland Alliance) is dominated by *Quercus agrifolia* and co-dominated by *Platanus racemosa*, which is a winter-deciduous tree. This alliance generally characterized by a thicket of evergreen and deciduous shrubs and other lower-growing trees (less than 100 feet in height). Trees occur as a widely spaced to intermittent canopy, and the ground layer is generally sparse. California sycamores grow in wetland habitats with soils that are permanently saturated at depth. This alliance is common along freshwater riparian corridors, braided depositional channels of intermittent streams, gullies, springs, seeps, stream and river banks, and terraces adjacent to floodplains subject to high intensity seasonal flooding. Associate species can include California black walnut (*Juglans californica*), coyote brush (*Baccharis pilularis),* mulefat *(Baccharis salicifolia*), and poison oak (*Toxicodendron diversilobum*).

Within the SA Coast Live Oak -California Sycamore Woodland was observed within and next to Yerba Buena Creek, outside of the construction footprint. Associated understory is sparse and includes coyote brush, mulefat and pampas grass (*Cortaderia* sp.).

Wild Oats Grassland (*Avena barbata/fatua* Semi-Natural Stands) is dominated within the SA by non-native annual species such as wild oats (*Avena* sp.), brome grasses (*Bromus spp.*), filaree (*Erodium* sp.) and cheeseweed (*Malva parviflora*). Within the SA, this community is present within the construction footprint in a fallow agricultural field that is periodically disked

Undifferentiated Exotic Vegetation. Multiple non-native pine and other coniferous trees were identified just east of the existing building. The community falls outside of the construction footprint, within the building fire clearance buffer.

Cleared Land is comprised of the existing dirt roads and graded areas within the SA. Sparsely vegetated disturbed areas are also included as cleared land.

Urban/Disturbed or Built-Up is comprised of the existing Caretakers building and two temporary trailers.

Plant Communities

Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total (SA1)	Acres Impacted		Comments (5)
							Perm	Temp	
PC1	Coast Live Oak Woodland			ESHA, LIC, Cal OWA	Disturbed	0.34	0	0	Project will avoid all impacts to PC1
PC2	Coast Live Oak – California Sycamore Woodland			ESHA, LIC, Cal CDFW (G3S3), OWA	Intact	0.32	0	0	Project will avoid all impacts to PC2
PC3	Wild Oats Grassland			None	Disturbed (disked)	1.32	0.092	0.024	
PC4			Undifferentiated Exotic Vegetation	None	Disturbed	0.085	0	0	
PC5			Cleared Land	None	Disturbed	0.391	0.051	0.012	Existing dirt roads; One cleared area near project footprint, likely previously wild oats grassland
PC6			Urban/ Disturbed	None	Disturbed	0.056	0	0	Existing buildings
					Totals	2.512	0.143	0.036	

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

Locally Important or Rare Plant Communities

Coast Live Oak Woodland (*Quercus agrifolia* Alliance) is not a CDFG Rare plant community, as it has a rank of G5S4. However, Coast Live Oak Woodlands are protected by the California Oak Woodlands Act and provide significant wildlife habitat and resources vital to several species of local wildlife within the Santa Monica Mountains. Coast Live Oak – California Sycamore Woodland is a CDFW rare (G3S3). plant community. No impacts to these communities are expected as a result of project activities.

These two communities observed within the SA are relatively undisturbed and provide quality functional habitat for local wildlife species and contributes to the diversity of habitats locally.

Two plant communities observed within the SA are within ESHA and are considered Locally Important Communities. The communities are important because they exist within the coastal zone and provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains. The coastal zone designates important habitat and serves to provide protective measures for the Santa Monica Mountain's unique coastal resources including plant and animal species.

Critical Habitat

Four U.S. Fish and Wildlife Service Federal Critical Habitats exist within ten (10) miles of the property, including the following:

Plant Community Name	Mile Radius from Project Site
Southern California Steelhead	5
Western Snowy Plover	5
Braunton's Milk-vetch	10
Lyon's Pentachaeta	10

No critical habitat occurs within one mile of the project site, and no critical habitat will be affected by the proposed project. The potential for these species to occur onsite is low to none since no suitable habitat is present onsite for these species.

Environmentally Sensitive Habitat Areas (ESHA)

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

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

Article 8 of the Ventura County Coastal Zoning Ordinance provides standards and conditions for resource protection. Section 8178-2.4, regarding Specific Standards, contains provisions that apply to all areas of the County's Coastal Zone which fall within the definition of "environmentally sensitive habitat," or within the designated buffer areas around such habitats. Specifically, Section 8178-2.4c(1) with regard to creek corridors, states that:

> "All developments on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats."

Based on these definitions and the habitats existing onsite, all parcels, in which the construction footprint is located, are considered to be ESHA. However, the project has been designed to avoid and prevent impacts that would significantly degrade the area's Coast Live Oak Woodland and Southern California Sycamore Woodland habitats and is compatible with the continuance of the riparian habitats.

No permanent impacts to ESHA are expected as a result of the construction footprint of the proposed project.

Physical Features

No unique physical features were observed onsite, except, Yerba Buena Creek which is discussed in detail in the following Waters and Wetlands Section below.

Waters and Wetlands

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

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

Waters and Wetlands Summary

Yerba Buena Creek (YBC) runs along the western extent of the subject parcel/SA (Figure 4), flowing along a north-south trajectory for the length of the lots. The habitat occupying the creek is coast live oak-California sycamore woodland. The riparian woodland within the SA is mostly pristine with some non-native species present. No wetland buffer currently exists with respect to existing facilities (i.e., structures and the road). A 100-foot buffer around YBC is recommended during construction. YBC is classified and mapped by the National Wetlands Inventory (NWI) as Freshwater Forested/Shrub Wetland. The project will avoid and minimize direct and indirect impacts to the waters/wetlands associated with YBC. The construction footprint does fall within a portion of the recommended 100-foot buffer. All project design features are designed to be installed within existing roads to the maximum extent feasible. Due to current and historic land uses, and the minimal level of temporary ground disturbance associated with the proposed project, no additional buffer is necessary to protect the current creek functions. The project will avoid direct and indirect impacts to all other waters and/or wetlands within 500 feet of the project site.

Waters and Wetlands						
Map Key	Wetland Type	Wetland Name	Wetland Status	Wetland Size	Hydrologic Status	Primary Water Source
W1	Stream/ drainage	Yerba Buena Creek	Unknown	~280 linear feet along western extent of SA	Ephemeral	Rainfall
USACE ..... U.S. Army Corps of Engineers regulated CDFG ..... California Department of Fish & Game regulated County ..... County General Plan protected wetland WPD ..... Co. Watershed Protection District (red-line stream)						

Waters and Wetlands (continued)			
Map Key	County Wetland Significance	Wetland Distance from Project (8)	Comments (9)

Waters and Wetlands (continued)			
W1	Significant	~100 feet	Drainage is a tributary of Yerba Buena Creek. Contains healthy, relatively undisturbed riparian habitat with few invasive species.

Water/Wetland Buffers		
Map Key	Recommended Buffer	Comments
W1B1	100 feet	The significance of this wetland habitat together warrants a buffer to protect its functions.

Figure 3. Plant Communities

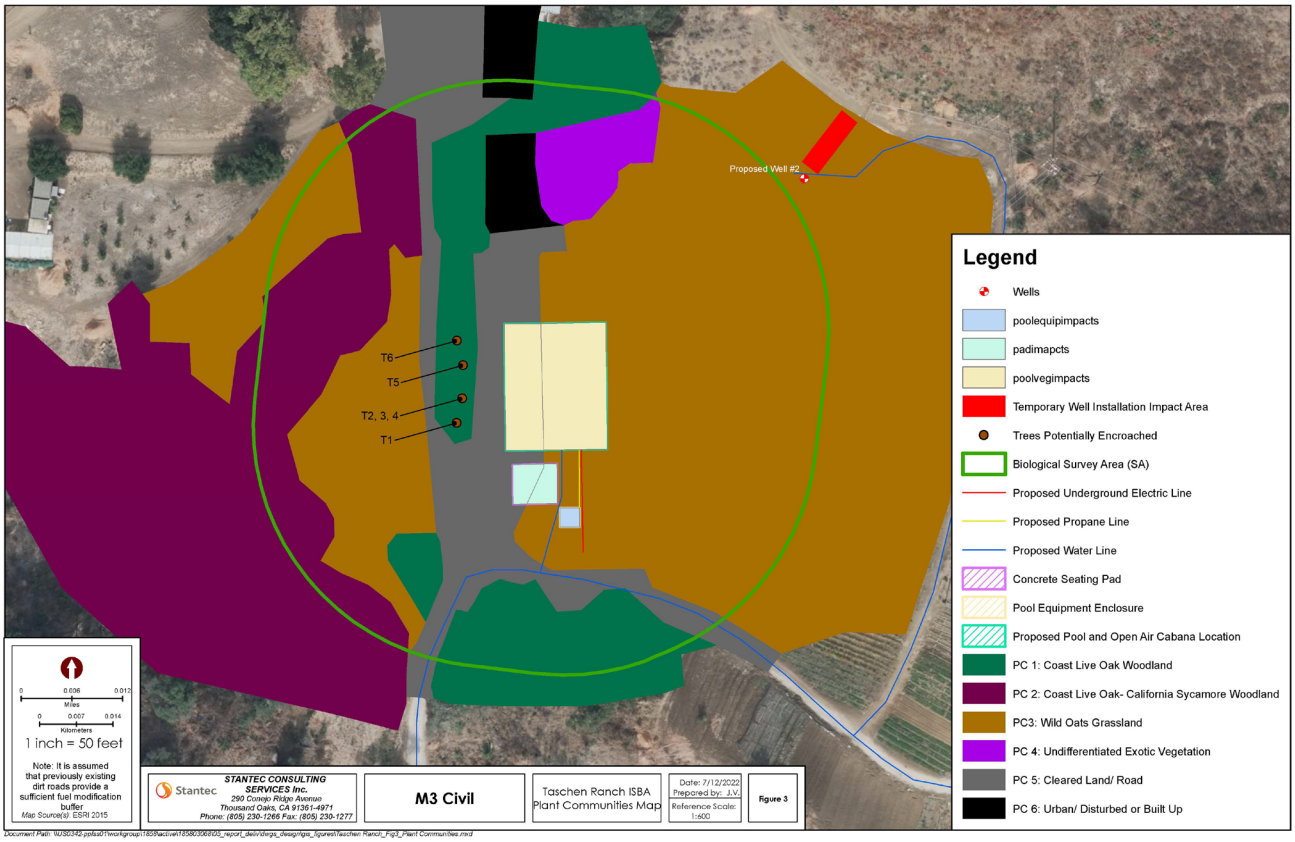


Figure 4. Waters and Wetlands

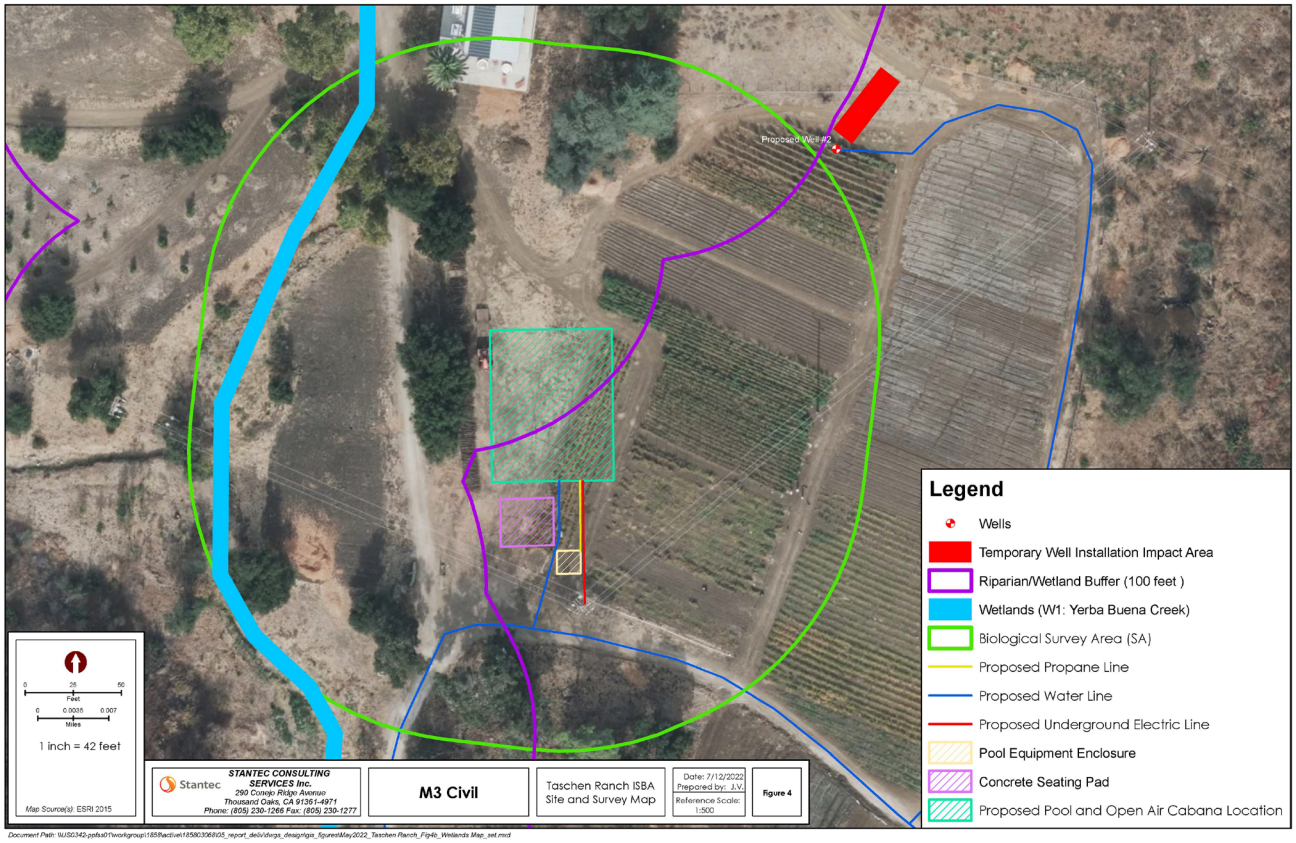
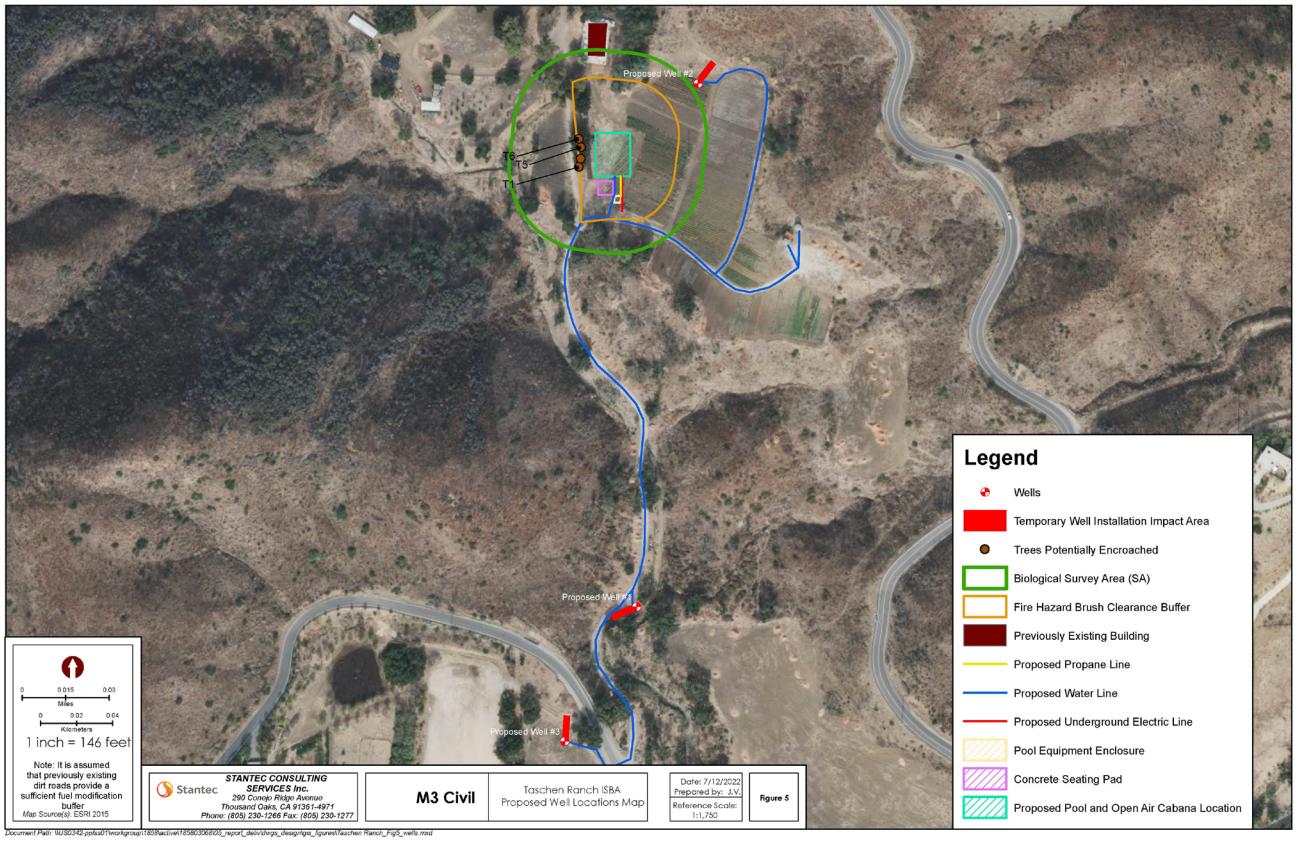


Figure 5. Proposed Well Location Map



3.2 Species

Observed Species

See Appendix Two lists the observed native and non-native species observed onsite during the survey.

Protected Trees

Coast live oak, California sycamore, and scrub oak tree species are present within the SA. The project will be field fitted to avoid trees to the maximum extent feasible. It shall be noted that only the trees that could potentially be encroached upon as a result of the project are displayed in the Plant Communities Map (Figure 3). Per the County's Non-Coastal Development Zoning Ordinance Sec. 8107-25 (Tree Protection Regulations), single-trunk oak trees with a minimum girth of 9.5 inches are qualified for protection. Sec. 8107-25.3 (General Requirements) states that "No person shall alter, fell, or remove a Protected Tree except in accordance with the provisions of Section 8107-25 et seq. If tree alteration, felling, or removal is part of a project requiring a discretionary permit, then the tree permit application and approval process may accompany the parent project discretionary permit."

Protected Trees				
Map Key (1)	Species (2)	Common Name	Girth (3) (circumference)	Impact (4)
T1	*Quercus agrifolia*	Coast live oak	17 inches	Encroach
T2	*Quercus agrifolia*	Coast live oak	22 inches	Encroach
T3	*Quercus agrifolia*	Coast live oak	25 inches	Encroach
T4	*Quercus agrifolia*	Coast live oak	17 inches	Encroach
T5	*Quercus agrifolia*	Coast live oak	42 inches	Encroach
T6	*Quercus agrifolia*	Coast live oak	56 inches	Encroach
T7	*Quercus agrifolia*	Coast live oak	47 inches	Not impacted
T8	*Quercus agrifolia*	Coast live oak	32 inches	Not impacted
T9	*Quercus agrifolia*	Coast live oak	27 inches	Not impacted
T10	*Quercus agrifolia*	Coast live oak	17 inches	Not impacted
T11	*Platanus racemosa*	Western sycamore	48 inches	Not impacted
T12	*Pinus radiata*	Monterey pine	128 inches	Not impacted
T13	*Pinus radiata*	Monterey pine	75 inches	Not impacted
T14	*Pinus radiata*	Monterey pine	80 inches	Not impacted
T15	*Quercus berberidifolia*	Scrub oak	5 inches	Not impacted
T16	*Quercus berberidifolia*	Scrub oak	5 inches	Not impacted
T17	*Quercus agrifolia*	Coast live oak	27 inches	Not impacted
T18	*Quercus agrifolia*	Coast live oak	76 inches	Not impacted
T19	*Quercus agrifolia*	Coast live oak	48 inches	Not impacted
T20	*Quercus agrifolia*	Coast live oak	81 inches	Not impacted
T21	*Quercus agrifolia*	Coast live oak	44 inches	Not impacted
T22	*Quercus agrifolia*	Coast live oak	111 inches	Not impacted

Special Status Species and Nests

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

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

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

Special Status Species Summary

Observed and Potentially Occurring Special Status Species						
Map Key	Survey/ Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements
SSP1	CNDDB	*Accipiter cooperii*	Cooper's hawk	WL	Moderate (nesting and foraging)	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river floodplains; also, live oaks.
SSP2	CNDDB	*Aquila chrysaetos*	Golden eagle	FP/WL	None (nesting)/Low (foraging)	Rolling foothills, mountain areas, sage-juniper flats, & desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.
SSP3	CNDDB	*Calochortus plummerae*	Plummer's mariposa-lily	CNPS 1B.2	Low	Coastal scrub, chaparral, grassland, cismontane woodland, lower montane coniferous forest. Rocky sandy sites, granitic or alluvial material. Common after fire. 300-5,300 ft.
SSP4	CNDDB	*Chaenactis glabriuscula* var. *orcuttiana*	Orcutt's pincushion	, CNPS 1B.1	None	Coastal bluff scrub, coastal dunes. Sandy sites. 10-330 ft.
SSP5	CNDDB	*Coelus globosus*	globose dune beetle	-	None	Inhabitant of coastal sand dune habitat, from bodega head in Sonoma County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks.
SSP6	CNDDB	*Danaus plexippus*	Monarch butterfly	FC/SA	High	Winter roost sites extend along coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar/water sources nearby.
SSP7	CNDDB	*Deinandra minthornii*	Santa Susana tarplant	SR, CNPS 1B.2	None	Chaparral, coastal scrub. On sandstone outcrops and crevices, in shrubland. 900-2,500 ft.
SSP8	CNDDB	*Dudleya blochmaniae ssp. blochmaniae*	Blochman's dudleya	CNPS 1B.1	None	Coastal scrub, coastal bluff scrub, valley and foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil. 15-1475ft
SSP9	CNDDB	*Dudleya cymosa* ssp. *marcescens*	Marcescent dudleya	FT, SR, CNPS 1B.2	None	Chaparral. On sheer rock surfaces & rocky volcanic cliffs. 600-1,700 ft.
SSP10	CNDDB	*Dudleya cymosa* ssp. *ovatifolia*	Santa Monica dudleya	FT, CNPS 1B.2	None	Chaparral, coastal scrub. In canyons on sedimentary conglomerates; north facing slopes. 700-1,700 ft.
SSP11	CNDDB	*Emys marmorata (Actinemys pallida)*	Western pond turtle (Southern western pond turtle)	SSC	Moderate	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation, below 6000 feet elevation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.
SSP12	CNDDB	*Eriogonum crocatum*	Conejo buckwheat	SR 1B.2	None	Chaparral, coastal scrub, valley and foothill grassland. Conejo volcanic outcrops; rocky sites. 165-1900ft.
SSP13	CNDDB	*Navarretia ojaiensis*	Ojai navarretia	CNPS 1B.1	None	Chaparral, coastal scrub, valley and foothill grassland. Openings in shrublands, grasslands. 900-2,000 ft.
SSP14		*Monardella hypoleuca ssp. hypoleuca*	white-veined monardella	CNPS 1B.3	None	Chaparral, Cismontane woodland, Dry slopes. 150-5000ft.
SSP15	CNDDB	*Oncorhynchus mykiss irideus*	Southern steelhead - south-central California coast DPS	FE	None	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 & more variable conditions.
SSP16		*Pentachaeta lyonii*	Lyon's pentachaeta	FE, SE CNPS 1B.1	None	chaparral, valley and foothill grassland, coastal scrub. edges of clearing in chaparral, or edges of firebreaks. On clay soils of volcanic (usually Conejo volcanic) origin.100-2100ft.

Observed and Potentially Occurring Special Status Species						
SSP17	CNDDB	*Riparia riparia*	bank swallow	ST	Low (foraging)/None(nesting)	California is at the southwestern extent of the species' breeding range in North America. Breeding habitat in California consists of vertical banks or bluffs with friable soils suitable for burrow excavation.
SSP18	CNDDB	*Tortula californica*	California screw-moss	CNPS 1B.2	Low	Chenopod scrub, valley and foothill grasslands, in sandy soils. 30-4,800 ft.
SSP19	CNDDB	*Thamnophis hammondii*	two-striped garter snake	SSC	Moderate	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft. elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
SSP20	CNDDB	*Thelypteris puberula* var. *sonorensis*	Sonoran maiden fern	CNPS 2.2	Low	Meadows and seeps. Along streams, seepages. 150-1,800 ft.
SSP21	CNDDB	*Vireo bellii pusillus*	Least Bell's vireo	FE, SE G5T2/S2	None (nesting)/Low (foraging)	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 onto pathways, usually willow, *Baccharis*, and mesquite.

Special Status Species (continued)				
Map Key	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
SSP1	Yes	Yes	0	Tracked within 10 miles of the proposed project. Nesting habitat is present within the riparian woodland habitat throughout the survey area.
SSP2	No	No	0	Tracked within 5 miles of the proposed project. Foraging habitat is present within survey area, however no suitable nesting habitat is present.
SSP3	Yes	Yes	0	Tracked within 5 miles of proposed project. Could occur in grassland habitat within the survey area.
SSP4	No	No	0	Tracked within 5 miles of the proposed project. Coastal bluff or dune habitat not present within the survey area.
SSP5	No	No	0	Tracked within 5 miles of proposed project, however no suitable coastal sand dune habitat is present within the survey area.
SSP6	Yes	Yes	0	Tracked within 1 mile of the proposed project. The eucalyptus trees, Monterey pines, and sycamore woodland onsite have potential to provide overwintering roosts for the monarch butterfly; no trees are proposed for removal. Overwintering roosts observed by the applicant.
SSP7	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP8	No	No	0	Tracked within 5 miles of the proposed project, however sandstone outcrop habitat is lacking within the survey area.
SSP9	No	No	0	Tracked within 5 miles of the proposed project, however no suitable chaparral habitat, sheer rock surfaces or rocky volcanic cliffs are present onsite.
SSP10	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP11	Yes	Yes	0	Tracked within 5 miles of the proposed project. Could occur within riparian habitat of Little Sycamore Creek when water is present.
SSP12	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP13	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP14	No	No	0	Tracked within 5 miles of the proposed project. No suitable habitat within the survey area.
SSP15	No	No	0	Tracked within 5 miles of the proposed project, however no suitable permanent aquatic habitats present within the survey area.
SSP16	No	No	0	Tracked within 5 miles of the proposed project; however, suitable habitat is not present in the survey area.
SSP17	No	No	0	Tracked within 5 miles of the proposed project. Suitable nesting habitat is not present in the survey area.
SSP18	No	No	0	Tracked within 5 miles of the proposed project, however no suitable habitat is present within the survey area.
SSP19	Yes	Yes	0	Tracked within 5 miles of the proposed project. Could occur within riparian habitat of Little Sycamore Creek when water is present.

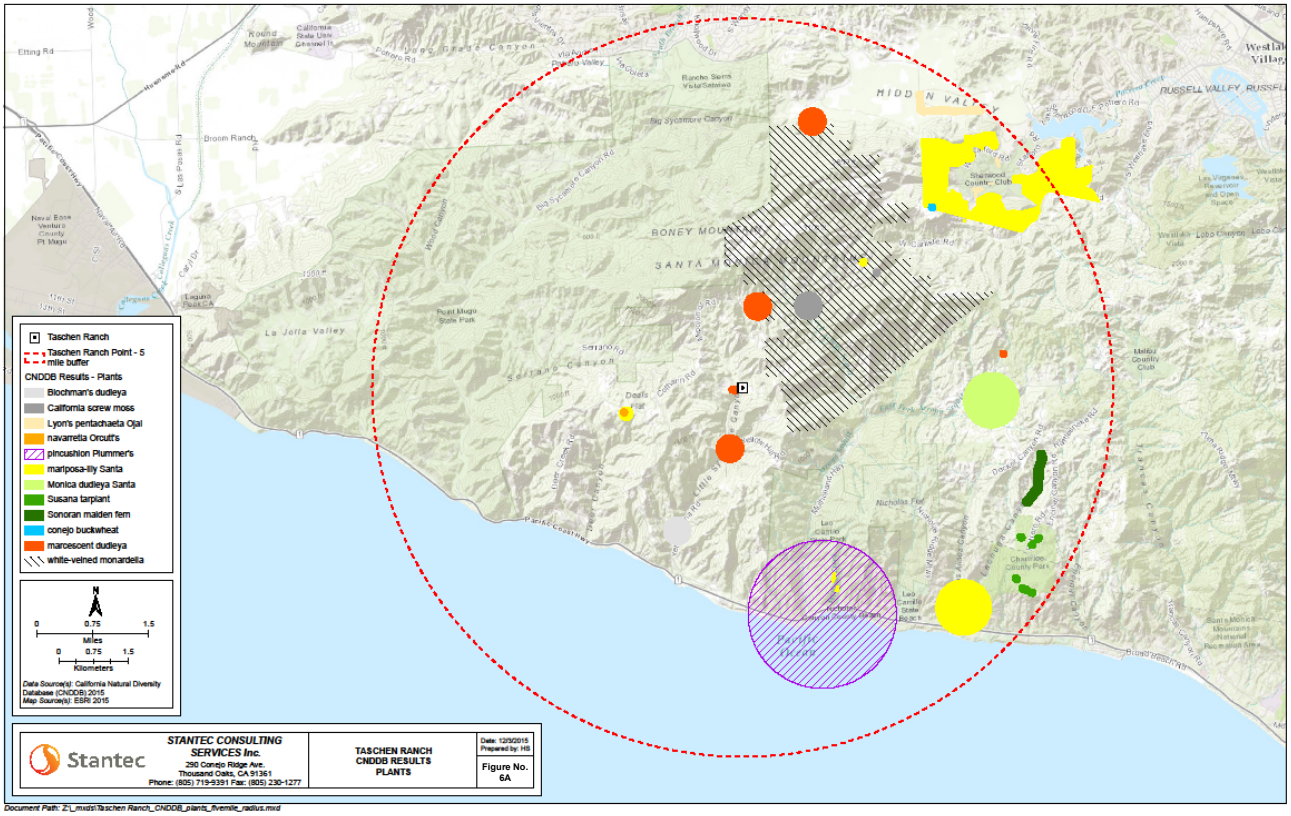
Special Status Species (continued)				
SSP20	No	No	0	Tracked within 5 miles of the proposed project, however no suitable habitat is present within the survey area.
SSP21	No	No	0	Tracked within 5 miles of the proposed project. Suitable habitats of riparian (willow) or mulefat thickets are not present within the survey area.

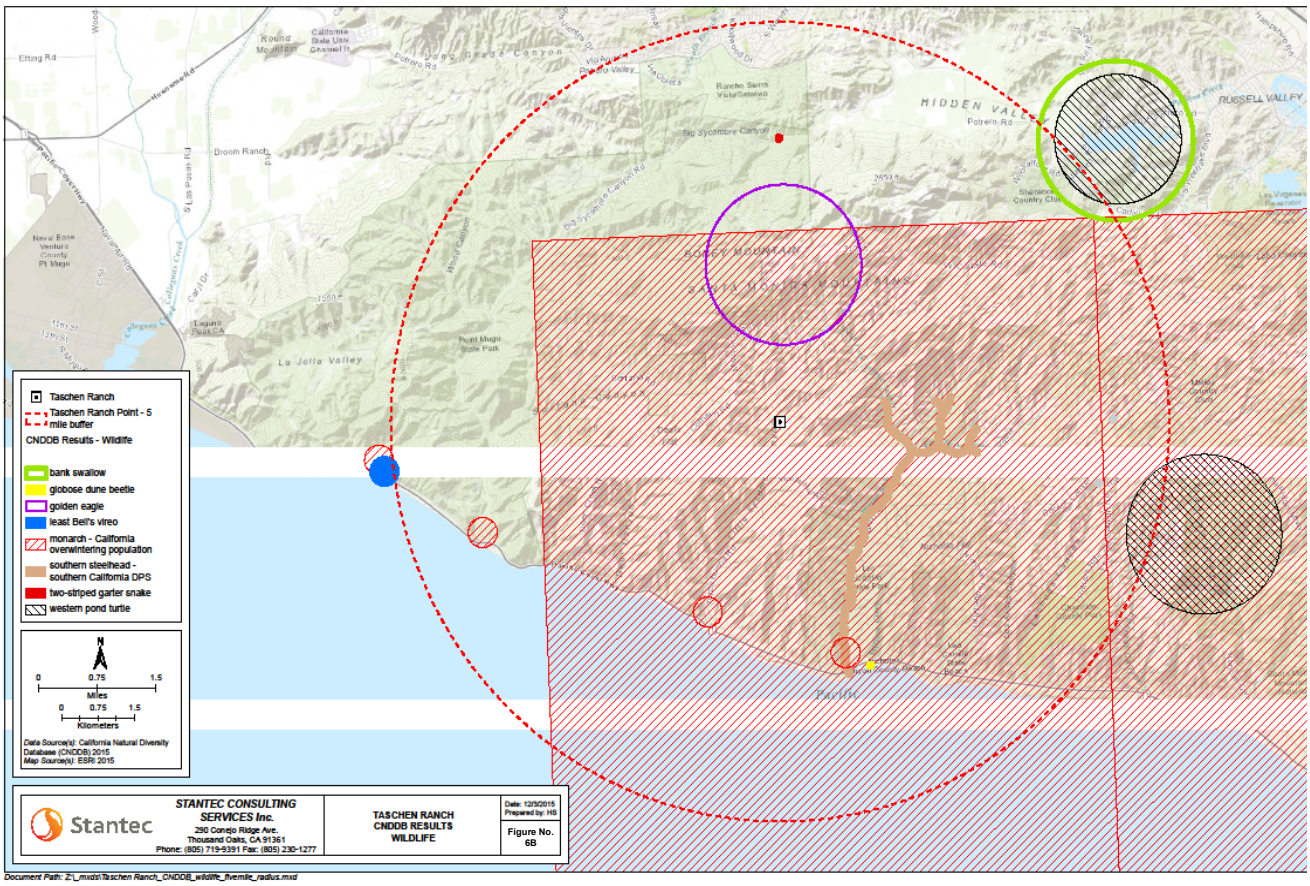
FE .....Federal Endangered
FT .....Federal Threatened
FC.....Federal Candidate Species
FSC .....Federal Species of Concern
FD……Federally Delisted
SFP.....California Fully Protected Species
SE.....California Endangered
ST .....California Threatened
SD……California Delisted
SR.....California Rare
SA CDFW Special Animal
SSC .....California Species of Special Concern
BCC…….USFWS Bird of Conservation Concern
S……..USFS Sensitive
S……..USFWS Sensitive
FP……CDFW Fully Protected
WL……..CDFW Watch List
DFG/NatureServe Rank
G1 or S1 - Critically Imperiled Globally or Sub-nationally (state)
G2 or S2 - Imperiled Globally or Sub-nationally (state)
G3 or S3 - Vulnerable to extirpation or extinction Globally or Sub-nationally (state)
California Rare Plant Rank (RPR)
RPR 1A - California Native Plant Society/CDFG listed as presumed to be extinct
RPR 1B - California Native Plant Society/CDFG listed as rare or endangered in California and elsewhere
RPR 2 - California Native Plant Society/CDFG listed as rare or endangered in California but more common elsewhere
RPR 3 - California Native Plant Society/CDFG listed as in need of more information.
RPR 4 - California Native Plant Society/CDFG listed as of limited distribution or infrequent throughout a broader area in California.
LIS .....Locally Important Species

Nesting Bird Summary

The field visit was conducted outside of the nesting season. No nesting birds were observed during the survey. However, nesting habitat exists throughout the SA, and nesting birds that are protected by the Federal Migratory Bird Treaty Act and the California Fish and Game Code 3503, including special-status bird species, likely nest within the property.

Figure 6. Species (Special Status Species)




Taschen Ranch
Taschen Ranch Point - 5 mile buffer
CNDDB Results - Wildlife
bank swallow
globose dune beetle
golden eagle
least Bell's vireo
monarch - California overwintering population
southern steelhead - southern California DPS
two-striped garter snake
western pond turtle
N
0 0.75 1.5
Miles
0 0.75 1.5
Kilometers
Data Source(s): California Natural Diversity Database (CNDDB) 2015
Map Source(s): ESRI 2015
Stantec
STANTEC CONSULTING SERVICES Inc.
290 Conejo Ridge Ave.
Thousand Oaks, CA 91361
Phone: (805) 719-9391 Fax: (805) 230-1277
TASCHEN RANCH
CNDDB RESULTS
WILDLIFE
Date: 12/3/2015
Prepared by: HS
Figure No.
6B
Document Path: Z:_mxds\Taschen Ranch_CNDDB_wildlife_fivemile_radius.mxd

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

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

Connectivity Features

Mapped Corridors or Linkages

No regional wildlife linkages or corridors are mapped within or near the property.

Connectivity Feature 1 (C1)

On a local scale, the primary connectivity feature within the SA is YBC. The overall habitat quality is relatively undisturbed, species richness and structural diversity is moderate, although this corridor is likely used by a variety of common wildlife species for local movement as well as for nesting and food resources. YBC provides a corridor of movement for animals to use the general wildlife habitats along the length of the creek, and to allow for cover while moving from upland habitats north of the SA to the upland habitats adjacent to the SA.

Description

YBC and its riparian habitat may provide corridors or routes that animals use when traveling between adjacent habitats and the SA.

Functional Group/Species Expected

Functional groups expected to utilize YBC include: large mammals such as mule deer (*Odocoileus hemionus californica)*, medium mammals such as coyote (*Canis latrans*), common passerine birds that may utilize the riparian tree and shrub habitat such as Anna's hummingbirds (*Calypte anna*) and western scrub jay (*Aphelocoma californica*), and aquatic/riparian reptiles and amphibians such as two striped garter (*Thamnophis hammondii*) and Pacific tree frog (*Pseudacris regilla*).

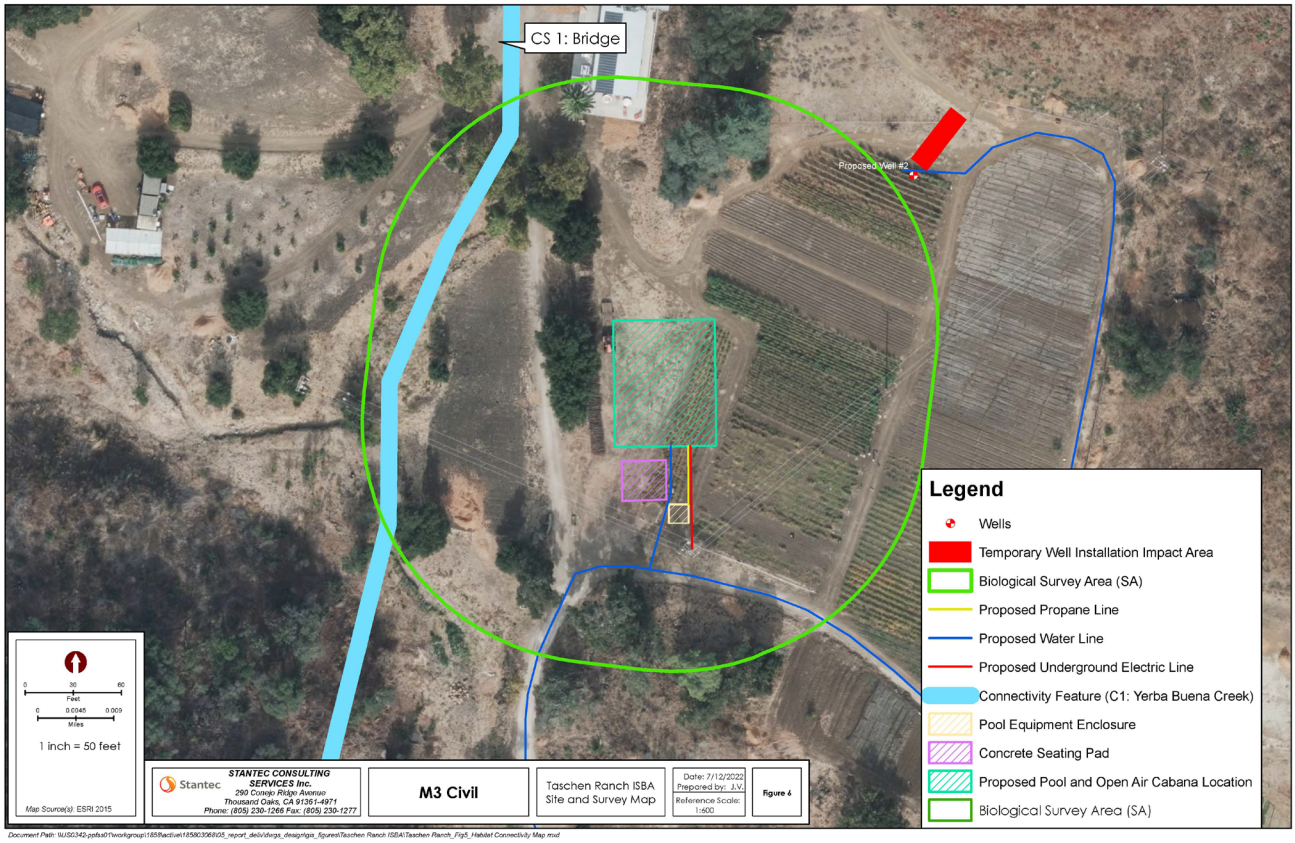
Habitats Connected

YBC connects the developed low elevation coastal habitat along Highway 1 and Yerba Buena Road to upland and mountains habitat within the Santa Monica Mountain National Forest.

Connectivity Features							
Map Key (1)	Type of Connectivity Feature (2)	Description (3)	Species Observed (4)	Evidence (5)	Functional Group/Species Expected (6)	Habitats Connected (7)	Comments
C1	Local corridor	watercourse	None observed		Mammals, birds, aquatic/riparian reptiles/ amphibians	Santa Monica Mountains – Pacific Ocean	Although no species were observed within the corridor, the potential for local connectivity exists.

Roadway Crossing Structures						
Map Key (1)	Type of Crossing Structure (2)	Passable? (3)	Functional Group/Species Expected (4)	Species Observed (5)	Evidence	Comments
CS1	Existing box culvert	The culvert is open and aiding movement	Small, medium & large mammals, upland reptiles	None		Allows passage underneath existing bridge

Figure 7. Habitat Connectivity



Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

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

- None

4.2 Impacts and Mitigation

A. Species Project: PS-M Cumulative: LS

No ***federal or state listed*** endangered, threatened, or rare ***plant or animal species*** were observed within the SA. One avian species, Cooper's hawk (*Accipeter cooperii*), a CDFW Special Animal and Watch List species was determined to have a moderate potential for nesting and foraging within the SA; no suitable nesting habitat for this species would be impacted as part of the proposed project. Western pond turtle (*Actinemys pallida*) and two-striped garter snake (*Thamnophis hammondii*), both CDFW Species of Special Concern, were determined to have a moderate potential to occur within Yerba Buena Creek in the SA when water is present; no impacts to Yerba Buena Creek are proposed as part of the project. One invertebrate species, monarch butterfly (I), a Federal Candidate for listing and a CDFW Special Animal, while not observed is known to occur in the area and suitable habitat is present in the survey area; there is a high potential for this species to occur however no suitable roosting habitat will be impacted as part of the project. Impacts to listed animal species are expected to be less than significant with mitigation.

Special-Status Invertebrates

Monarch butterfly (*Danaus plexippus*), while not observed during on-site surveys, have historically occurred within the SA based on personal communication with the Project applicant. No direct impacts are expected as part of the proposed construction activities; no trees suitable for roosting activities are proposed for removal. Indirect impacts could include the introduction of exotic plant species that may threaten the health and survivability of eucalyptus and/or sycamore trees used as roosting habitat as well alter or remove available foraging habitat and noise/dust from construction (including temporary impacts related to well installation); permanent construction activities would occur at the125-foot buffer for roosting trees while temporary impacts related to well installation would occur adjacent to potential roosting habitat. Operational impacts include increased human presence, the spread of noxious weeds and increased perch sites for avian predators with the placement of new structures.

Special-Status Amphibians/Reptiles

Direct impacts could result from Project related grading, construction of buildings/structures, fugitive dust, and general disturbance due to increased human activity (temporary during construction only). Project implementation may also result in permanent loss of habitat from the removal of trash and debris piles, or removal of suitable native habitat; there is however adequate natural microhabitat within and adjacent to the proposed project areas that would be suitable for reptile species with the potential to occur. Indirect impacts could include compaction of soils required for burrowing and the introduction of exotic plant species. Operational impacts include increased human presence, the spread of noxious, and increased perch sites for avian predators, such as common raven. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status reptile species would not occur.

Special-Status Birds

Direct and indirect impacts to nesting birds, should they occur, include ground-disturbing activities associated with construction, increased noise levels from heavy equipment, increased human presence, and exposure to fugitive dust. Construction and vegetation management during the breeding season could result in the displacement of breeding birds and the abandonment of active nests. While impacts may occur to individual species (should they occur), impacts would be localized, and widespread impacts to larger populations of special-status bird species would not occur.

If the proposed project construction were to occur during the avian nesting season (generally considered to be between February 15 and September 15; although some raptors species may nest as early as January) indirect impacts to nesting birds could occur; the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) does not allow for take of migratory birds.

The MBTA makes it unlawful to possess, buy, sell, purchase, barter or “take” any migratory bird listed in Title 50 of CFR Part 10. “Take” is defined as possession or destruction of migratory birds, their nests, or eggs. Disturbances that cause nest abandonment or loss of reproductive effort or the loss of habitats upon which these birds depend may be a violation of the MBTA. The MBTA prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

> *Significance Finding – Project Impacts:* Project impacts to special-status species would be potentially significant but mitigable.
>
> *Significance Finding – Cumulative Impacts:* The cumulative project impacts to special-status species are less than significant.

Avoidance and Minimization Measures

MM1: Nesting Bird Surveys and Avoidance Measures

Purpose: To avoid and/or minimize impacts to breeding/nesting birds.

Requirement: Prior to issuance of grading permits or a notice to proceed, the Applicant shall provide evidence to the County of compliance with the MBTA, as follows. If initial site disturbance is scheduled to begin during the avian nesting season (February 15 through September 15; January 1 through August 15 for raptors), breeding and nesting bird surveys shall be conducted by a qualified biologist no more than 3 days prior to the start of site disturbance. The qualified biologist must be approved by the County prior to the commencement of surveys. If construction activities carry over into a second nesting season(s), the surveys will need to be completed annually until the proposed project is complete. Surveys shall be conducted within 500 feet of all proposed project activities.

If endangered or threatened species are observed, consultation with USFWS and/or CDFW is required. If breeding birds with active nests are found prior to or during construction, a qualified biological monitor shall establish a 300-foot buffer around the nest, and no activities would be allowed within the buffer(s) until the young have fledged from the nest or the nest fails; initial buffers for nesting raptors shall be 500 feet; a buffer of 0.25 mile shall be used for nesting prairie falcon unless the line-of-sight from the edge of development is obscured as determined by a qualified ornithologist. The prescribed buffers for common species may be adjusted by the qualified biologist based on existing conditions around the nest, planned construction activities, tolerance of the species, and other pertinent factors; for example, buffers for common passerines, often found to be habituated to human activity, may be adjusted down to 25 - 50 feet depending on the disturbance tolerance of each specific species. Buffer adjustments for listed and/or other special-status species shall be done in coordination with the USFWS and CDFW as applicable. The qualified biologist shall conduct regular monitoring of the nest to determine success or failure and to ensure that proposed project activities are not conducted within the buffer(s) until the nesting cycle is complete or the nest fails.

Documentation: A memorandum describing the results of the pre-construction surveys shall be prepared. Field logs, including GIS based figures, shall be prepared and kept for all nest locations and describe all activities, including buffers, during nest monitoring activities.

Timing: Prior to and during construction.

Monitoring and Reporting: Upon completion of construction a monitoring report shall be prepared that details all nests encountered during the course of construction, all installed buffers and reductions, and information on the success or failure of each nest.

Mapped Information: Nest locations shall be mapped and presented to construction personnel, as needed based on updates, on hard copy or digital GIS based maps.

MM2: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring

Purpose: To avoid and minimize impacts to special-status species that may be impacted directly or indirectly by Project activities.

Requirement: Prior to ground disturbance or vegetation clearing within the proposed project site, a qualified biologist shall conduct pre-construction clearance surveys for wildlife (no more than 7 days prior to site disturbing activities) where suitable habitat is present and directly impacted by construction activities. The qualified biologist must be approved by the County prior to the commencement of surveys. Wildlife found within the proposed project site or in areas potentially affected by the proposed project would be relocated to the nearest suitable habitat that would not be affected by the proposed project prior to the start of construction. Special-status species found within a proposed project impact area shall be relocated by an authorized biologist to suitable habitat outside the impact area. Nesting birds found within the proposed project impact areas would be subject to buffer requirements and additional conditions as detailed above in mitigation measure MM1.

Prior to the issuance of grading permits or notice to proceed, the Applicant shall provide written evidence to the County that the Applicant has retained a qualified lead biologist(s) to oversee compliance with the protection measures for special-status species. The lead biologist shall be onsite during all initial ground disturbance activities (including entirety of well installation) throughout the construction phase; after initial ground disturbance monitoring levels can be reduced to half day monitoring events 1 – 2 times per week. The lead biologist(s) shall have the right to halt all activities that are in violation of special-status species protection measures. Work shall proceed only after hazards to special-status species are removed, the species are allowed to leave, or are removed (if allowed), and the species is no longer at risk. The lead biologist(s) shall have a copy of all the compliance measures in their possession while work is being conducted onsite. Construction activity may also be monitored by biological monitors under the lead biologist's supervision to ensure compliance with mitigation measures.

If required during pre-construction clearance surveys or required monitoring efforts, the lead biologist(s) will relocate common and special-status species that enter the proposed project site; some special-status species may require specific permits prior to handling or have established protocols for relocation. Records of all detection, capture, and release shall be reported to CDFW.

Documentation: Daily field logs shall be kept detailing wildlife observations, BMP compliance, mitigation measure compliance, and general descriptions of construction activities for the day.

Timing: For the duration of construction.

Monitoring and Reporting: A construction monitoring report will be prepared at the end of construction that summarizes the daily field logs, compliance issues, and general project information.

Mapped Information: Maps will be provided to construction personnel detailing the location of any sensitive resources identified during the monitoring activities and required no work buffers. Hard copies shall be provided and updated as needed or link to a live GIS based map shall be provided.

MM3: Environmental Awareness Training

Purpose: To provide awareness on the status of sensitive biological resources in and around the Project site as well as inform those working on the project as to the regulatory requirements surrounding construction of the Project.

Requirement: Prior to the issuance of any grading permits or notice to proceed, the Applicant shall submit proof to the County that all proposed project personnel have attended an environmental awareness and compliance training program. The training program shall present the environmental regulations and applicable permit conditions that the proposed project team shall comply with. The training program shall include applicable measures established for the proposed project to minimize impacts to water quality and avoid sensitive resources, habitats, and species. Subsequent training events shall be scheduled to support the training of new personnel. Dated sign-in sheets for attendees at these meetings shall be maintained and submitted to the County.

Documentation: A dated sign in sheet will be kept to track those who have completed the required training.

Timing: Provided to all personnel prior to starting work on the Project site.

Monitoring and Reporting: A copy of the dated sign in sheet, along with a copy of the power point presentation (or equivalent) and provided to the County at the end of the construction phase of the project.

Mapped Information: n/a

MM4: Monarch Butterfly Winter Roost Site Surveys

Purpose: To avoid and/or minimize direct and indirect impacts to Monarch butterfly.

Requirement: In the fall/winter prior to the start of construction a qualified biologist must survey all suitable roosting habitat within 1,000 feet of the proposed Project with the first occurring during the first half of overwintering season (October – March) and the second in second half of the season. If the results of the surveys are negative for the butterfly the Project may proceed and the biological monitor shall continue to monitor suitable roosting habitat during the overwintering season for aggregations of roosting butterflies. If portions of the Project are found to serve as an aggregation or roosting site for monarch butterflies, then a 125-ft no activity buffer shall be placed around these areas. A minimum 125-foot buffer zone is required for new development from the outermost trees identified as a monarch butterfly roost site, unless larger buffer zones are necessary due to one of the following:

1. Microhabitat conditions at the monarch butterfly roost site will be adversely affected by vegetation removal or earth disturbance outside the 125-foot buffer zone; or
2. One or more additional monarch butterfly roost sites are located within 1,000 feet of the project site, and the sites are collectively used throughout the overwintering season

No work shall be conducted within the buffer unless authorized by the County and only with the presence of a qualified biologist to monitor the populations. Trees currently used or that have been used for winter roosting as well as other trees that are essential to maintain the suitability of the roost site are ESHA and should not be removed. Suitability of winter roost sites may also depend on surrounding habitat such as other trees that help to maintain a suitable microclimate or provide wind protection. If winter roost trees are cited for removal due to safety or mortality concerns, they should only be removed in coordination with and approval from the County.

Documentation: Daily field logs/notes shall be kept for both pre-construction surveys and for monitoring of existing populations. A letter report detailing the methods and results of the pre-construction surveys shall be provided to the County prior to the start of construction.

Timing: Surveys should be conducted no more than seven days prior to the start of construction activities that occur during the overwintering period from October – March.

Monitoring and Reporting: If overwintering populations are present within the Project site, then at the end of each overwintering season (approximately March) a report shall be prepared and submitted to the

County detailing the monitoring activities to serve as compliance with this measure. The report shall include, at a minimum, a summary of daily monitoring activities and a GIS based map of all roosting locations.

Mapped Information: A map of all observed roosting sites, if present, will be prepared and provided for the on-site construction personnel.

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

Sensitive Plant Communities

No sensitive plants communities are expected to be impacted by project installation activities. However, two sensitive/locally important plant communities, Coast Live Oak Woodland and California Sycamore, are present within the area of temporary disturbance and the fire hazard brush clearance area. The project development footprint has been modified to avoid impacting native coast live oak and sycamore trees within the SA. No impacts to the coast live oak woodland are anticipated from project development. The following is recommended to avoid indirect impacts to oak trees.

Waters and Wetlands

The proposed project area occurs within 100-ft of potentially jurisdictional USACE wetland WOTUS, waters of the State, and CDFW jurisdictional waters. The importance of intermittent and ephemeral streams to wildlife in arid environments is well known (Leidy et al. 2008). Ephemeral drainages, ephemeral streams and water courses within the proposed project site, provide unique habitat that is distinct from the surrounding uplands, providing more continuous vegetation cover and microtopographic diversity than the surrounding uplands. Ephemeral and intermittent streams in the arid west provide important habitat for wildlife and are responsible for much of the biotic diversity (Levick et al. 2008). They have higher moisture content and provide shade and cooler temperatures within the channel. In cases where the habitat is distinct in species composition, structure, or density, wash communities would provide habitat values not available in the adjacent uplands.

The 2021 geologic evaluation of water well usage for organic farming, prepared by Gold Coast Geoservices, Inc., described the area hydrogeological conditions and if there could be potential effects from pumping local groundwater resources (quantity). Based upon the evaluation performed by a licensed professional geologist, it was concluded that groundwater to be extracted by the new proposed wells and from the surrounding area are from potentially unique and structurally differing geologic sources. The report noted that there are also extensive horizontal distances and elevation variability between existing neighboring wells. The south/southeast side of the project location, within the bottom of Little Sycamore Canyon, presents a reasonably reliable source of groundwater likely contained within both alluvial deposits within the drainage course and within water filled fractures of the underlying Conejo Volcanic bedrock. Based upon the additional water needed for both the proposed construction and agricultural irrigation and supplemented by the professional analysis of local hydrogeological impacts from extracting groundwater, the proposed project is considered to have a less than significant impact to groundwater; therefore, any indirect impacts to ESHA adjacent to proposed well locations (mainly Proposed Well Location #1) are expected to be less than significant.

No direct impacts to WOTUS, waters of the state, or CDFW jurisdictional waters would occur. If impacts were to occur, and as required by law, the applicant would comply with state and federal regulations regarding conducting proposed project activities in water courses and habitats under the jurisdiction of the CDFW, RWQCB, CCC, and USACE. In compliance with state and federal regulations, the Applicant would obtain required permits pursuant to Sections 401 and 404 of the Clean Water Act, California Coastal Act, and Fish and Game Code Section 1600 et seq

No waters or wetlands are anticipated to be impacted as a result of the project. The project will avoid direct impacts to the waters/wetlands associated with YBC. The proposed development however does occur within the required 100-ft riparian/wetland buffer (W1B1) of Yerba Buena Creek (W1). The development is currently proposed within habitat or land cover types mapped as Wild Oats Grassland and Cleared Land/Road with provide a very low, if any habitat value. Impacts to these habitat and land

cover types would be subject to MM6 below which requires that the impacted communities be restored/replaced at a 2:1 ratio; this restoration/replacement will result in a much higher habitat value compared to current site conditions. The following general plan polices would allow for the County of approve construction of the project within the riparian/wetland buffer:

> COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands: The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines. (RDR)
>
> COS-1.11 Discretionary Development Sited Near Wetlands: The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body. (RDR)

Environmentally Sensitive Habitat Areas

The entire property is located within the coastal zone, all of which is likely considered ESHA. All natural, native habitats onsite are considered coastal habitats. The proposed project location is not within the 100-foot buffer of Yerba Buena Creek. The entire site historically always been in the buffered water body; however, the project has been designed to avoid and prevent impacts that would significantly degrade the creek's coastal habitats (Coast Live Oak Woodland and Southern California Sycamore Woodland). The project will be field fitted during construction and utility line installation to avoid any impacts to coastal and riparian/wetland habitats; therefore, impacts to coastal habitats, including ESHA, are considered less than significant.

Significance Finding – Project Impacts: Project impact to ecological communities, including wetlands/waters and ESHA, is potentially significant but mitigable.

Significance Finding – Cumulative Impacts: Cumulative impacts to ecological communities, including wetlands/waters and ESHA, are not considered a significant impact.

MM5: Monitor Protected Trees

Purpose: The purpose is to avoid and reduce project impacts to protected trees, such as coast live oak and California sycamore, to a less than significant level.

Requirement: A qualified arborist shall be onsite to monitor construction within 15 feet of any existing native tree. The arborist shall aid in field fitting the least-impact path with regard to protected trees. Construction shall be avoided within the Ventura County identified Tree Protection Zone (TPZ), which is 5 feet beyond the dripline of a native tree or a minimum of 15 feet from the trunk, when feasible. When construction within the TPZ is unavoidable, as few roots as possible shall be trimmed, and shall total less than 20% of a single tree's root system. Work shall be done with hand tools or small handheld power tools that are of a depth and design that will not cause root damage. In addition, no equipment, soil, or construction materials shall be placed within the TPZ of any native tree. If impacts/encroachment to a protected tree are determined to be unavoidable (i.e., >20% of tree's roots need to be cut), applicant shall obtain the appropriate tree permit prior to any impacts to the protected tree.

Documentation: Daily field notes and photographs will be generated by on-site Biologists during the duration of the project.

Timing: Prior to the commencement of ground disturbing activities, a Certified Arborist will be retained by the applicant. The Certified Arborist will monitor all construction activities for the duration of the project involving trees and will document any encroachment into the TPZ for submittal to the Ventura County Planning Division.

Monitoring and Reporting Success of this mitigation measure would be the avoidance or minimization of impacts to protected trees that would alter the health and safety of protected trees, and obtaining a tree permit, if necessary.

MM6: Vegetation Removal and Replacement

Purpose: To avoid and/or minimize impacts to and mitigate for unavoidable impacts to vegetation communities/ESHA within the project site.

Requirement: Construction activities shall be done in such a manner as to minimize the removal of vegetation. If impacts to vegetation cannot be avoided, all impacted plant communities shall be restored/replaced at a mitigation ration of 1:1 for all temporary and 2:1 for all permanent impacts. The compensation for the loss of habitats may be achieved either by a) on-site habitat creation or enhancement of impacted communities with similar species compositions to those /present prior to construction, b) off-site creation or enhancement or c) participation in an established mitigation bank program.

Prior to the removal of vegetation, if on or off-site mitigation is required, a Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared that will guide all restoration and monitoring activities. The HMMP should be prepared following the County's content requirements for Tree Protection, Planting, and Monitoring Plans (as well as relevant elements of the County's content requirements for Arborists Reports necessary to assess the condition of and potential impacts to protected trees from the proposed project. The HMMP should also outline specific measures to protect trees during construction as well as to address any protected tree mitigation requirements, as applicable. The HMMP shall include, at a minimum, the following:

- Proposed species list for creation/enhancement;
- Planting/seeding methodology;
- Irrigation plan;
- Weeding schedule;
- Success criteria;
- Monitoring methodology and schedule; and
- Reporting requirements.

Documentation: A hard copy of the HMMP shall be kept on-site.

Timing: The HMMP should be prepared and approved prior to the completion of construction activities.

Monitoring and Reporting: The HMMP will provide a schedule for required monitoring and reporting that will be dependent on the type of mitigation provided.

Mapped Information: The HMMP will provide GIS based maps to guide restoration activities (if required depending on type of restoration/mitigation). If on-site restoration is selected the GIS based maps will be prepared as part of the HMMP reporting requirements.

C. Habitat Connectivity (migration corridors) Project: LS; Cumulative: LS

No impacts to Habitat Connectivity are expected as a result of the proposed project. While the proposed project does include two wall mounted outdoor lights they will be fully shielded, directed downward, and

installed/maintained in such a manner to avoid light trespass beyond the lot lines. With no impacts to Habitat Connectivity expected to occur, no mitigation is proposed.

Section 5: Photos

Photos	
Location	
Map Key P1	
View Direction North	
Description View of existing road that extends through the property.	
Location	
Map Key P2	
View Direction Northeast	
Description View of location of proposed development. Coast live oak, scrub oak, undifferentiated exotic vegetation, and wild oats grassland can be seen.	

Photos	
Location **Map Key** P3 **View Direction** South **Description** View of previously cleared area proposed for development of pool and open-air pool cabana (Structure 1). Coast live oak and wild oats grassland can be seen.	
Location **Map Key** P4 **View Direction** South **Description** View of proposed propane pad (Structure 2) and proposed propane line tie-in. Previously cleared wild oats grassland can be seen in the foreground, with coast live oaks in the background.	

Photos	
Location	
Map Key	
P5	
View Direction	
North	
Description	
View of proposed location of water utility line tie-in, existing road, coast live oak, and wild oats grassland.	

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

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

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

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

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

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

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

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

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

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

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

California Rare Plant Ranks (RPR)

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

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

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

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

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

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

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

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about

rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

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

Locally Important Species

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

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

Migratory Bird Regulations

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

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

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

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

Plant Community Regulations

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

Global and Subnational Rankings

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

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

CDFG Rare

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

Environmentally Sensitive Habitat Areas

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

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

Locally Important Communities

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

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as "locally important communities."

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree's role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

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

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP[1]
Alder (*Alnus* all species)	9.5 in.		X
Ash (*Fraxinus* all species)	9.5 in.		X
Bay (*Umbellularia californica)*	9.5 in.		X

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

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

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

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

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

Waters and Wetlands Regulations

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

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

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

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Game)

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

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

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

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

Ventura County General Plan

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

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

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

Biological Resources Policy 1.5.2-4 states:

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

Coastal Habitat Regulations

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

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

Environmentally Sensitive Habitats

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

Section 30240 of the Coastal Act states:

(a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."

(b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

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

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

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

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

Wildlife Migration Regulations

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

Locally Important Species/Communities Regulations

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

Locally Important Species

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

Locally Important Animal Species Criteria

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

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

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

Locally Important Plant Species Criteria

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

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

Locally Important Communities

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

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

Appendix Two

Observed Species Tables

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
Acmispon glaber	deerweed	Y	
Adenostoma fasciculatum var. *fasciculatum*	common chamise	Y	
Anagallis arvensis	scarlet pimpernel	N	
Artemisia californica	California sagebrush	Y	
Artemisia douglasiana	mugwort	Y	
Asclepias fascicularis	narrow-leaf milkweed	Y	
Avena fatua	wild oat	N	
Baccharis pilularis ssp. *consanguinea* [*B. pilularis*]	coyote brush	Y	
Baccharis salicifolia ssp. salicifolia [*B. salicifolia*]	mulefat	Y	
Brassica nigra	black mustard	N	
Bromus diandrus	ripgut grass	N	
Bromus madritensis ssp. rubens	red brome	N	
Ceanothus megacarpus	bigpod ceanothus	Y	
Ceanothus spinosus	greenbark ceanothus	Y	
Centaurea melitensis	tocalote	N	
Cercocarpus betuloides	mountain mahogany	Y	
Convolvulus arvensis	bindweed	N	
Cordylanthus rigidus ssp. *setigerus*	dark-tipped bird's beak	Y	
Deinandra fasciculata [*Hemizonia f.*]	fascicled tarweed	Y	
Elymus condensatus [Leymus c.]	giant wild rye	Y	
Encelia californica	California brittlebush	Y	
Eriogonum cinereum	coastal wild buckwheat	Y	
Eriogonum fasciculatum	California buckwheat	Y	
Eriophyllum confertiflorum	golden-yarrow	Y	
Erodium cicutarium	red-stemmed filaree	N	
Foeniculum vulgare	sweet fennel	N	
Galium angustifolium ssp. *angustifolium*	chaparral bedstraw	Y	
Hazardia squarrosa	saw-toothed goldenbush	Y	

Hedypnois cretica	Crete weed	N	
Hesperoyucca whipplei [Yucca w.]	chaparral yucca	Y	
Heteromeles arbutifolia	toyon / Christmas berry	Y	
Heterotheca grandiflora	telegraph weed	Y	
Hirschfeldia incana	shortpod mustard	N	
Lactuca serriola	prickly lettuce	N	
Logfia gallica [*Filago g.*]	daggerleaf cottonrose	N	
Malosma laurina	laurel sumac	Y	
Marah macrocarpus	wild cucumber / chilicothe	Y	
Marrubium vulgare	common horehound	N	
Melilotus sp.	sweetclover	N	
Mimulus aurantiacus	bush monkeyflower	Y	
Marrubium vulgare	horehound	N	
Nicotiana glauca	tree tobacco	N	
Pinus radiata	Monterey pine	N	
Plantago erecta	dwarf plantain / California plantain	Y	
Platanus racemosa	western sycamore	Y	
Pseudognaphalium californicum [*Gnaphalium c.*]	California everlasting	Y	
Quercus agrifolia	coast live oak	Y	
Quercus berberidifolia	scrub oak / California scrub oak	Y	
Rhus integrifolia	lemonade berry	Y	
Ribes malvaceum var. *malvaceum*	chaparral currant	Y	
Salvia mellifera	black sage	Y	
Salix lasiolepis	arroyo willow	Y	
Sambucus nigra ssp. c*aerulea* [*S. mexicana*]	blue elderberry	Y	
Stipa sp. [*Nassella sp*.]	needlegrass	Y	
Symphoricarpos mollis	creeping snowberry	Y	
Toxicodendron diversilobum	western poison oak	Y	
Trichostema lanatum	woolly blue curls	Y	
Vinca major	greater periwinkle	N	
ANIMALS			
Reptiles			
Sceloporus occidentalis	Western fence lizard	Y	
Birds			
Buteo jamaicensis	red-tailed hawk	Y	

Picoides nuttallii	Nuttall's woodpecker	Y	
Sayornis nigricans	black phoebe	Y	
Aphelocoma californica	western scrub-jay	Y	
Chamaea fasciata	wrentit	Y	
Pipilo maculatus	spotted towhee	Y	
Melozone crissalis [*Pipilo c.*]	California towhee	Y	
Corvus corax	Common raven	Y	
Mammals			
Canis latrans	Coyote	Y	Scat/ tracks observed
Lynx rufus	Bobcat	Y	Scat/ tracks observed
Odocoileus hemionus californicus	Muledeer	Y	Scat observed
Lepus californicus	Black tailed jackrabbit	Y	Scat observed
Spilogale gracilis	Western spotted skunk	Y	Scat observed

Stantec

Memo

To:	Mark Lloyd L & P Consultants	From:	Jared Varonin Stantec Consulting Services Inc.
File:	185804942	Date:	November 24, 2020 Updated December 12, 2022

Reference: Taschen Ranch Unpermitted Accessory Structures

On 5 November 2020 Stantec Senior Principal Biologist Jared Varonin conducted a site visit on the Taschen Ranch Property to assess conditions and determine potential impacts, if any, to habitat resulting from the installation of six unpermitted accessory structures within the western portion of the site. This included two storage sheds, a cooling shed, and three wooden frame structures with plastic or fabric sheeting.

Based on a review of habitat mapping performed previously by Stantec, none of the structures were placed directly in areas that would be classified as Environmentally Sensitive Habitat Areas (ESHA). Structures No. 1 through 4 (refer to attached Figure 1) were placed within habitat mapped as “Undifferentiated Exotic Vegetation/Landscaped” and “Urban/Disturbed or Built Up” and did not directly impact ESHA. Based on the previous surveys conducted by Stantec within the site and discussions with on-site ranch staff these areas were generally devoid of vegetation or were comprised of non-native invasive or ornamental plant species. These structures were placed within 35 to 85 feet of ESHA mapped to the south (Coast Live Oak Sycamore Woodland) but no ESHA was directly impacted.

Structures No. five and six were placed within habitat mapped as “Wild Oats Grassland” and “Urban/Disturbed or Built Up” during the 5 November 2020 survey. However, based on a review of historical aerial photography the area where structure No. 6 was placed, as well as adjacent areas, were cleared in 2016. The clearing resulted in approximately 0.17 acres of direct impacts to Bigpod Ceanothus - Chamise Shrubland which would be considered ESHA; habitat cleared for the installation of structure No. 5 occurred within lands mapped as “Urban/Disturbed or Built Up” and therefore did not directly impact ESHA. Plant species within the footprints of structures No. 5 and 6, based on habitat in adjacent areas, were comprised mainly of non-native grasses (e.g. red brome {*Bromus diandrus*}, wild oats {*Avena fatua*}, and shortpod mustard {*Hirschfeldia incana*}).

An unnamed ephemeral drainage was noted approximately 15 feet west of the northwest corner of structure No. 6 and 9 feet from the northwest corner of structure No. 5. Based on site conditions during the 5 November 2020 survey and a review of aerial imagery from prior to and after the structures were installed, installation of these structures did not appear do directly or indirectly impact the drainage.

Based on a previous knowledge of the site, a review of current and historical aerial photography, an assessment of current site conditions, and discussion with on-site ranch there were approximately 0.17 acres of direct impacts to ESHA as a result of vegetation clearing related to the installation of structure No. 6. Ranch staff have indicated that all structures can be removed without direct or indirect impacts to ESHA or other native habitats.

Because one of the of the structures were placed within and directly impacted ESHA, compensatory mitigation in the form of on-site habitat restoration in the amount of 0.17 acres (1:1 ratio) is recommended; refer to MM3 of the ISBA for Vegetation Removal and Replacement information. It is also recommended that

Reference: **Taschen Ranch Unpermitted Accessory Structures**

a qualified biologist be present during removal of the structures to ensure that additional direct/indirect impacts to ESHA and/or the adjacent aquatic habitats do not occur.

Stantec Consulting Services Inc.

Jared Varonin CRAM, CFP, CERP
Senior Principal Biologist, Ecosystems Technical Resource Group Leader

Phone: 805-358-7696
jared.varonin@stantec.com

Attachment: Figures
Photographic Log

Unpermitted Structures

0 10 20 Feet
(At original document size of 8.5x11)
1:400

N

Stantec

Project Location
Taschen Ranch
Malibu, CA

Client/Project
L & P Consultants
Taschen Ranch Project
Assessment of Unpermitted Structures

Figure No.
1

Title
Structure Locations

Notes
1. Coordinate System: NAD 1983 CORS96 StatePlane California V FIPS 0405 Ft US
2. Data Sources: Stantec 2020
3. Background: © 2020 Microsoft Corporation © 2020 Maxar ©CNES (2020) Distribution Airbus DS

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC LOG	
Client: L & P Consultants	**Job Number:** 185804942
Site Name: Taschen Ranch	**Photographer:** J. Varonin

Photo 1: November 5, 2020

View looking northeast at Structure No. 4.

Photo 2: November 5, 2020

View looking southeast at Structures 1 – 4.

STANTEC CONSULTING SERVICES INC. PHOTOGRAPHIC LOG	
Client: L & P Consultants	**Job Number:** 185804942
Site Name: Taschen Ranch	**Photographer:** J. Varonin

Photo 3: November 5, 2020

View looking northwest at Structure No. 6.

Photo 4: November 5, 2020

View looking west at Structure No. 5.

Proposed Well #2

Proposed Well #1

Proposed Well #3

Legend

- Monarch Roosting Habitat
- Riparian/Wetland Buffer (100 feet)
- Wells
- Temporary Well Installation Impact Area
- Trees Potentially Encroached
- Biological Survey Area (SA)
- Fire Hazard Brush Clearance Buffer
- Previously Existing Building
- Proposed Propane Line
- Proposed Water Line
- Proposed Underground Electric Line
- Pool Equipment Enclosure
- Concrete Seating Pad
- Proposed Pool and Open Air Cabana Location

0 0.015 0.03
Miles

0 0.02 0.04
Kilometers

1 inch = 146 feet

Note: It is assumed that previously existing dirt roads provide a sufficient fuel modification buffer

Map Source(s): ESRI 2015

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STANTEC CONSULTING SERVICES Inc.
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361-4971
Phone: (805) 230-1266 Fax: (805) 230-1277

M3 Civil

Taschen Ranch ISBA
Monarch Roosting Habitat

Date: 5/15/2023
Prepared by: J.V.

Reference Scale: 1:1,750

Figure 6C

Document Path: \\US0342-ppfss01\workgroup\1858\active\185803068\05_report_deliv\dwgs_design\gis_figures\Taschen Ranch ISBA\Taschen Ranch_Fig6c_monarch_updated.mxd

Stantec

Memo

To:	Mark Lloyd L & P Consultants	From:	Jared Varonin Stantec
Project/File:	Taschen Ranch	Date:	September 5, 2023

This memorandum is being prepared to address concerns raised on behalf of Ventura County Planning (County) regarding Environmentally Sensitive Habitat Areas (ESHA) that were removed from the Taschen Ranch parcel after the 2019 fires. This information was provided to you via email from the County on 21 Aug 2023 and included figures showing the specific areas and approximate areas of impact. Based on a review of current and historical arial photographs the County's assessment on removal of ESHA is correct. Table 1 below presents the types and amounts of habitats impacted as part of this removal. Attached Figures 1, 2A, and 2B graphically depict the removed areas on a previously prepared habitat map covering the entire Taschen Ranch parcel.

Table 1 – Post Fire ESHA Impact Acreages

Area No.	**Pre-Fire Vegetation Community**	**Acreage**
1	Bigpod Ceanothus - Chamise Shrubland	0.30 (14,373.53 ft^2)
2	Bigpod Ceanothus Chaparral	0.08 (3,661.70 ft^2)
3	California Sagebrush-Ashy Buckwheat Shrubland	0.04 (1,577.70 ft^2)
4	California Sagebrush-Ashy Buckwheat Shrubland	0.14 (5,926.93 ft^2)
5	Bigpod Ceanothus Chaparral	0.05 (2,009.67 ft^2)
	Total Acreage	**0.61 (27,549.53 ft^2)**

Consistent with Mitigation Measure No. 6 (Vegetation Removal and Replacement) of the Initial Study Biological Assessment for the development of a portion of the Taschen Ranch parcel, impacts to these areas should be mitigated at a 2:1 ratio; total acreage to be mitigated is approximately 1.22 acres (27,549.53 ft^2). The compensation for the loss of habitats may be achieved either by a) on-site habitat creation or enhancement of impacted communities with similar species compositions to those /present prior to construction, b) off-site creation or enhancement or c) participation in an established mitigation bank program.

Reference: Taschen Ranch ESHA Impact Areas

Best regards,

STANTEC CONSULTING SERVICES INC.

Jared Varonin CFP, CRAM, CERP
Senior Principal Biologist
Ecosystems Resource Group Leader
Business Center Practice Leader
Phone: 805-719-9315
Mobile: 805-358-7696
jared.varonin@stantec.com

Attachment: Figures

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. 2016 National Agriculture Imagery Program (NAIP)

Legend

- PC1: Coast Live Oak Woodland & Individual Oaks
- PC2: Coast Live Oak Sycamore Woodland
- PC3: Bigpod Ceanothus Chaparral
- PC4: California Sagebrush-Ashy Buckwheat Shrubland
- PC6: Wild Oats Grassland
- PC7: Agriculture
- PC8: Undifferentiated Exotic Vegetation / Landscaped Vegetation
- PC9: Cleared Land
- PC10: Urban/Disturbed or Built Up
- PC11: Laurel Sumac Mixed Shrubland
- PC12: Bigpod Ceanothus - Chamise Shrubland
- PC13: Black Sage - California Encelia Shrubland
- Post Fire Impact Areas - Point
- Post Fire Impact Areas - Approximate Area

0 125 250 Feet

1:1,500 (At Original document size of 11x17)

Stantec

Project Location
Parcel APN 701003034, 701003035, 701003036
Ventura County, CA

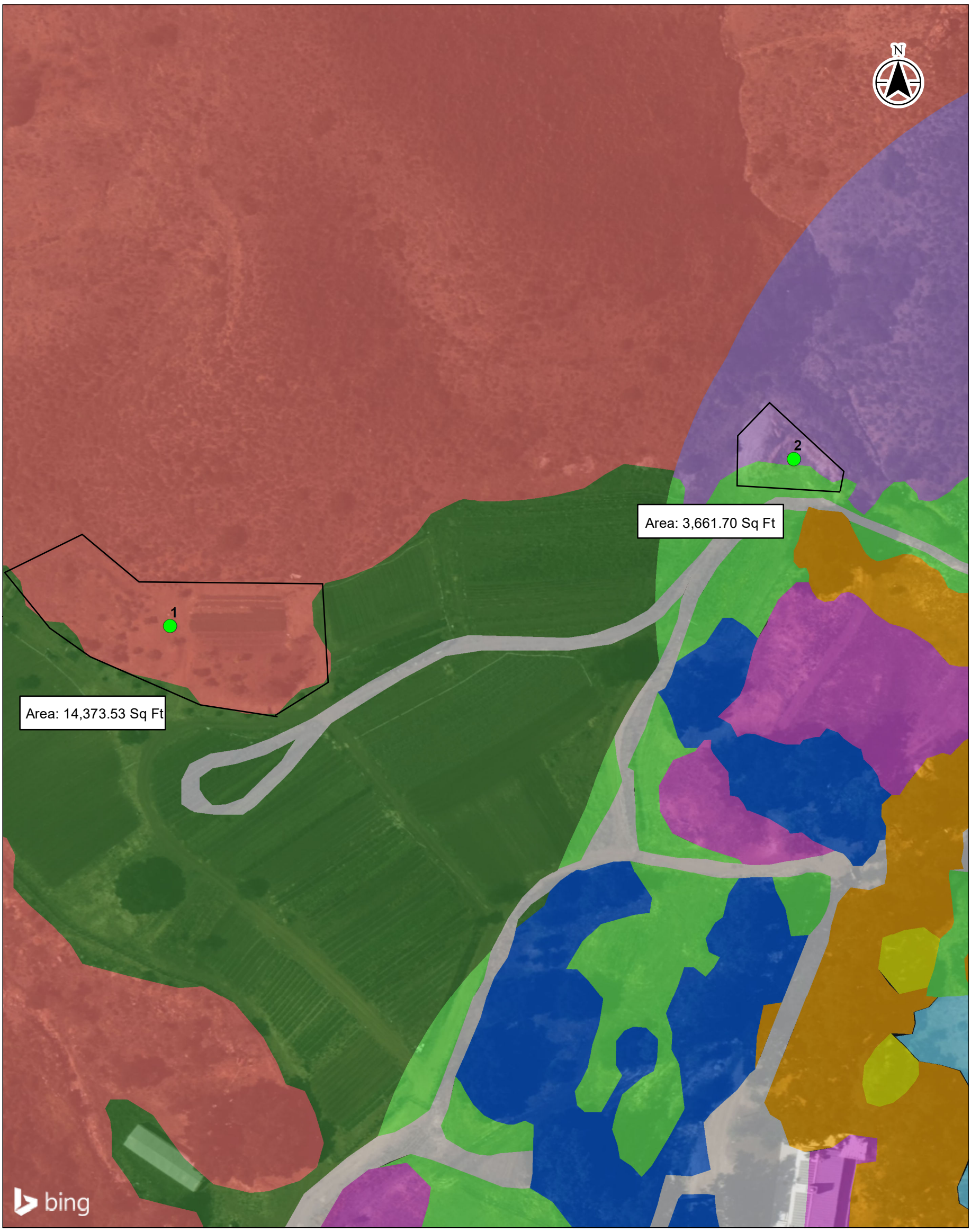
185803068
Prepared by JV on 2023-08-30
Technical Review by MW on 2023-08-30
Independent Review by GH on 2023-08-30

Client/Project
Taschen Ranch Project

Figure No.
1

Title
Post Fire Habitat Impact Areas

\\US0342-prfs01\workgroup\1858\active\185803068\05_report_deliv\dwgs_design\gis_figures\Taschen Ranch KBA\Fig1_PostFireImpactAreas_Vegetation_Communities_11x17P.mxd Revised: 2023-08-30 By: jvaronin



Notes

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2. 2016 National Agriculture Imagery Program (NAIP)

Legend

- PC1: Coast Live Oak Woodland & Individual Oaks
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- PC12: Bigpod Ceanothus - Chamise Shrubland
- PC13: Black Sage - California Encelia Shrubland
- Post Fire Impact Areas - Point
- Post Fire Impact Areas - Approximate Area

0 60 120 Feet
1:800 (At Original document size of 11x17)

Stantec

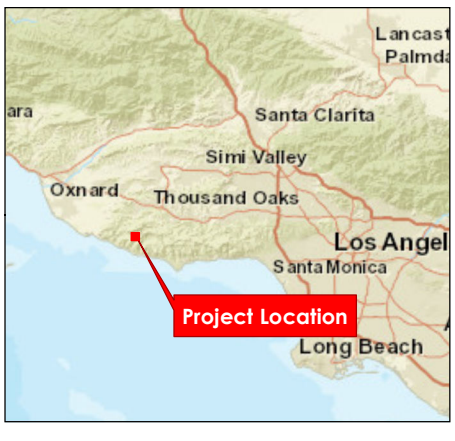
Project Location
Parcel APN 701003034, 701003035, 701003036
Ventura County, CA

185803068
Prepared by JV on 2023-08-30
Technical Review by MW on 2023-08-30
Independent Review by GH on 2023-08-30

Client/Project
Taschen Ranch Project

Figure No.
2A

Title
Post Fire Habitat Impact Areas - Detail



Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. 2016 National Agriculture Imagery Program (NAIP)

Legend

- PC1: Coast Live Oak Woodland & Individual Oaks
- PC2: Coast Live Oak Sycamore Woodland
- PC3: Bigpod Ceanothus Chaparral
- PC4: California Sagebrush-Ashy Buckwheat Shrubland
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- PC9: Cleared Land
- PC10: Urban/Disturbed or Built Up
- PC11: Laurel Sumac Mixed Shrubland
- PC12: Bigpod Ceanothus - Chamise Shrubland
- PC13: Black Sage - California Encelia Shrubland
- Post Fire Impact Areas - Point
- Post Fire Impact Areas - Approximate Area

0 40 80 Feet

1:500 (At Original document size of 11x17)

Stantec

Project Location

Parcel APN 701003034, 701003035, 701003036
Ventura County, CA

185803068
Prepared by JV on 2023-08-30
Technical Review by MW on 2023-08-30
Independent Review by GH on 2023-08-30

Client/Project

Taschen Ranch Project

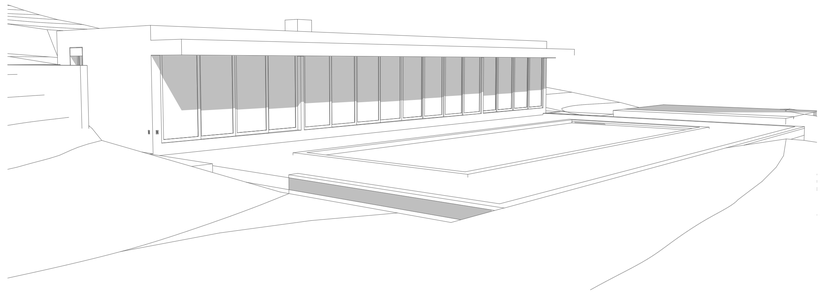
Figure No.

2B

Title

Post Fire Habitat Impact Areas - Detail

TASCHEN RANCH POOL



MALIBU

November,2024

ABBREVIATIONS

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

APPLICABLE CODES

- 2019 County of Ventura Building Code
- 2019 County of Ventura Mechanical Code
- 2019 County of Ventura Plumbing Code
- 2019 County of Ventura Electrical Code
- 2019 California Energy Code
- 2019 California Residential Code
- 2019 Residential Building Energy Efficiency Standards

•APPLICABLE CODES:

- Project shall comply with Title 24 and 2019 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code (CEnC) [§ R106.1.1 CRC]

SYMBOL LEGEND

TRUE NORTH ARROW

PLAN NORTH

NORTH ARROW

ELEVATION DATUM

BUILDING ELEVATION/ SECTION

WALL SECTION

DETAIL NUMBER / SHEET NUMBER — TYP. ELEVATION VIEW DETAIL CALL OUT

1 / A5.1 — TYP. PLAN VIEW DETAIL CALL OUT

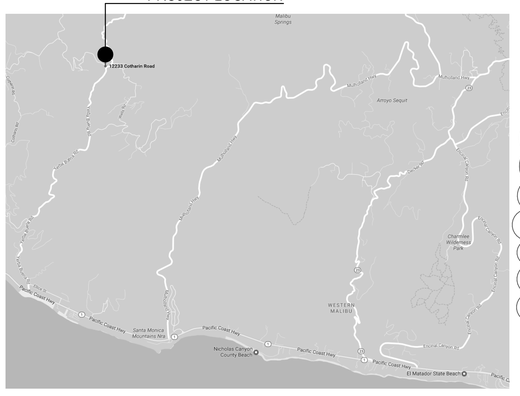
1 — GRID LINE SYMB.

101 — TYP. DOOR SCHEDULE SYMB.

A — TYP. WINDOW SCHEDULE SYMB.

VICINITY MAP

PROJECT LOCATION



PROJECT TEAM

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

•Geology / Soils Engineer:
M3 Civil
5251 Verdugo Way
Suite L
Camarillo, CA 93012
Tel (805) 445-4404

•Biologist:
Santec Consulting
290 Conejo Ridge Ave.
Thousand Oaks, CA 91361
Tel (805) 230-1266

•Owner:
Taschen, LLC
6671 Sunset Boulevard
Suite 1508
Hollywood, CA 90028
Tel (323) 463-4349

•Surveyor:
Chris Nelson & Associates
31238 Via Colinas
Suite H
Westlake Village, CA 91362
Tel (818) 991-1040

•Archaeologist:
Brandon Lewis, Ph.D.
1232 18th Street
Unit C
Santa Monica, CA 90404
Tel (310) 453-0678

•Structural:
Joe Padilla. P.E.
Pacific Structures
P.O. BOX 21112
Oxnard, CA 93034
Tel. (805) 746 1033
Fax (805) 487 2580

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 3 - Project Plans

PROJECT DATA

PROJECT INFORMATION:

•ADDRESS:	12233 COTHARIN ROAD, MALIBU, CA 90265
•OWNER:	TASCHEN, LLC
•LEGAL DESCR.:	PER SURVEY
•A.P.N:	701-0-030-340 701-0-030-350 701-0-030-360
•OCC. GROUP:	U
•TYPE OF CONST:	VB
•NUMBER OF STORIES:	1
•BUILDING HEIGHT:	13'
•FIRE ZONE:	HFHSZ / EXPANSION INDEX = 61
•SPRINKLERED:	YES
•SEISMIC COEFFICIENTS:	S_{ds}: 1.25 , S_{d1} : 0.84 , C_s : 0.192 (PER STRUCTURAL PLANS)
•WIND EXPOSURE CATEGORY:	D
•ZONING:	COS - 10ac-sdf/M
*LAND USE:	GENEARL PLAN DESIGNATION: OPEN SPACE
•LOT AREA:	701-0-030-340: 37.27 acres 701-0-030-350: 30.43 acres 701-0-030-360: 124.35 acr es TOTAL: 192.05 acres
•SCOPE OF WORK:	NEW POOL, POOL DECK, AND POOL CABANA WITH FIREPLACE. MINIMAL GRADING / SITEWORK REQUIRED. UTILITY PAD FOR POOL EQUIPMENT AND CONCRETE PAD FOR OUTDOOR SEATING. CORRECTION OF EXISTING SITE VIOLATIONS AS NOTED BELOW

•CORRECTION OF EXISTING SITE VIOLATIONS:
-SHADE AND COOLER STRUCTURES TO BE REMOVED
-PRE-1940'S GOAT AND CHICKEN COUP STRUCTURES TO REMAIN

•AREA OF PROPOSED DEVELOPMENT:

POOL & DECK:	79' x 42' =	3,318 SQ. FT. FOOTPRINT
CABANA:	79' x 21' =	1,683 SQ. FT. FOOTPRINT
SEATNG PAD:	25' x 30' =	750 SQ. FT
EQUIP. PAD:	10' x 12.5' =	125 SQ. FT. FOOTPRINT
TOTAL:		**5,876 SQ. FT. FOOTPRINT**

SHEET INDEX

GENERAL

CIVIL

ARCHITECTURAL

STRUCTURAL

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU SUN VALLEY
WWW. BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

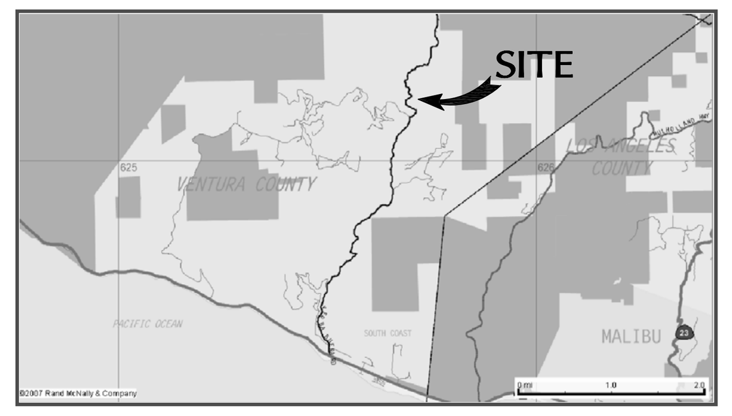
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

COVER SHEET/
PROJECT INDEX

DRAWING NO.
T-1.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	
DRAWN BY	D.W.B., J.J.H.



VICINITY MAP

NO SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 89°39'00" E ON THE NORTH LINE OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, S.B.M. AND SHOWN AS N 89°40'34" E PER R2.

ABBREVIATIONS:

M INDICATES MEASURED/CALC DISTANCE
R1 RECORD OF SURVEY, 20 RS 47
R2 PARCEL MAP NO 4775, 53 PM 47
R3 PARCEL MAP NO 5529, 64 PM 8
R4 PARCEL MAP WAIVER NO SD 10-0014
PTR PRELIMINARY TITLE REPORT

NOTE:

1. BOUNDARIES SHOWN HEREON ARE PER FOUND MONUMENTS AND PER RECORD OF SURVEY, FILED IN BOOK 20 PAGE 47.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREELINE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIPLINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. THIS ALTA SURVEY SHOWN HEREON REFLECTS EXISTING IMPROVEMENTS AND THE BUILDING AS SHOWN ON GROUND LEVEL AND DOES NOT REFLECT ANY BELOW SURFACE.
6. THE CENTERLINE LOCATION OF YERBA BUENA ROAD HAS BEEN ESTABLISHED FROM THE DESCRIPTION CONTAINED IN THE GRANT DEED RECORDED IN BOOK 115, PAGE 318 OF THE OFFICIAL RECORDS AS REFERENCED AND RELATED TO THE BOUNDARY LINES OF SECTION 11, T. 1 S., R. 20 W., S.B.M., BY PARCEL MAP 4775 (53PM46). THE LOCATION OF THE CENTERLINE OF COTHARIN ROAD DESCRIBED IN PARCELS A AND B PER DEED RECORDED IN BOOK 281, PAGE 99 OF SAID OFFICIAL RECORDS CONTAINS A MATHEMATICAL ERROR OF CLOSURE BETWEEN THE POINT OF BEGINNING ON THE CENTERLINE OF YERBA BUENA ROAD AND THE POINT OF TERMINUS REFERENCED TO THE N.W. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 11 AND IS SHOWN IN ITS APPROXIMATE LOCATION BASED ON THE MATHEMATICAL POSITION OF SAID N.W. CORNER.

LEGEND

PARCEL 1 PER PTR
PARCEL 2 PER PTR
PARCEL 3 PER PTR

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE COUNTY OF VENTURA BY DEED RECORDED AUGUST 22, 1929 IN BOOK 281, PAGE 99 OF OFFICIAL RECORDS, AND RE-RECORDED SEPTEMBER 7, 1929 IN BOOK 285, PAGE 3 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL 1, PARCEL MAP WAIVER NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-00138612OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE THEREOF,

1ST: SOUTH 89DEGREE 52' 03" WEST 75.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 270.56 FEET, TO WHICH A RADIAL BEARS SOUTH 59DEGREE 59' 45" EAST; THENCE ALONG SAID CURVE,

2ND: NORTHERLY 106.36 FEET THROUGH A CENTRAL ANGLE OF 22DEGREE 31' 28" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 128.73 FEET; THENCE ALONG SAID CURVE,

3RD: NORTHERLY 123.88 FEET THROUGH A CENTRAL ANGLE OF 55DEGREE 08' 19"; THENCE ALONG A RADIAL TO SAID CURVE,

4TH: NORTH 42DEGREE 20' 28" EAST 126.03 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE ALONG SAID WESTERLY LINE,

5TH: SOUTH 00DEGREE 32' 53" WEST 304.98 FEET TO THE POINT OF BEGINNING. SAID LAND IS DESCRIBED ON THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 09-07-743, RECORDED AUGUST 17, 2009 AS INSTRUMENT NO. 20090817-00138424-0 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-340

PARCEL 2:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE ALSO BEING A PORTION OF PARCEL 2 OF PMW NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-00138612OF OFFICIAL RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND SHOWN ON THE MAP FILED IN BOOK 20 , AT PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER SHOWN ON SAID RECORD OF SURVEY AS NORTH 89DEGREE 49' 11" EAST 1306.94 FEET, FROM WHICH A STAKE IN A ROCK MOUND SET AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 BEARS SOUTH 89DEGREE 59' 00" WEST 1306.94 FEET; THENCE ALONG SAID SOUTH LINE,

1ST: NORTH 89DEGREE 59' 00" EAST, A DISTANCE OF 580.87 FEET; THENCE LEAVING SAID SOUTH LINE,

2ND: NORTH 00DEGREE 01' 00" WEST, A DISTANCE OF 255.18 FEET; THENCE,

3RD: NORTH 89DEGREE 50' 11" WEST, A DISTANCE OF 304.30 FEET; THENCE,

4TH: NORTH 63DEGREE 37' 38" WEST, A DISTANCE 42.19 FEET; THENCE,

5TH: NORTH 02DEGREE 15' 26" WEST, A DISTANCE OF 141.37 FEET; THENCE,

6TH: NORTH 29DEGREE 40' 34" EAST, A DISTANCE OF 467.46 FEET; THENCE,

7TH: NORTH 01DEGREE 24' 09" EAST, A DISTANCE OF 257.96 FEET; THENCE,

8TH: NORTH 52DEGREE 14' 58" WEST, A DISTANCE OF 229.18 FEET; THENCE,

9TH: NORTH 01DEGREE 09' 12" EAST, A DISTANCE OF 96.23 FEET; THENCE,

10TH: NORTH 40DEGREE 14' 14" EAST, A DISTANCE OF 212.97 FEET; THENCE,

11TH: NORTH 01DEGREE 03' 04" WEST, A DISTANCE OF 267.38 FEET; THENCE,

12: NORTH 67DEGREE 50' 20" EAST, A DISTANCE OF 244.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 945.00 FEET; THENCE ALONG SAID CURVE,

13TH: NORTHEASTERLY AN ARC DISTANCE OF 330.95 FEET, THROUGH A CENTRAL ANGLE OF 20DEGREE 03' 57"; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 47DEGREE 46' 23" EAST, A DISTANCE OF 262.57 FEET; THENCE,

15TH: NORTH 38DEGREE 40' 24" WEST, A DISTANCE OF 66.76 FEET; THENCE,

16TH: SOUTH 50DEGREE 10' 36" WEST, A DISTANCE OF 220.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHWESTERLY AN ARC DISTANCE OF 366.13 FEET, THROUGH A CENTRAL ANGLE OF 24DEGREE 49' 34" TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH 14DEGREE 59' 50" EAST; THENCE NON-TANGENT TO SAID CURVE,

18TH: SOUTH 88DEGREE 06' 29" WEST, A DISTANCE OF 145.04 FEET; THENCE,

19TH: SOUTH 50DEGREE 45' 07" WEST, A DISTANCE OF 369.37 FEET; THENCE,

20TH: NORTH 29DEGREE 58' 32" WEST, A DISTANCE OF 226.89 FEET; THENCE,

21ST: SOUTH 77DEGREE 00' 48" WEST, A DISTANCE OF 73.69 FEET; THENCE,

22ND: SOUTH 02DEGREE 46' 35" WEST, A DISTANCE OF 298.92 FEET; THENCE,

23RD: SOUTH 75DEGREE 45' 13" WEST, A DISTANCE OF 304.32 FEET; THENCE,

24TH: NORTH 44DEGREE 25' 44" WEST, A DISTANCE OF 483.98 FEET; THENCE,

25TH: NORTH 04DEGREE 28' 33" WEST, A DISTANCE OF 364.34 FEET; THENCE,

26TH: NORTH 42DEGREE 22' 27" WEST, A DISTANCE OF 206.38 FEET; THENCE,

27TH: SOUTH 59DEGREE 03' 08" WEST, A DISTANCE OF 72.44 FEET; THENCE,

28TH: SOUTH 28DEGREE 04' 26" EAST, A DISTANCE OF 312.52 FEET; THENCE,

29TH: SOUTH 08DEGREE 06' 04" WEST, A DISTANCE OF 303.71 FEET; THENCE,

30TH: SOUTH 35DEGREE 18' 03" EAST, A DISTANCE OF 221.33 FEET; THENCE,

31ST: SOUTH 00DEGREE 09' 49" WEST, A DISTANCE OF 351.51 FEET; THENCE,

32ND: SOUTH 64DEGREE 32' 49" EAST, A DISTANCE OF 130.79 FEET; THENCE,

33RD: SOUTH 40DEGREE 07' 44" EAST, A DISTANCE OF 163.40 FEET; THENCE,

34TH: SOUTH 05DEGREE 06' 09" WEST, A DISTANCE OF 170.12 FEET; THENCE,

35TH: SOUTH 73DEGREE 24' 31" EAST, A DISTANCE OF 407.54 FEET; THENCE,

36TH: SOUTH 25DEGREE 34' 04" EAST, A DISTANCE OF 339.66 FEET; THENCE,

37TH: SOUTH 23DEGREE 49' 22" WEST, A DISTANCE OF 339.66 FEET TO THE POINT OF BEGINNING. SAID LAND IS SHOWN AS PARCEL 1 ON THAT CERTAIN PARCEL MAP WAIVER (LOT LINE ADJUSTMENT) NO. SD10-0014, RECORDED JUNE 17, 2010 AS INSTRUMENT NO. 20100617-00089290-0OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-350

PARCEL 3:

ALL OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 20 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE ALSO BEING A PORTION OF PARCEL 2 OF PMW NO. SD06-0079 RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 20080911-00138612OF OFFICIAL RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND SHOWN ON THE MAP FILED IN BOOK 20, AT PAGE 47 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER SHOWN ON SAID RECORD OF SURVEY AS NORTH 89DEGREE 49' 11" EAST 1306.94 FEET, FROM WHICH A STAKE IN A ROCK MOUND SET AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11 BEARS SOUTH 89DEGREE 59' 00" WEST 1306.94 FEET; THENCE ALONG SAID SOUTH LINE

1ST: NORTH 89DEGREE 59' 00" EAST, A DISTANCE OF 580.87 FEET; THENCE LEAVING SAID SOUTH LINE,

2ND: NORTH 00DEGREE 01' 00" WEST, A DISTANCE OF 255.18 FEET; THENCE,

3RD: NORTH 89DEGREE 50' 11" WEST, A DISTANCE OF 304.30 FEET; THENCE,

4TH: NORTH 63DEGREE 37' 38" WEST, A DISTANCE OF 42.19 FEET; THENCE,

5TH: NORTH 02DEGREE 15' 26" WEST, A DISTANCE OF 141.37 FEET; THENCE,

6TH: NORTH 29DEGREE 40' 34" EAST, A DISTANCE OF 467.46 FEET; THENCE,

7TH: NORTH 01DEGREE 24' 09" EAST, A DISTANCE OF 257.96 FEET; THENCE,

8TH: NORTH 52DEGREE 14' 58" WEST, A DISTANCE OF 229.18 FEET; THENCE,

9TH: NORTH 01DEGREE 09' 12" EAST, A DISTANCE OF 96,23 FEET; THENCE,

10TH: NORTH 40DEGREE 14' 14" EAST, A DISTANCE OF 212.97 FEET; THENCE,

11TH: NORTH 01DEGREE 03' 04" WEST, A DISTANCE OF 267.38 FEET; THENCE,

12TH: NORTH 67DEGREE 50' 20" EAST, A DISTANCE OF 244.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 945.00 FEET; THENCE ALONG SAID CURVE,

13TH: NORTHEASTERLY AN ARC DISTANCE OF 330.95 FEET, THROUGH A CENTRAL ANGLE OF 20DEGREE 03' 57"; THENCE TANGENT TO SAID CURVE,

14TH: NORTH 47DEGREE 46' 23" EAST, A DISTANCE OF 262.57 FEET; THENCE,

15TH: NORTH 38DEGREE 40' 24" WEST, A DISTANCE OF 66.76 FEET; THENCE,

16TH: SOUTH 50DEGREE 10' 36" WEST, A DISTANCE OF 220.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 845.00 FEET; THENCE ALONG SAID CURVE,

17TH: SOUTHWESTERLY AN ARC DISTANCE OF 366.13 FEET, THROUGH A CENTRAL ANGLE OF 24DEGREE 49' 34" TO A POINT, A RADIAL LINE TO SAID POINT BEARS SOUTH14DEGREE 59' 50" EAST; THENCE NON-TANGENT TO SAID CURVE,

18TH: SOUTH 88DEGREE 06' 29" WEST, A DISTANCE OF 145,04 FEET; THENCE,

19TH: SOUTH 50DEGREE 45' 07" WEST, A DISTANCE OF 369.37 FEET; THENCE,

20TH: NORTH 29DEGREE 58' 32" WEST, A DISTANCE OF 226.89 FEET; THENCE,

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22ND: SOUTH 02DEGREE 46' 35" WEST, A DISTANCE OF 298.92 FEET; THENCE,

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37TH: SOUTH 23DEGREE 49' 22" WEST, A DISTANCE OF 339.66 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A STRIP OF LAND 60 FEET WIDE, AS CONVEYED TO THE COUNTY OF VENTURA, BY DEED RECORDED AUGUST 22, 1929, IN BOOK 281, PAGE 99 OF OFFICIAL RECORDS, AND RERECORDED SEPTEMBER 7, 1929 IN BOOK 285, PAGE 3 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID LAND IS SHOWN AS PARCEL 2 ON THAT CERTAIN PARCEL MAP WAIVER (LOT LINE ADJUSTMENT) NO. SD10-0014, RECORDED JUNE 17, 2010 AS INSTRUMENT NO. 20100617-00089290-0OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 701-0-030-360

SURVEYOR'S NOTE:

CHRIS NELSON & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE-MENTIONED TITLE REPORT NO 19689490, DATED FEBRUARY 12, 2012 PREPARED BY FIDELITY TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. CHRIS NELSON & ASSOCIATES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLED REPORT.

FURTHER ALL INTERESTED PARTIES ARE ADVISED THAT LIENS, TAXES, C.C. & R'S, TRUST DEEDS, COUNTY CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS OR POLICIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY OTHER THAN AS NOTED HEREON, AND THEN ONLY TO THE EXTENT ADDRESSED HEREON.

NOTES OF SPECIFIC INTEREST

1) MINOR IRRIGATION DEVICES, I.E. SPRINKLERS, PIPING, CONTROLLERS, LANDSCAPE, LOCAL AREA DRAINS AND TIMERS, VALVE BOXES, ETC. EXIST ABOUT THE PROPERTY. SUCH ITEMS MAY OR MAY NOT HAVE BEEN SURVEYED AND NO REPRESENTATIONS IS MADE TO THEIR LOCATION OR RELATION TO PROPERTY LINES.

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 69°52'07" E	1.89'
L2	N 25°47'25" W	354.97'
L3	N 75°08'25" W	181.06'
L4	N 47°37'25" W	124.55'
L5	N 47°37'25" W	127.43'
L6	N 53°07'25" W	105.49'
L7	N 53°07'25" W	50.61'
L8	N 09°34'58" E	60.75'
L9	N 55°18'28" E	1.16'
L10	N 15°31'58" E	32.52'
L11	N 87°39'32" W	8.97'
L12	N 36°05'58" E	66.31'
L13	N 76°10'28" E	48.38'
L14	N 02°52'02" W	191.33'
L15	N 62°29'28" E	104.31'
L16	N 46°58'32" W	34.96'
L17	N 26°58'28" E	60.73'
L18	N 32°44'32" W	99.34'
L19	N 29°59'28" E	89.54'
L20	N 70°15'28" E	85.24'
L21	N 48°50'28" E	48.75'
L22	N 04°12'28" E	8.19'
L23	N 04°12'28" E	54.82'
L24	N 04°12'28" E	63.01'
L25	N 33°52'32" W	35.13'
L26	N 58°06'02" W	251.03'
L27	N 81°58'32" W	91.09'
L28	N 42°19'34" E	126.04'
L29	N 89°51'09" E	70.77'
L30	N 00°31'59" E	304.98'
L31	N 41°36'58" E	184.63'
L32	N 84°18'28" E	5.62'
L33	N 09°34'58" E	339.04'
L34	N 44°11'58" E	9.29'
L35	N 03°22'32" W	88.50'
L36	N 89°41'46" E	404.25'
L37	N 89°41'46" E	580.87'
L38	N 00°18'14" W	255.18'
L39	N 89°52'35" E	304.30'
L40	N 63°54'52" W	42.19'
L41	N 02°32'40" W	141.37'
L42	N 29°23'20" E	467.46'
L43	N 01°06'55" E	257.96'
L44	N 52°32'12" W	229.18'
L45	N 00°51'58" E	96.23'
L46	N 39°57'00" E	212.97'
L47	N 01°20'18" W	267.38'
L48	N 67°33'06" E	244.34'
L49	N 47°29'09" E	262.57'
L50	N 38°57'38" W	66.76'
L51	N 49°53'22" E	220.02'
L52	N 87°49'15" E	145.04'
L53	N 50°27'53" E	369.37'
L54	N 30°15'46" W	226.89'
L55	N 76°43'34" E	73.69'
L56	N 02°29'21" E	298.92'
L57	N 75°27'59" E	304.32'
L58	N 44°42'58" W	483.98'
L59	N 04°45'47" W	364.34'
L60	N 42°39'41" W	206.38'
L61	N 58°45'54" E	72.44'
L62	N 28°21'40" W	312.52'
L63	N 07°48'50" E	303.71'
L64	N 35°35'17" W	221.33'
L65	N 00°07'25" W	351.51'
L66	N 64°50'03" W	130.79'
L67	N 40°24'58" W	163.40'
L68	N 04°48'55" E	170.12'
L69	N 73°41'45" W	407.56'
L70	N 25°51'18" W	488.39'
L71	N 23°32'08" E	339.66'
L72	N 00°26'02" W	12.63'
L73	N 44°01'28" E	15.18'
L74	N 00°03'29" E	61.01'

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	33°00'58"	130.00'	74.91'	38.53'
C2	30°56'30"	130.00'	70.20'	35.98'
C3	54°17'04"	230.00'	217.91'	117.91'
C4	50°30'24"	170.00'	149.86'	80.19'
C5	49°21'00"	170.00'	146.42'	78.10'
C6	49°21'00"	230.00'	198.10'	105.67'
C7	27°31'00"	330.00'	158.48'	80.80'
C8	27°31'00"	270.00'	129.67'	66.11'
C9	42°34'08"	134.52'	99.94'	52.40'
C10	62°42'22"	170.00'	186.05'	103.58'
C11	74°44'30"	110.00'	143.49'	84.01'
C12	39°46'30"	100.00'	69.42'	36.17'
C13	76°48'30"	100.00'	134.06'	79.27'
C14	56°14'30"	100.00'	98.16'	53.44'
C15	40°04'30"	200.00'	139.89'	72.94'
C16	79°02'30"	80.00'	110.36'	66.00'
C17	65°21'30"	100.00'	114.07'	64.15'
C18	109°28'00"	60.00'	114.63'	84.85'
C19	73°57'00"	100.00'	129.07'	75.29'
C20	150°30'00"	60.00'	157.60'	227.90'
C21	90°47'00"	70.00'	110.91'	70.96'
C22	62°44'00"	100.00'	109.49'	60.96'
C23	30°25'30"	100.00'	53.10'	27.19'
C24	92°52'00"	78.00'	126.42'	82.00'
C25	84°50'30"	88.09'	130.44'	80.50'
C26	52°29'00"	100.00'	91.60'	49.30'
C27	21°25'00"	300.00'	112.14'	56.73'
C28	44°38'00"	150.00'	116.85'	61.57'
C29	38°05'00"	100.00'	66.47'	34.51'
C30	24°13'30"	200.00'	84.56'	42.92'
C31	23°52'30"	300.00'	125.01'	63.43'
C32	78°36'00"	100.00'	137.18'	81.85'
C33	44°59'30"	100.00'	78.53'	41.41'
C34	42°41'30"	200.00'	149.02'	78.16'
C35	74°44'30"	80.00'	104.36'	61.10'
C36	34°37'00"	100.00'	60.42'	31.16'
C37	55°08'19"	128.73'	123.88'	67.21'
C38	22°31'28"	270.56'	106.36'	53.88'
C39	20°03'57"	945.00'	330.95'	167.19'
C40	24°49'34"	845.00'	366.14'	185.99'
C41	26°14'00"	100.00'	45.79'	23.30'

PRELIMINARY TITLE REPORT PREPARED BY:

FIDELITY NATIONAL TITLE COMPANY

6060 SEPULVEDA BLVD., SUITE 100, VAN NUYS, CA 91411

TITLE OFFICER: SHEILA ISHAM PHONE NO. (818)758-5718

ITEMS PER SCHEDULE B OF P.T.R. NO.19689490, DATED 02-12-2012

NOTE: THIS CONDENSATION OF ITEMS IN THE P.T.R. IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

ITEM NO.	FOR	PURPOSE	IN FAVOR OF	RECORDED DATA
1-4.	PROPERTY TAXES			
5.	LIEN OF SUPPLEMENTAL TAXES			
6.	ASSESSMENTS, IF ANY FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND			
7.	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS			
8.	ANY RIGHTS OF THE PARTIES IN POSSESSION			
△9.	EASEMENT	ROAD	COUNTY OF VENTURA	BOOK 115, PAGE 318, O.R.
△10.	EASEMENT	PUBLIC UTILITIES	SO. CA. EDISON CO.	BOOK 1499, PAGE 384, O.R.
△11.	EASEMENT	ROAD		BOOK 4342, PAGE 987, O.R.
△12.	EASEMENT	ROAD		02-11-1988, INST. NO. 88-17778, O.R.
△13.	EASEMENT	PUBLIC UTILITIES	SO. CA. EDISON CO.	11-20-1990, INST. NO. 90-173602, O.R.
△14.	EASEMENT	POLE LINES		05-15-1991, INST. NO. 91-66614, O.R.
15.	NOTICE OF GRADING NON-COMPLIANCE			01-21-1999, INST. NO. 99-012442, O.R.
16-19.	TITLE COMPANY MATTERS			

△= INDICATES PLOTTED ITEMS

SURVEYOR'S STATEMENT:

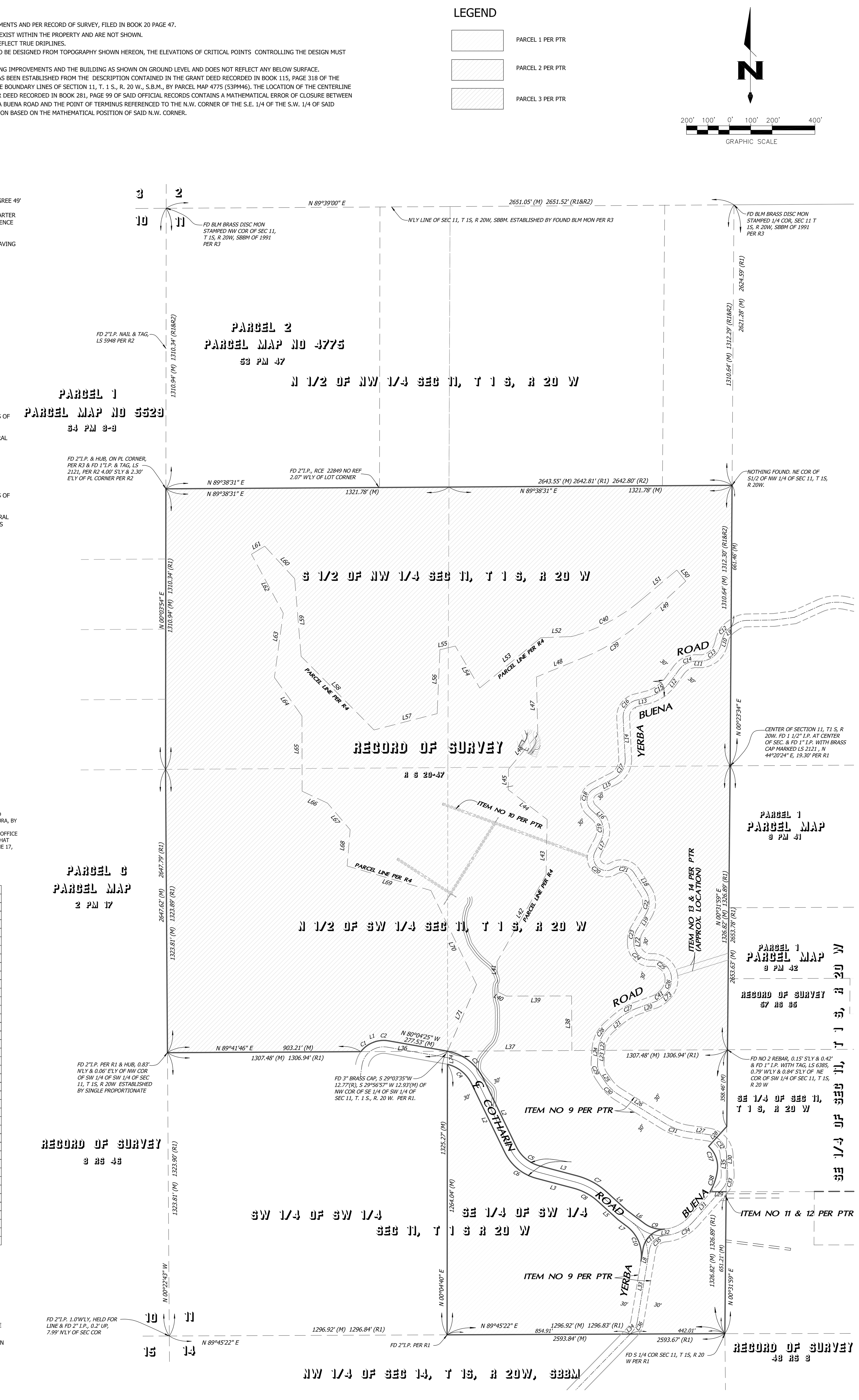
TO FIDELITY NATIONAL TITLE COMPANY AND TASCHEN AMERICA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 5, 8, 13, 14, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 22, 2012.

CHRIS NELSON & ASSOCIATES

CHRIS NELSON
PLS 6385, LICENSE EXPIRES 12-31-12

PROFESSIONAL LAND SURVEYOR
CHRIS D. NELSON
NO. 6385
EXP. 12-31-2012
STATE OF CALIFORNIA



NOTE: SEE SHEETS 2 & 3 OF 3 SHEETS FOR IMPROVEMENTS ON SITE

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
MALIBU
SUN VALLEY
WWW.BUAIA.COM

24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

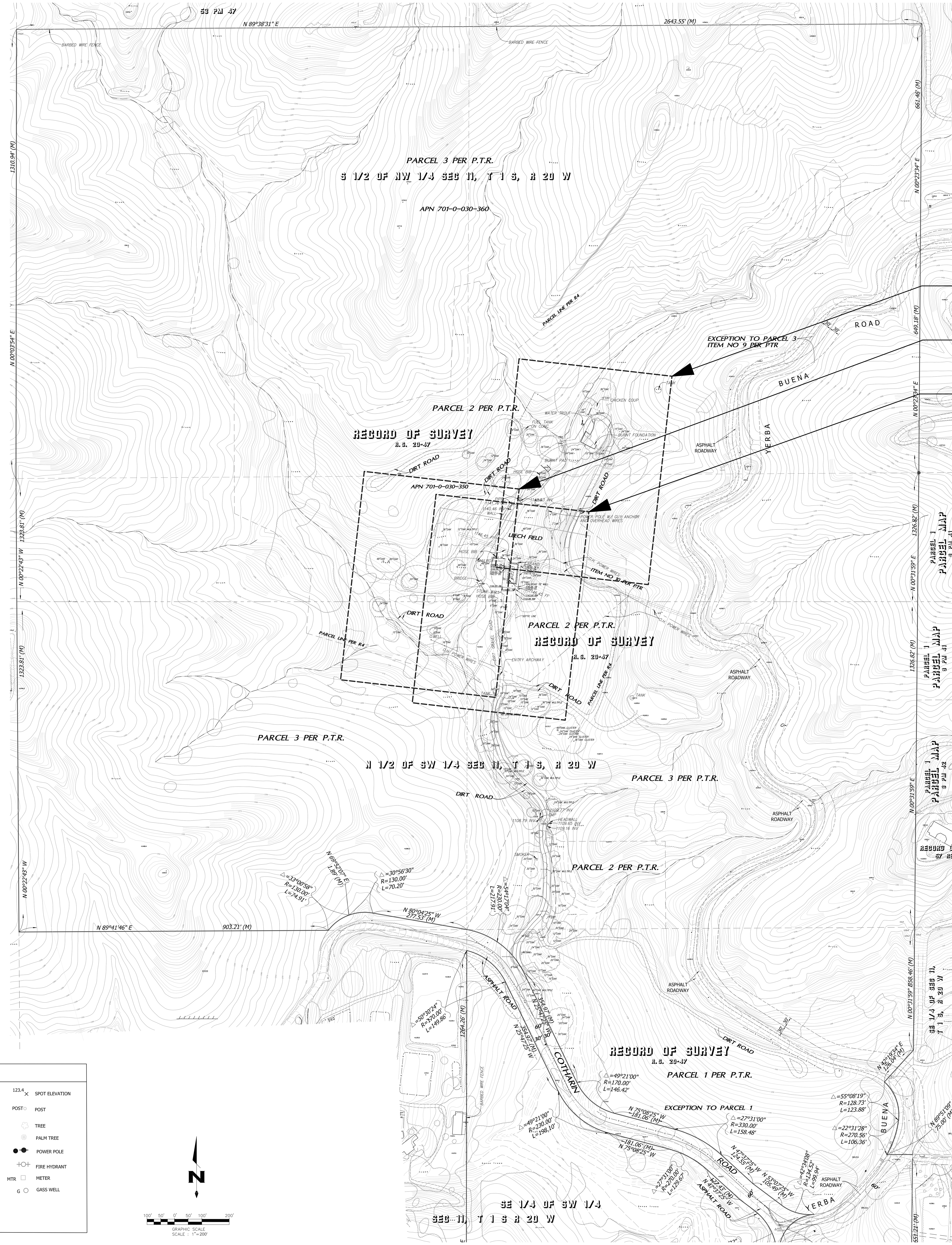
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

SURVEY

DRAWING NO.
T-2.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	
DRAWN BY	D.W.B., J.J.H.



TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

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

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

BURDGE & Associates ARCHITECTS
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24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PARTIAL SURVEY

DRAWING NO.
T-2.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 200'
DRAWN BY	D.W.B., J.J.H.

LEGEND OF LINES & SYMBOLS PER AERIAL

ASPHALT, FLOW LINES, DIRT, CONCRETE, WALLS, FENCE, BUILDING, PIPES, 960 INDEX CONTOURS, INTM. CONTOURS, MEDIAN BARRIER, HEAD WALL

RAIL ROAD, CURB, GUTTER, GUARD RAIL, RETAINING WALL, TREE LINES, BRUSH LINES, BRIDGE, ROCKS

LIGHT POLE, MH MAN HOLE, CONTROL POINT, VC VALVE, U/O UNKNOWN OBJECT, DI DRAIN INLET, S SIGN, TRAFFIC LIGHT

123.4 SPOT ELEVATION, POST POST, TREE, PALM TREE, POWER POLE, FIRE HYDRANT, MTR METER, G GASS WELL

GRAPHIC SCALE
SCALE : 1"=200'

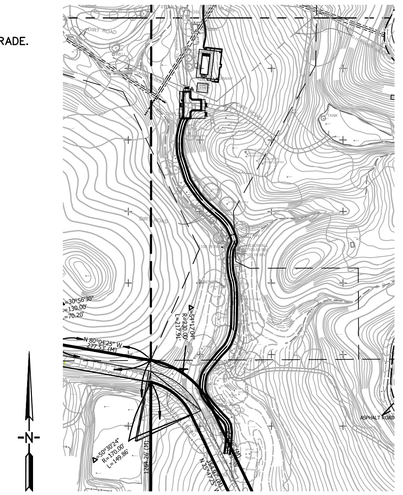
/Users/pf-22/Library/CloudStorage/Box-Box/2024-11-18 Latest in Use/Taschen-12233Cotharin V25 2022-04-16.pln

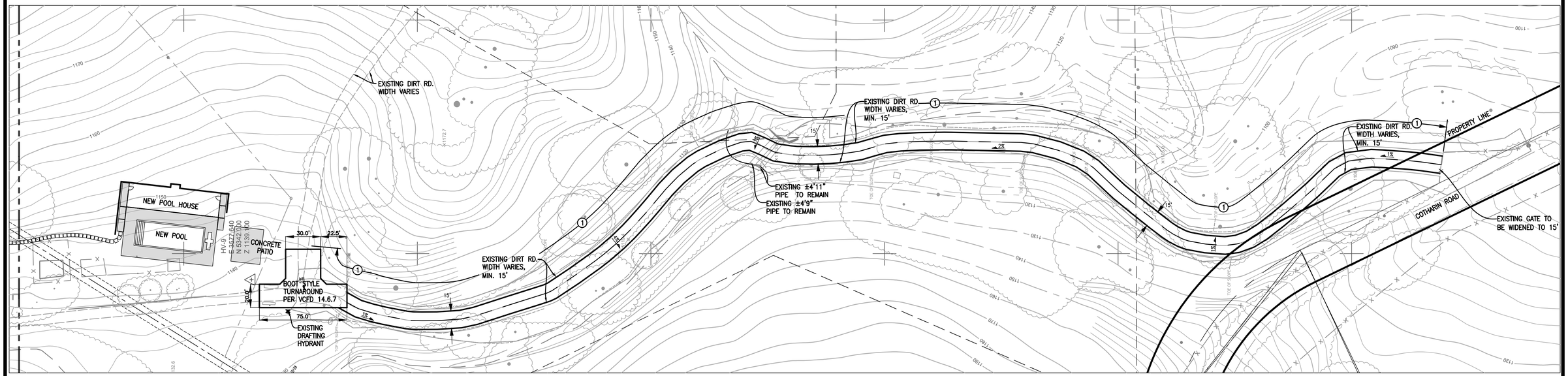
CONSTRUCTION NOTES

① CONSTRUCT ACCESS ROAD: 6" CEMENT TREATED SOIL, 5% CEMENT CONTENT, TO 95% RELATIVE COMPACTION. INSTALLED PER SOILS ENGINEER'S RECOMMENDATIONS. MAX. 10% GRADE.

NOTES

1. 13'–6" VERTICAL CLEARANCE REQUIRED.
2. 50' INSIDE TURNING RADIUS REQUIRED.
3. CERTIFICATION OF ALL WEATHER SURFACE ACCESS REQUIRED.
4. ROAD WIDTHS; 15' AS NOTED PER PLAN.
4. ROAD WIDTHS; 15' AS NOTED PER PLAN.





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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JACOB G. LUKIEWSKI
C 71534
EXP.12-31-23
CIVIL
STATE OF CALIFORNIA

A.P. NO.: 701–0–030–350 & 701–0–030–360

△	REVISION	DESCRIPTION	RCE	APP.	DATE
6					
5					
4					
3					
2					
1					

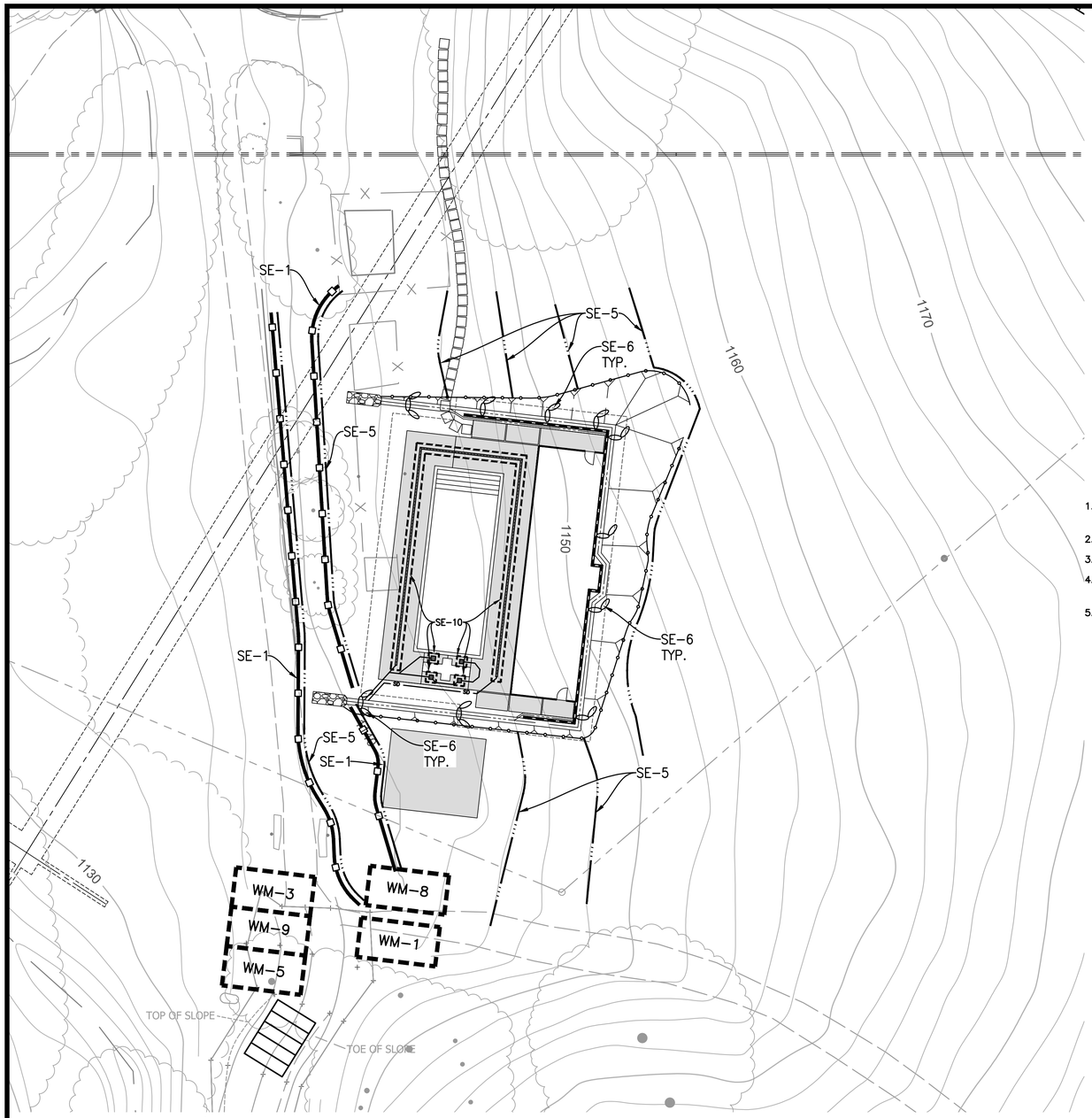
M³ CIVIL
Consulting Civil Engineers
4000 CALLE TECATE, SUITE 108
CAMARILLO, CA 93012
(805) 445–4404
FAX (805) 445–4401
JACOB G. LUKIEWSKI, RCE 71534 EXP 12–31–23 DATE
05/31/2023

J.N.: 13.06
FILE: Taschen_VCFD_Access_Rd.dwg

DESIGNED	03/09/2022
DRAWN	03/09/2022
CHECKED	
APPROVED	

FIRE DEPARTMENT HYDRANT AND ACCESS PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 1
OF 1
DRAWING No.



EROSION CONTROL BMP LIST AND LEGEND

TC-1	STABILIZED CONSTRUCTION ENTRANCE	
EC-1	SCHEDULING	
EC-2	PRESERVATION OF EXISTING VEGETATION	
SE-1	SILT FENCE	
SE-5	FIBER ROLL	
SE-6	BURLAP, GRAVEL BAG BERM	
SE-10	STORM DRAIN INLET PROTECTION	
WM-1	MATERIAL DELIVERY AND STORAGE	WM-1
WM-3	STOCKPILE MANGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	

NOTES

1. THESE ARE MINIMUM ON-SITE EROSION CONTROL MEASURES. OTHER MEASURES MAY BE BE REQUIRED TO PREVENT EROSION DURING INTENSE RAINFALL PERIOD.
2. BMP'S NOT TO SCALE.
3. ACTUAL BMP'S LOCATIONS MAY VARY BASED ON CONSTRUCTION PHASE.
4. ALL BMP'S ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST VERSION OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP HANDBOOK.
5. DESIGNATED AREAS FOR THE STORAGE OF CONSTRUCTION MATERIALS, SOLID WASTE MANAGEMENT, AND PORTABLE TOILETS MUST NOT DISRUPT DRAINAGE PATTERNS OR SUJECT THE MATERIAL TO EROSION BY SITE RUNOFF.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. In case of emergency, call Adam Stern at (310) 592-2912.
2. Total Disturbed Area 0.22 ac
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
11. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
14. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
20. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

_____ _____ _____
Civil Engineer/QSD Sign ature Date

21. As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

_____ _____
Owner or Authorized Representative (Permittee) Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.
23. The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

-N-
0 20 40 60
SCALE: 1"=20'

REGISTERED PROFESSIONAL ENGINEER
JACOB G. LUKIEWSKI
C 71534
EXP.12-31-23
CIVIL
STATE OF CALIFORNIA

A.P. NO.: 701-0-030-350 & 701-0-030-360

6					
5					
4					
3					
2					
1					
△	REVISION	DESCRIPTION	RCE	APP.	DATE

M³ CIVIL
Consulting Civil Engineers
JACOB G. LUKIEWSKI, RCE 71534 EXP 12-31-23 DATE 05/31/2023

J.N.: 13.06
FILE: Erosion_Working.dwg
4000 CALLE TECATE, SUITE 108
Camarillo, CA 93012
(805) 445-4404
FAX (805) 445-4401

DESIGNED 03/09/2022
DRAWN 03/09/2022
CHECKED
APPROVED

APPROVED: COUNTY OF VENTURA
DATE: _____
BY: _____
MANAGER, DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

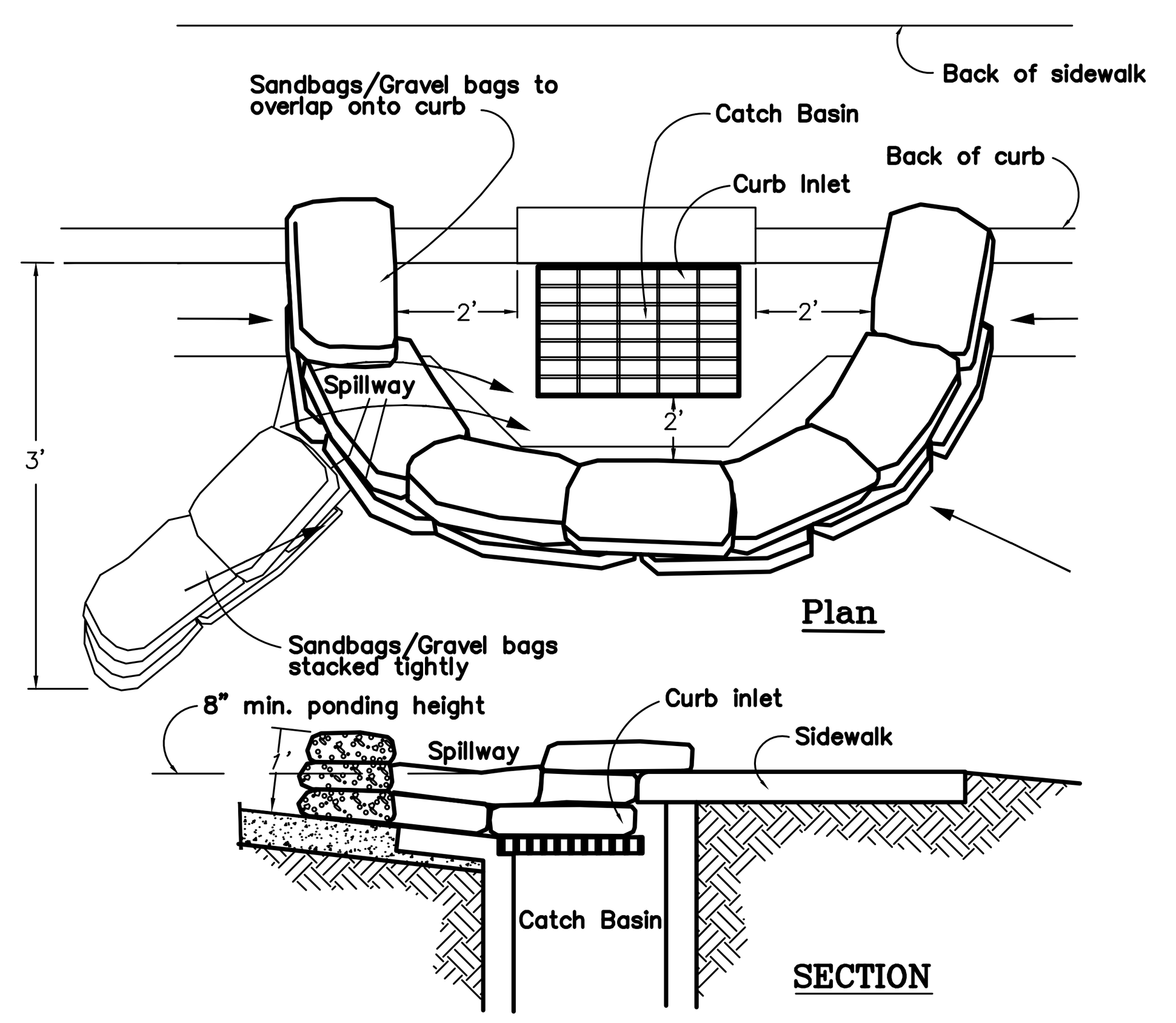
SPEC. NO.
PROJ. NO.

EROSION AND SEDIMENT CONTROL PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 1 OF 2
DRAWING No. EC1

SE-10

Catch Basin/Inlet Protection

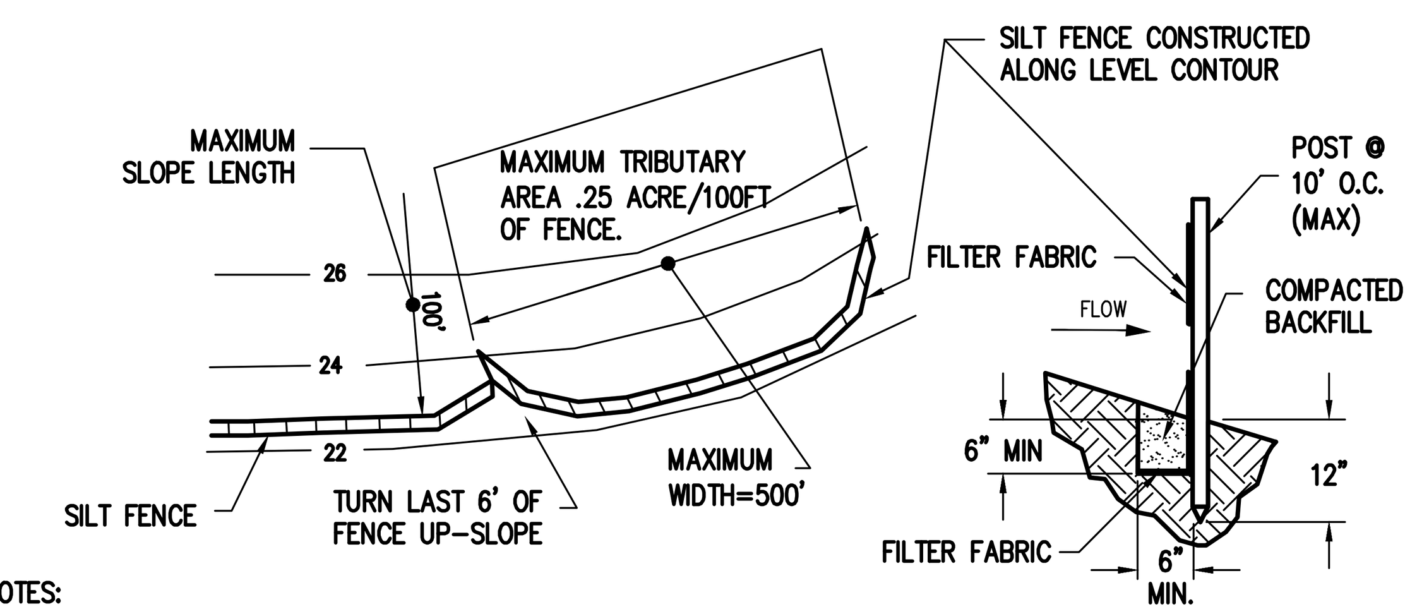


Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v-ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.
8. See CASQA SE-10 (Storm Drain Inlet Protection) for more information.

SE-1

Silt Fence

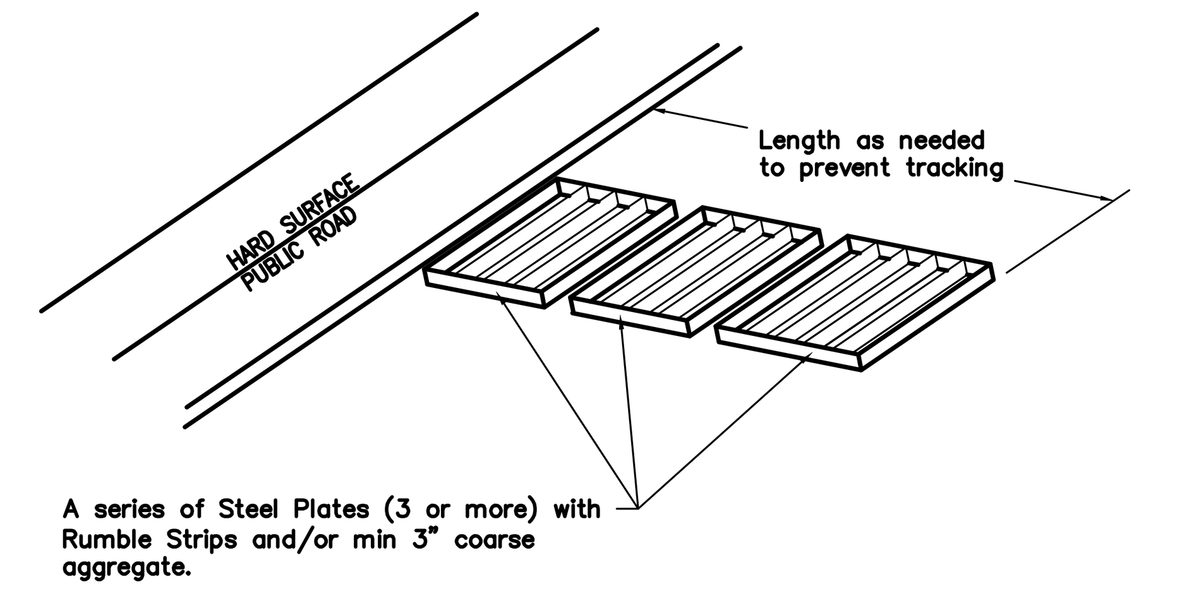


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2003 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

TC-1

Stabilized Construction Entrance



Notes:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
   Stabilized construction entrance shall be:
2.
   a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.
   b. A series of steel plates with "rumble strips", and/or min 4" coarse aggregate with length, width & thickness as needed to adequately prevent tracking onto paved surfaces.
   [illegible]
3. improve efficiency.
   All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.
4.

5. See CASQA TC-1 (Stabilized Construction Entrance and Exit) for more information.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.
4. See CASQA SE-7 (Street Sweeping) for more information.

WM-1

Material Storage

APPLY BMP WM-1 FROM THE 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.

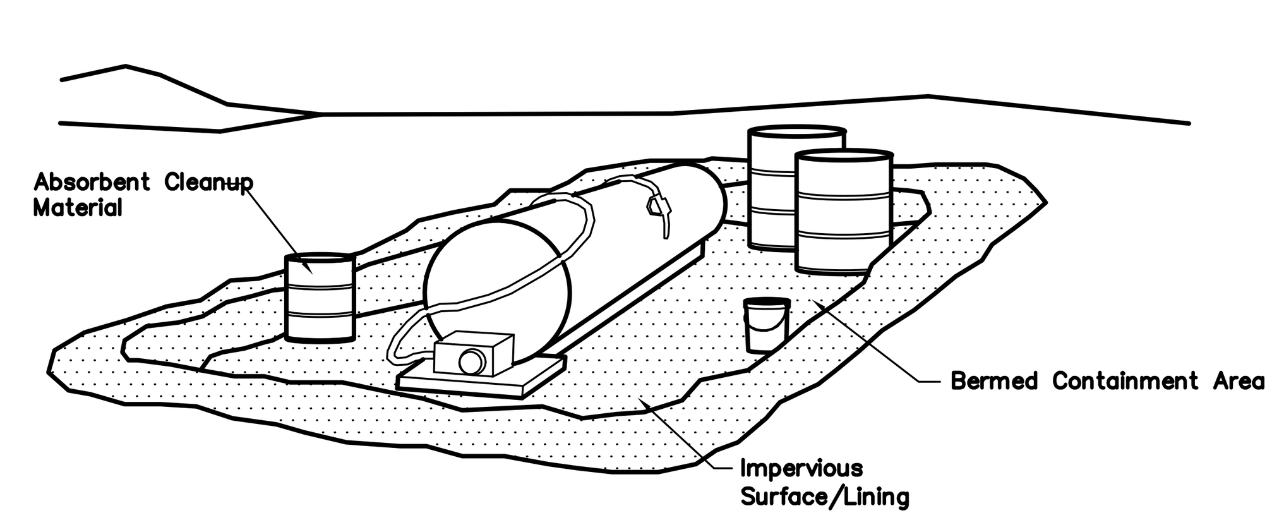
MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.

MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.

EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

NS-9

Vehicle/Equipment Fueling



Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.

3. See CASQA NS-9 (Vehicle and Equipment Fueling) for more information.

DIGALERT

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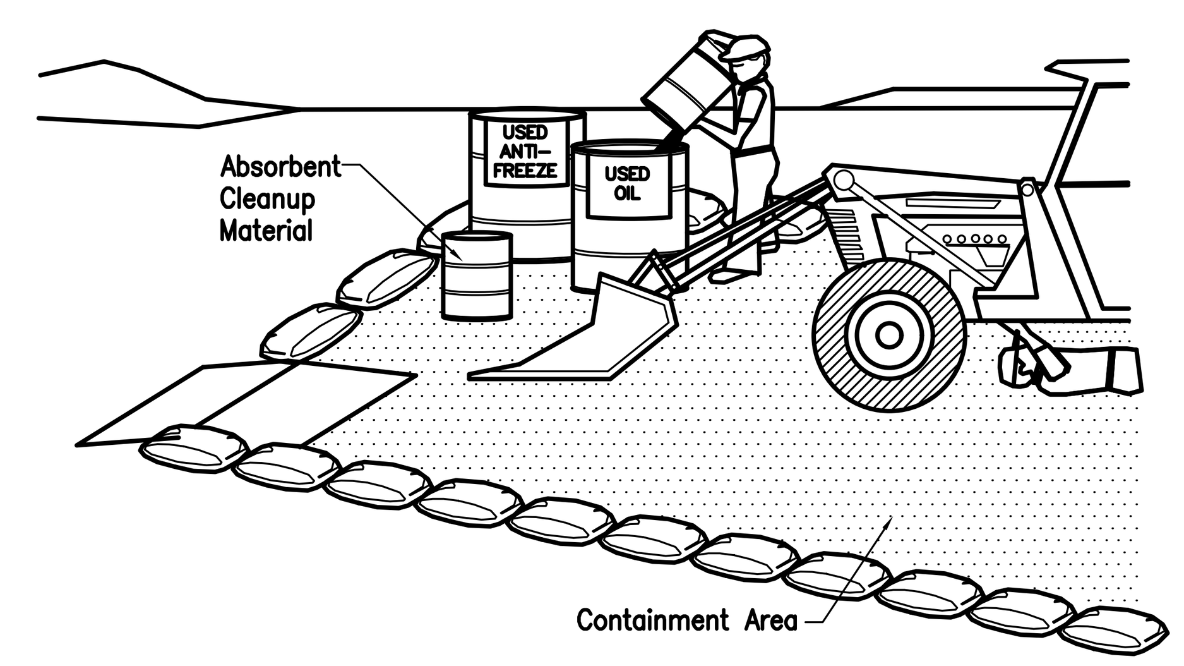
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NS-14

Equipment Repair/Maintenance



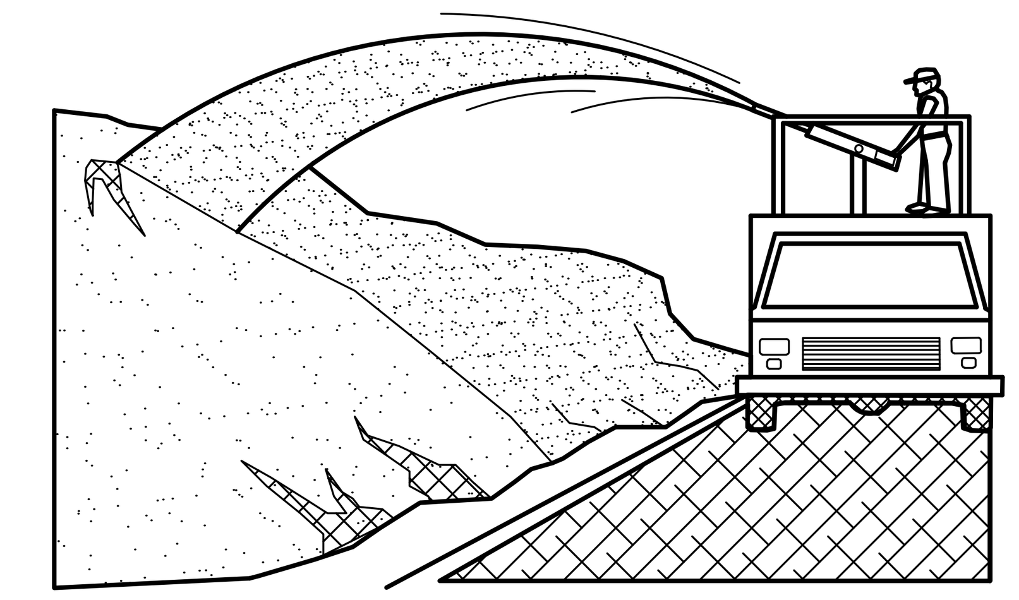
Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
   Vehicles and equipment shall be maintained, and repaired on-site only in designated areas.
3. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
4. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
5. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
6. Legally dispose of used oils, fluids, and lubricants.
7. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
8. Maintain an adequate supply of absorbent spill cleanup materials in designated area.
9. See CASQA NS-8, & NS-10 (Vehicle and Equipment Cleaning and Maintenance) for more information.

REGISTERED PROFESSIONAL ENGINEER
JACOB G. LUKIEWSKI
C 71534
EXP.12-31-23
CIVIL
STATE OF CALIFORNIA

EC-2

Erosion Control



Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas (14 days or more) and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500
7. lbs/acre, that does not contain more than 50 percent newsprint.
   For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.

8. See CASQA EC-1 through EC-16 for more information.

WM-8

Concrete Waste Management

Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.
4. See CASQA WM-8 (Concrete Waste Management) for more information.
5. Concrete washout area shall either be in an approved, leak proof washout bin, or be lined with a minimum 10 mil Polyethylene sheeting.

A.P. NO.: 701-0-030-350 & 701-0-030-360

6				
5				
4				
3				
2				
1				
△	REVISION DESCRIPTION	RCE	APP.	DATE

M 3 CIVIL
Consulting Civil Engineers

J.N.: 13.06
FILE: Erosion_Worrking.dwg
4000 CALLE TECATE, SUITE 108
Camarillo, CA 93012
(805) 445-4404
FAX (805) 445-4401

[illegible] 05/31/2023
JACOB G. LUKIEWSKI, RCE 71534 EXP 12-31-23 DATE

DESIGNED 03/09/2022
DRAWN 03/09/2022
CHECKED
APPROVED

APPROVED: COUNTY OF VENTURA
DATE: ______
BY: ______
MANAGER, DEVELOPMENT SERVICES

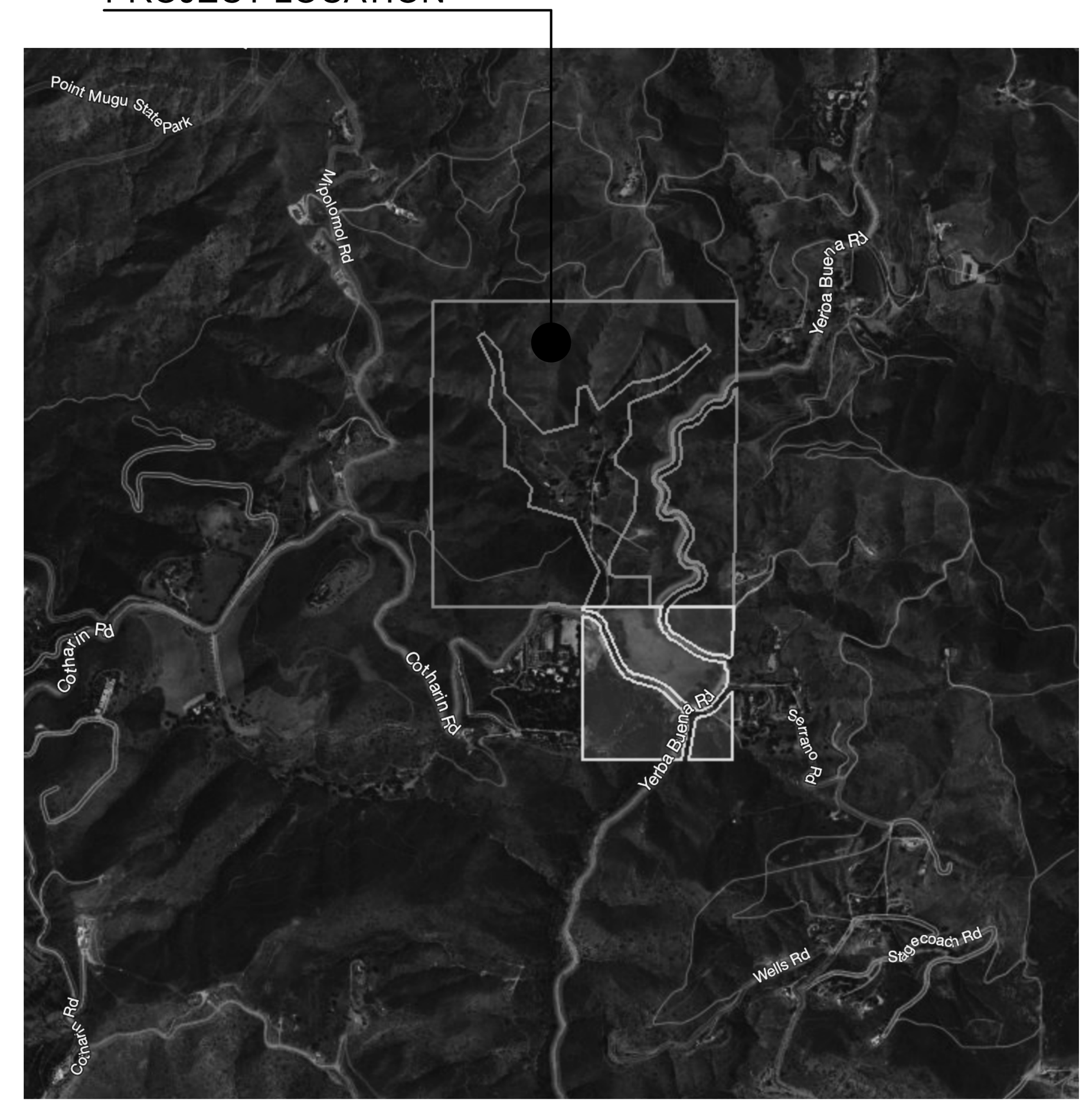
COUNTY OF VENTURA
PUBLIC WORKS AGENCY
DEVELOPMENT SERVICES

SPEC. NO.
PROJ. NO.

EROSION AND SEDIMENT CONTROL DETAILS
TASCHEN RANCH
12233 COTHARIN ROAD
WEST MALIBU, COUNTY OF VENTURA, CA

SHEET 2 OF 2
DRAWING No. EC2

PROJECT LOCATION

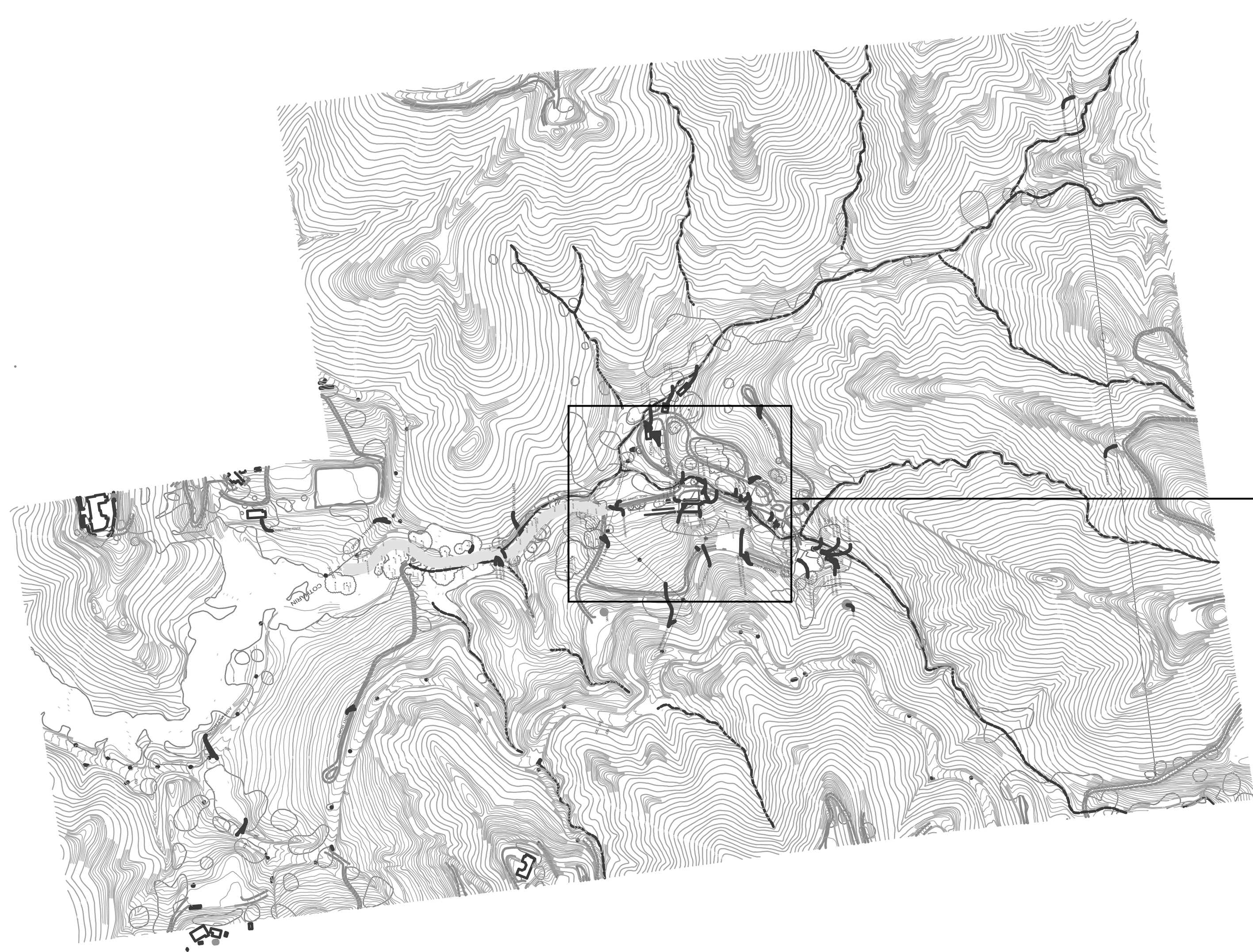


VICINITY MAP 3
NOT TO SCALE

•ADDRESS:	12233 COTHARIN ROAD, MALIBU, CA 90265
•LEGAL DESCR.:	PER SURVEY
•A.P.N:	701-0-030-340 701-0-030-350 701-0-030-360
•OCC. GROUP:	U
•TYPE OF CONST:	VB
•NUMBER OF STORIES:	1
•FIRE ZONE:	HFHSZ / EXPANSION INDEX = 61
•SPRINKLERED:	YES (PER 610B)
•SEISMIC COEFFICIENTS:	S_{ds}, S_{d1}, S_s
•WIND EXPOSURE CATEGORY:	C
•ZONING:	COS - 10ac-sdf/M
*LAND USE:	GENEARL PLAN DESIGNATION: OPEN SPACE
•LOT AREA:	701-0-030-340: 37.27 acres 701-0-030-350: 30.43 acres 701-0-030-360: 124.35 acr es TOTAL: 192.05 acres
•SCOPE OF WORK:	NEW POOL, POOL DECK, AND POOL CABANA WITH FIREPLACE. MINIMAL GRADING / SITEWORK REQUIRED. UTILITY PAD FOR POOL EQUIPMENT AND CONCRETE PAD FOR OUTDOOR SEATING. CORRECTION OF EXISTING SITE VIOLATIONS AS NOTED BELOW

PLAN NORTH

20' X 30' 600 SQ. FT. TO BE REMOVED
PLASTIC SHEET SHADE HOUSE WOOD FRAMED 16' X 50' 800 SQ.FT. TO BE REMOVED
CENTERLINE OF STREAM
100' ESHA SETBACK
3-COOLER SHEDS WOOD FRAMED 10' x 12' 120 SQ. FT. TO BE REMOVED
TOP OF STREAM
LINE OF TOP OF CREEK
CENTERLINE OF STREAM
HOSE BIB
WALL
PIPE
PROPOSED TWO (2) 8'X STORAGE
EXISTING WATER CONNECTION
PROVIDE FENCE 6' FROM DRIPLINE DURING CONSTRUCTION
(EX) DIRT GRAVEL ROAD
SEPTIC TANK LIDS
EXISTING LEACH FEILD
EXISTING RESIDENCE 12233 COTHARIN RD FF @ 1146.45'
NEW STEPPING STONE PATH
25 'x30' CONCRETE PAD FOR SEATING AREA
PROPOSED POOL
PROPOSED POOL CABANA
NEW 12'x12' CONCRETE PAD FOR POOL EQUIPMENT & PROPANE TANK (S.O.G. - NO GRADING REQ'D.)
NEW 8'H FENCE W/ GATES
EXISTING POWER POLE
NEW POWER LINE TO POOL
V-SWALE
V-SWALE
FIRE DPT. BRUSH CLEARANCE ZONE (FROM CABANA ONLY)
HOSE BIB
CREEK FLOW LINE
POWER POLE W/ GUY ANCHOR AND OVERHEAD WIRES
TWO (2) 8'X12' STEEL STORAGE CONTAINERS TO BE RELOCATED
(EX) DIRT ROAD
DIRT ROAD
1140
1150
1160
1170
1180
1190
1200
1210
1220
1230
1240
1250
1260



SITE PLAN 1
SCALE: 1" =500'

SITE PLAN 2
SCALE: 1" = 50'

NOTES:
1. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

/Users/pl-22/Library/CloudStorage/Box-Box/2024-11-15 Latest in Use/Taschen-12233Cotharin V25 2022-04-16.pln

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

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TEL. 310-456-5905

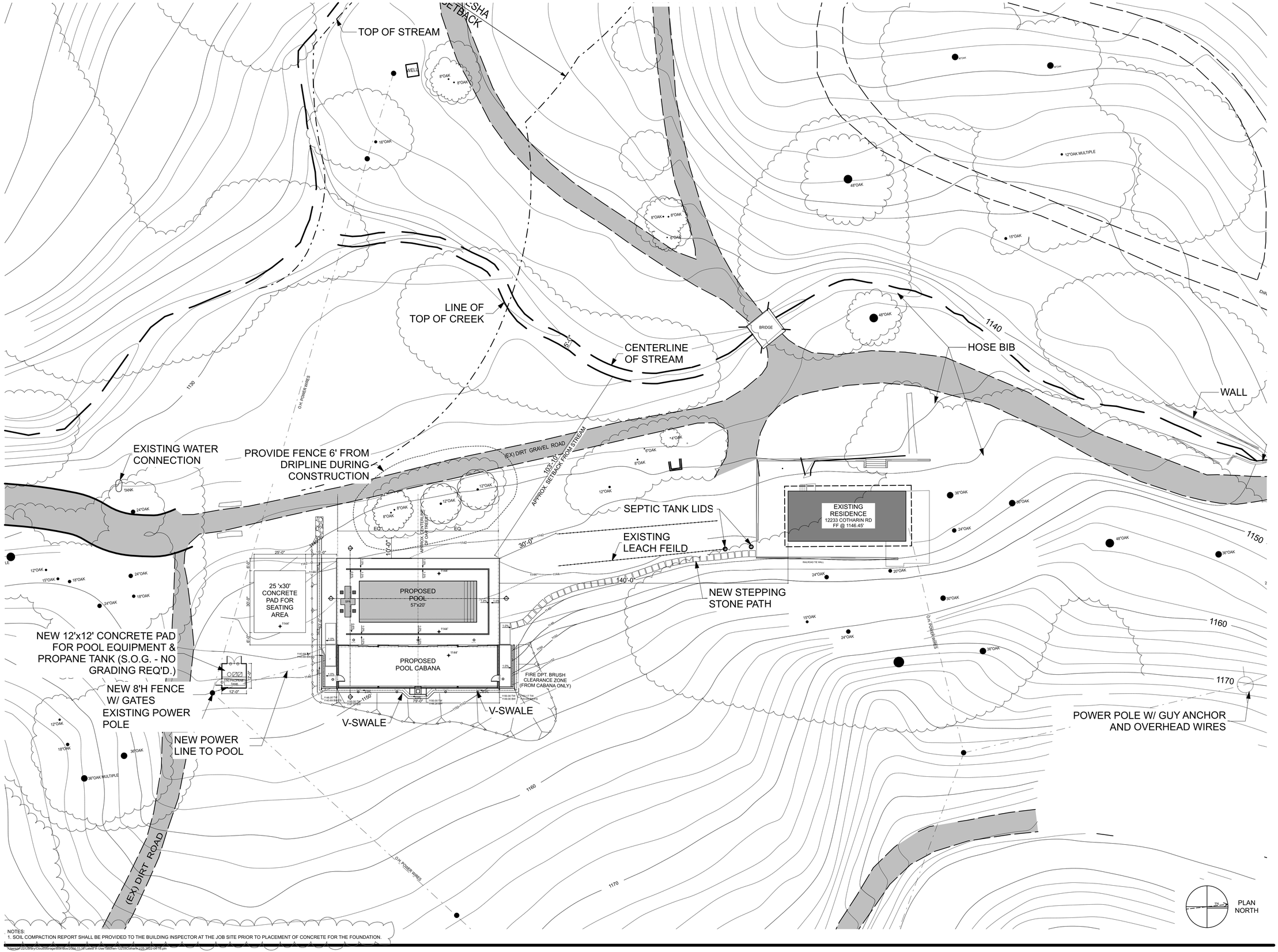
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

SITE PLAN

DRAWING NO.
A-0.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.



NOTES:
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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
STATE OF CALIFORNIA

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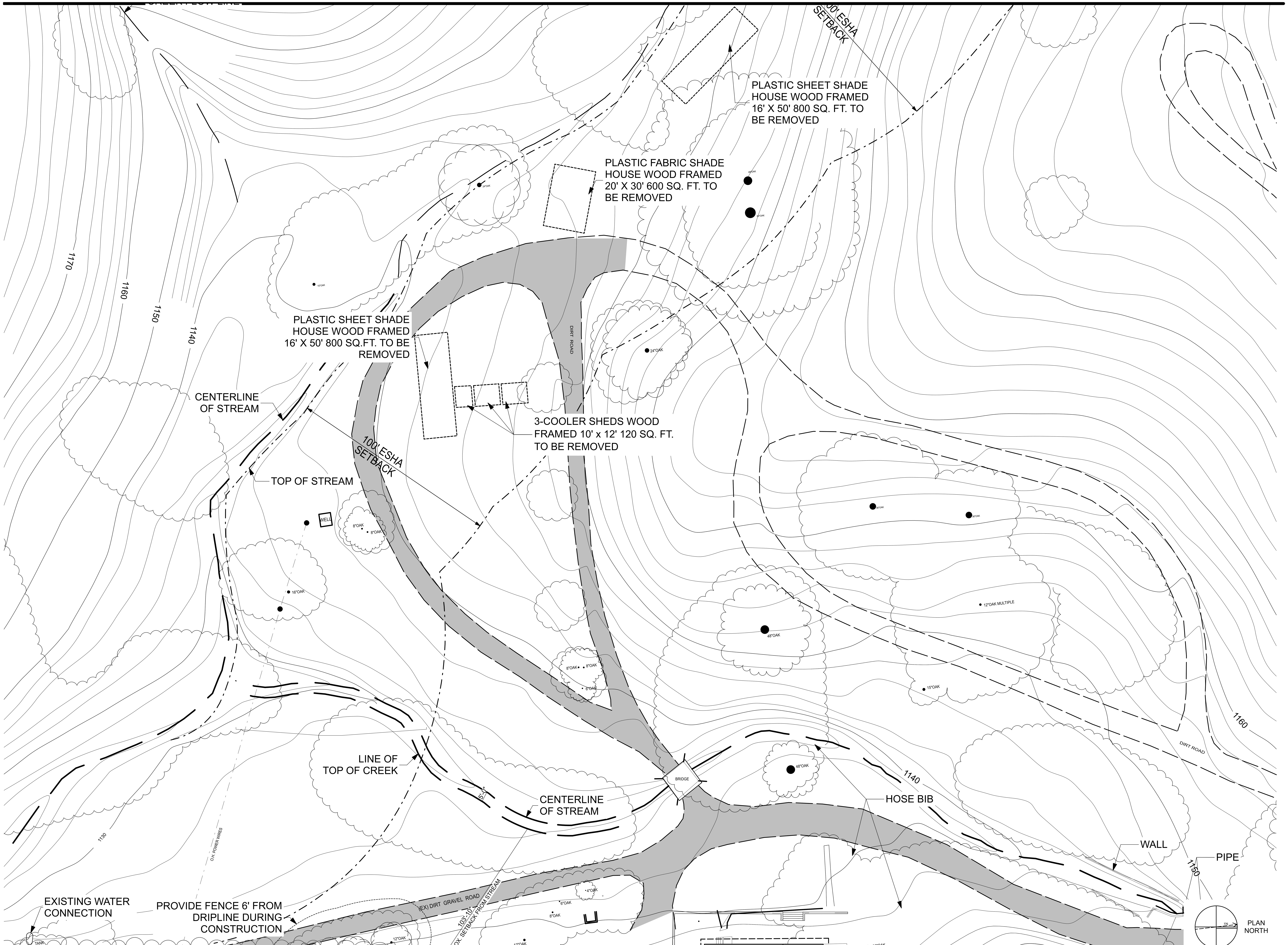
SHEET TITLE

PARTIAL SITE PLAN A

DRAWING NO.
A-0.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.



NOTES:
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/Users/pl-22/Library/CloudStorage/Box-Box/2024-11-15 Latest in Use/Taschen-12233Cotharin V25 2022-04-16.pln

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

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

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
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	8/18/2020	PDP RESUBMITTAL
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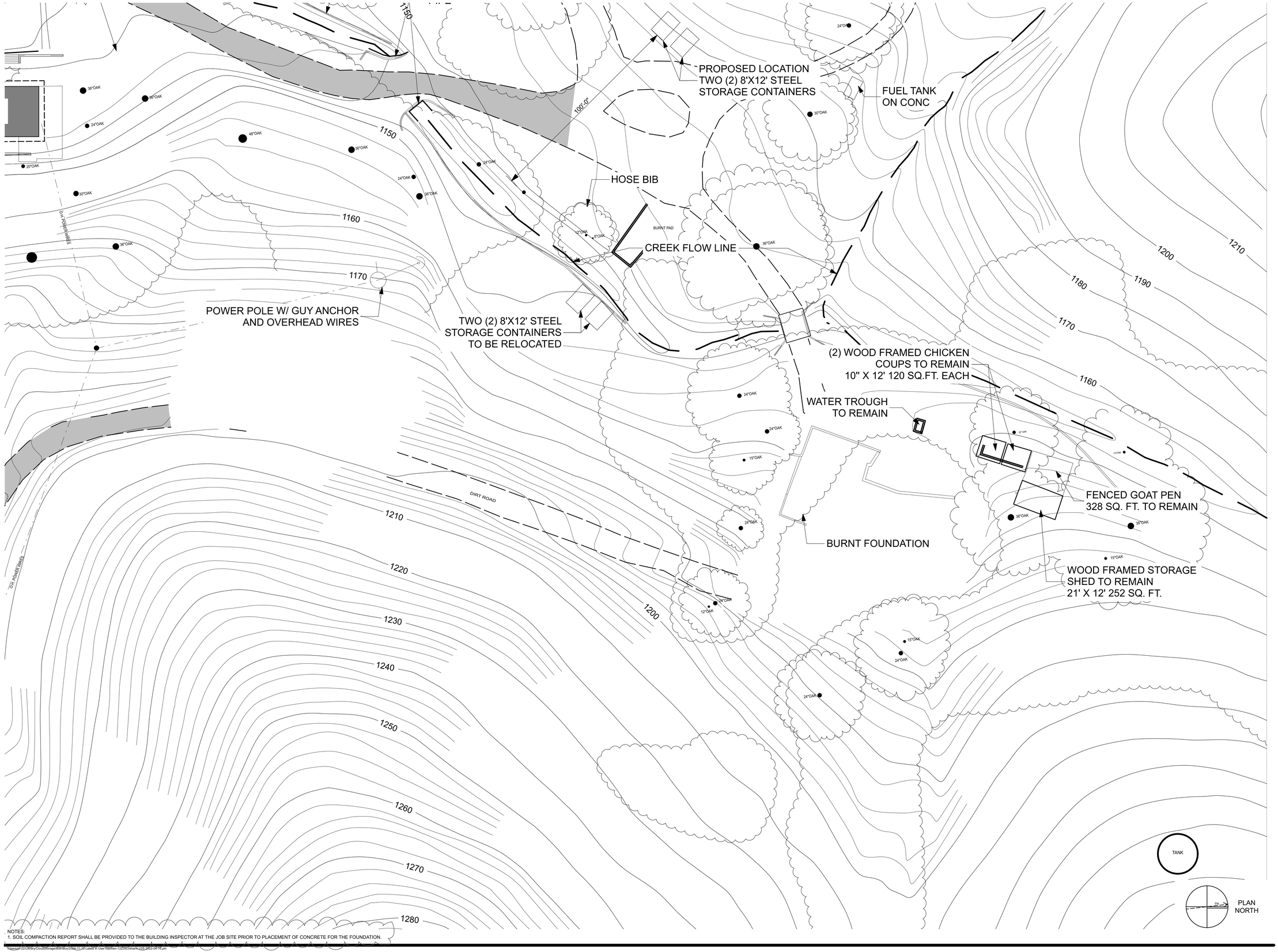
SHEET TITLE

PARTIAL SITE PLAN B

DRAWING NO.
A-0.3

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.



NOTES:
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TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
STATE OF CALIFORNIA

MARK	DATE	DESCRIPTION
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	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
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SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PARTIAL SITE PLAN C

DRAWING NO.
A-0.4

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1'-0" = 20'
DRAWN BY	D.W.B., J.J.H.

LIGHTING AND ELECTRICAL LEGEND

- **LED POOL LIGHT:** PENTAIR INTELLIBRITE 5G UNDERWATER COLOR-CHANGING LED POOL & SPA LIGHTS
- **RECESSED LED DOWNLIGHT:** WAC LIGHTING - SUMMIT 2.0 3.5" SQUARE AC-LED HR3S-IC
- **DECORATIVE PENDANT FIXTURE:** EXTERIOR RATED STYLE AND MANUFACTURER TBD
- EXHAUST FAN ONLY (INSTALL W/ REGGIO REGISTER COVER PLATE)
- DUPLEX RECEPTACLE (110V)
- WP/GFI — DUPLEX GROUND FAULT INTERRUPTER RECEPTACLE (W/ WATER PROOF COVER)
- GFI — DUPLEX GROUND FAULT INTERRUPTER RECEPTACLE
- AFCI — ARC-FAULT CIRCUIT INTERRUPTER
- SMOKE DETECTOR/ CARBON MONOXIDE ALARM
- DUPLEX RECEPTACLE (110V)

PROVIDE FENCE 6' FROM DRIPLINE DURING CONSTRUCTION

1142

1144

1146

1148

1150

1152

1 A-3.1

WEST A-2.1

10'-0"

79'-0"

57'-0"

11'-0"

2'-0" 7'-0" 2'-0"

SEATING PATIO
20'x20'
(CONCRETE SLAB ON GRADE)

1,144.00'

15'-0"

2'-6"

42'-0"

63'-0"

21'-0"

19'-0"

1'-0"

APPLIED EQUIPOTENTIAL BONDING AROUND PERIMETER OF POOL SHALL MEET SPECIFICATIONS PER 680.26 CEC

POOL DECK
79'x11'

POOL ALARM SOUND UPON DETECTION TO MEET ASTM STANDARD F2208

2'-0" 3'-0" 2'-0"

7' DEEP

3.5' DEEP

1144.25' WL

POOL COVER TO MEET ASTM SPECS F1346-91

1143.50 TW
1143.50 BW

SPA
3'x6'

POOL
57'x20'

DN

6'-0"

3'-0"

6'-0"

UNDERWATER POOL LIGHTS (TYP)

DRAIN

U/W BENCH (-18")

UNDERWATER POOL LIGHTS (TYP)

WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS LOCATED WITHIN 10 FEET OF THE BUILDING SHALL BE IGNITION-RESISTANT MATERIAL COMPLYING WITH BOTH SFM 12-7A-4 AND SFM 12-7A-5, EXTERIOR FIRE RETARDANT-TREATED WOOD, NONCOMBUSTIBLE MATERIAL OR MEET THE REQUIREMENTS OF SFM 12-7A-4A WHEN THE EXTERIOR WALL COVERING IS EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT. [§R337.9.2, R337.9.3 CRC]

POOL DECK
79'x11'
1,143.75'

EXTERIOR PORCH CEILINGS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR WALL ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SFM 12-7A-3 OR ASTM E2957. [§R337.7.6 CRC]

SLOT DRAIN

SLOT DRAIN

4 PANEL SLIDER 101 9'-6" x 10'

STEEL COL REF TO STRUCTURAL

102 19' x 10'

BI-PARTING DOORS - 8 PANELS TOTAL

103 9'-6" x 10'

4 PANEL SLIDER

SOUTH A-2.1

NORTH A-2.1

WP/GFI

RECESSED LED DOWNLIGHTS (TYP)

1,144.00'

STEEL COL REF TO STRUCTURAL

RECESSED LED DOWNLIGHTS (TYP)

1143.69 TW
1143.69 BW/FS

R-21

WOOD FRAMED WALL

POOL CABANA
79'x21'

DECORATIVE PENDANT FIXTURE

BOARD-FORMED CONCRETE WALL BELOW WINDOWS

HEAT&GLO GAS FIREPLACE MEZO 72, ANSI Z21.88-2017

3 A-5.3

R-15

STEEL COL REF TO STRUCTURAL

105 3'x10' GLASS DOOR

104 3'x10' GLASS DOOR

19' x 3'-10" 1D 2.0%

17'-6" x 3'-10" 1C

17'-6" x 3'-10" 1B

19' x 3'-10" 1A 2.0%

3'-0"

REINFORCED COLORED CONCRETE V-SWALE (TYP.)

V-DITCH

REINFORCED COLORED CONCRETE V-SWALE (TYP.)

1148.00 TW
1143.69 BW/FS

1150.00 TW
1147.37 BW

1150.00 TW
1148.28 BW

1150.00 TW
1149.00 BW

1150.17 TW
1143.69 BW/FS

EAST A-2.1

1'-0" 19'-0" 0'-6" 17'-6" 3'-0" 17'-6" 0'-6" 19'-0" 1'-0"

79'-0"

PLAN NORTH

NOTES:
1. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.
2. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED FOR RECEPTACLES THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES DENS, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT. CEC 406 12, 210.52
3. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION. EVIDENCE OF SUCH INSPECTION SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
4. WHOLE BUILDING VENTILATION TO BE PROVIDED VIA EXHAUST DUCT LOCATED IN CEILING, DUCTED TO EXTERIOR WITH MINIMUM AIR FLOW RATE OF 64 CFM. MAX SOUND RATING TO BE 1 SONE AND SWITCH LABELING TO BE PROVIDED WITH INSTALLATION.
5. DUCTS INSIDE CONDITIONED SPACE SHALL BE INSULATED WITH R-4.2 AND WHEN IN UNCONDITIONED SPACE SHALL BE INSULATED WITH R-6.

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

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	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

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TEL. 310-456-5905

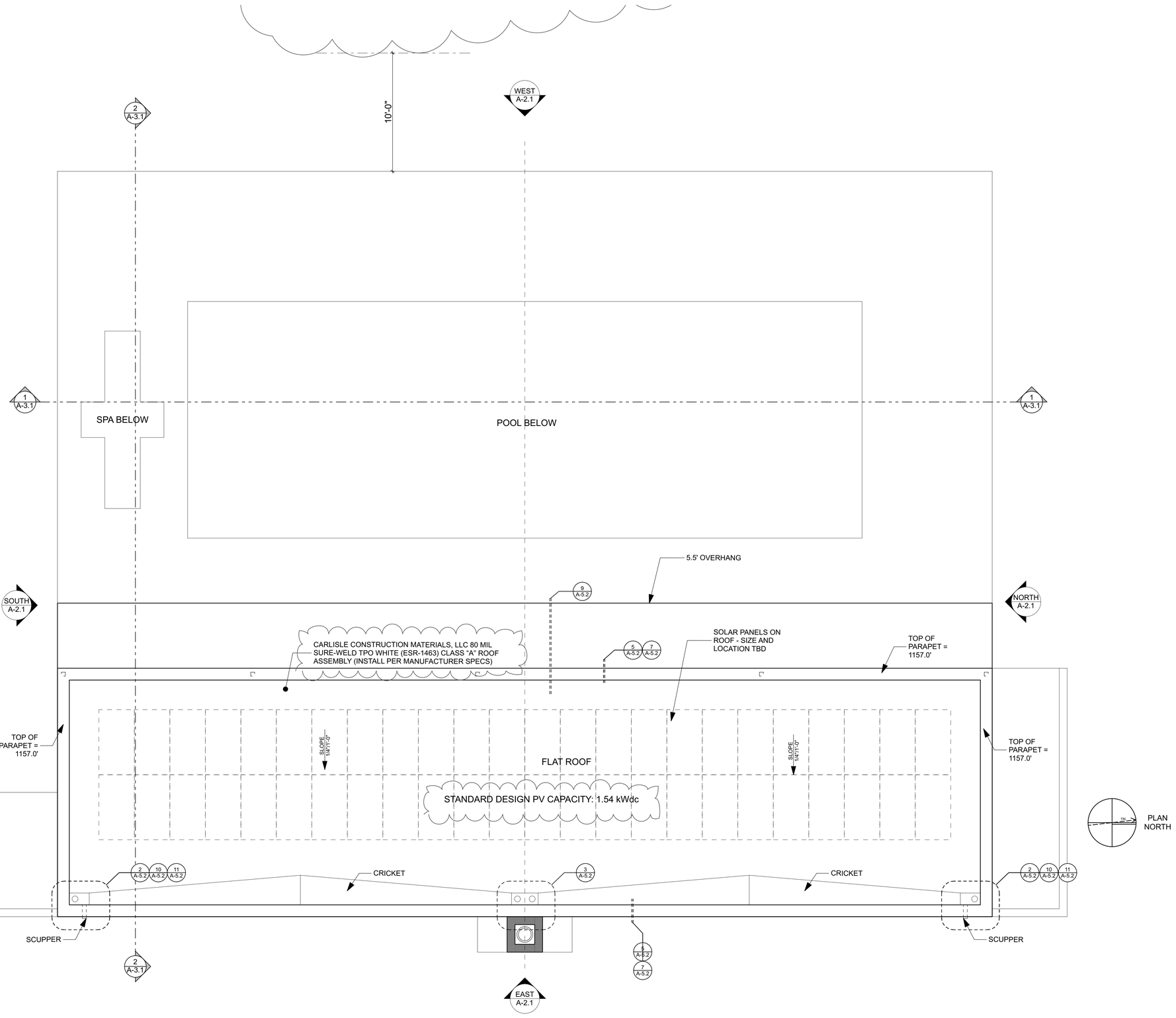
480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED POOL LEVEL PLAN

DRAWING NO.
A-1.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.



NOTES:
1. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
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RENEWAL
11/30/2023
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MALIBU, CA 90265
TEL. 310-456-5905

480 WASHINGTON AVE.
SUITE 204 C
KETCHUM, ID 83340
TEL: 208-495-3228

SHEET TITLE

PROPOSED ROOF PLAN

DRAWING NO.
A-1.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.

Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3 Of the CA B.C.

A)-Barrier height and clearances.
The top of the barrier shall be not less than 60inches above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm). [CA BC 3109.4.4.3.2]

B)- Openings.
Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
[CA BC 3109.4.1.1]

C)-Solid barrier surfaces.
Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints. [CA BC 3109.4.1.2]

D)- Closely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall be not greater than 1 3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width.[CA BC 3109.4.1.3]

E)- Widely spaced horizontal members.
Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall be not greater than 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall be not greater than 1 3/4 inches (44 mm) in width. [CA BC 3109.4.1.4]

F)- Chain link dimensions.
Mesh size for chain link fences shall be not greater than a 2 1/4 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches (44 mm).[CA BC 3109.4.1.5]

G)- Diagonal members.
Where the barrier is composed of diagonal members, the opening formed by the diagonal members shall be not greater than 1 3/4 inches (44 mm). [CA BC 3109.4.1.6]

H)-Gates.
Access doors or gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped to accommodate a locking device. Pedestrian access doors or gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Doors or gates other than pedestrian access doors or gates shall have a self-latching device. Release mechanisms shall be in accordance with Sections 1008.1.9 and 1109.13. Where the release mechanism of the self-latching device is located less than 60 inches from the bottom of the door or gate, the release mechanism shall be located on the pool side of the door or gate 3 inches (76 mm) or more, below the top of the door or gate, and the door or gate and barrier shall be without openings greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism. [CA BC 3109.4.4.3.1]

Mechanical, Electrical and Plumbing notes:

1.The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011

2.Potable water supply to swimming pools or spas shall be protected by an air gap or a reduced pressure principle backflow preventer if the unit is equipped with a submerged fill line. [§603.5.21 CPC]

3. Specify gas line material, size and length for pool equipment. [§107.2 CBC] If plastic piping is used, note on plans that it will be installed according to CPC 1210.1.7,including tracer wire. Gas piping shall under any building be encased in an approved conduit designed to withstand imposed loads or piping/encasement system listed for installations beneath buildings per §1210.16 CPC

Gas line to be used is 2 inch poly pipe (SDR-11 gas) with tracer wire #14 length of run 80 ft.

4. Provide at least one GFCI receptacle located a minimum of 6 ft and not more than 20 ft from the inside of pool. [§680.22 CEC]

5. Equipotential bonding is required to reduce voltage gradients in the pool area. Specify on the plans bond wire system specifications per 680.26 CEC

Ground wire to be # 8 copper wire attached with brass clamps to pool steel bond beam and connect to area deck steel at the corners of pool and mid-distance center of pool with another brass clamp. 12 ft copper ground rod pounded into ground for equipment grounding at equipment deck, also with a brass clamp connector to a #8 copper ground wire to equipment panel, pumps, and htr/filter

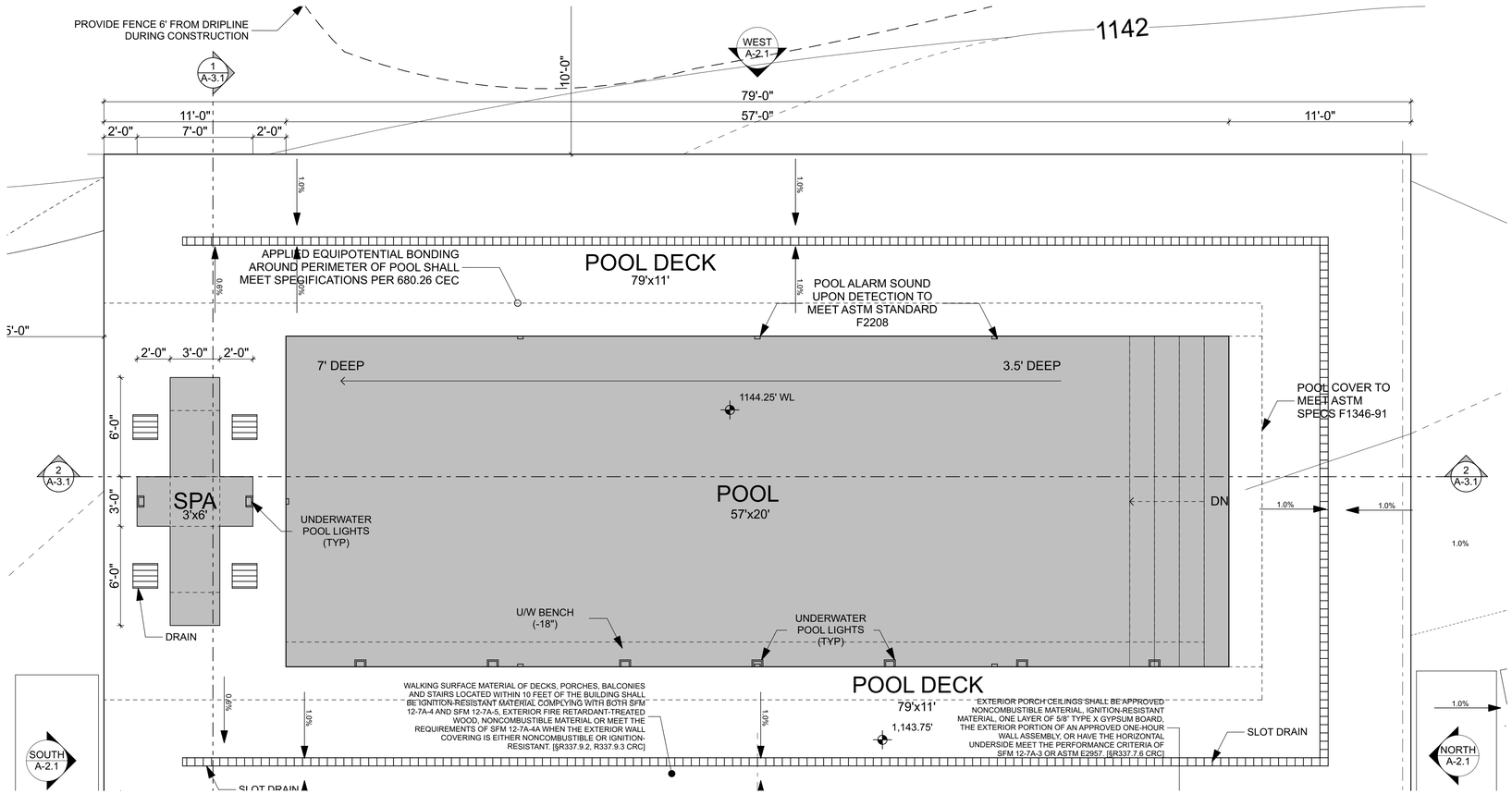
6. Outdoor pools or spas that have a heat pump or gas heater shall have a cover [§110.4(b)2 CEnC]

7. Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating [§110.4(b)1 CEnC]

8.All elbows shall be sweep elbows [§150(p)2.C CEnC]

9.Pool shall have directional inlets that adequately mix the pool water, and time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand period [§110.4(b)3 CEnC]

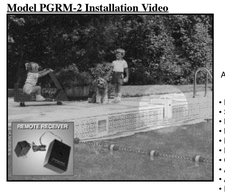
10. The swimming pool/spa shall have at least two circulation drains per pump that are separated by at least three
feet in any direction, and covered with anti-entrapment covers meeting ANSI/APSP-16 2011



INGROUND POOL ALARM - MODEL PGRM-2

"NSF Certified to ASTM F 2208-08"

Model PGRM-2 Installation Video



As Well As the states of CA, CT, FL, and TN

- Detects Intruders
- Sits on Deck
- Battery Powered
- Low Battery Indicator
- New Sensing Technology
- Easy to Use
- Completely Portable
- Automatic Reset
- Affordable Price
- Important Safety Feature
- In House Remote Receiver
- Horns are 85 dB at 10 feet

POOLGUARD/PBM INDUSTRIES, INC. has been manufacturing pool alarms, door alarms, and gate alarms since 1982. All Poolguard products are proudly Made in the USA. Poolguard Pool Alarms were tested and "Top Rated" by Good Housekeeping Magazine. Poolguard Pool Alarms have been Tested and Certified by NSF International to the ASTM Standard Safety Specification for Residential Pool Alarms, ASTM F 2208-08.

POOLGUARD IN GROUND POOL ALARM
NSF CERTIFIED TO ASTM F 2208-08
NEW Weatherproof Design
NEW Sensing Technology
NEW Microprocessor Technology
3 Year Warranty

- The Poolguard POOL ALARM, once installed in the pool, cannot be de-activated; it is always in the alarm ready mode.
- Tamper Proof: Poolguard POOL ALARM will sound an alarm when removed from the pool.
- Sleep mode: when you would like to use your pool, simply remove the alarm from the pool and put it into sleep mode.
- Automatic Wake-up: The Poolguard Pool Alarm will automatically wake up and run a system test when installed into the pool.
- The Poolguard Pool Alarm comes with an in-house remote receiver that has a range up to 200 ft., and comes with a 12 volt power supply.
- The Poolguard poolside alarm works on a 9-volt battery (not included); with a battery life of approximately one year.
- Audible low battery indicator at the poolside alarm is also indicated by the in house remote receiver.
- New sensing technology provides less chance of false alarms due to wind, rain or small objects such as sticks or toys entering the water.
- Poolguard Pool Alarms have been tested and comply to the ASTM Standard Specification for Pool Alarms ASTM F2208, in a 16' x 32' pool. Poolguard Alarms can be used in pools up to 20' x 40' or 800 square feet.
- The Poolguard Pool Alarm can be used with a solar blanket.
- Most reliable, advanced, and affordable alarm available.
- Poolguard PGRM-2 is designed to detect intrusions similar to a one year old child

EQUIPOTENTIAL BONDING NOTES:
Comply with section 680.26 (7) of the 2014CoLAEC
Provide connection with minimum #8 AWG solid conductor for bonding all metallic parts in and around the pool area prevents differences of potential from developing in the event of an electrical equipment fault and reduces the possibility of electrical shock. (Provide an equipotential plane created by bonding the metallic parts together)

The NEC requires bonding all of the following metallic parts in permanently installed swimming pool with a #8 AWG solid or larger conductor.

Concrete reinforcing steel & all metallic structural components. Uncoated reinforcing steel and all other metallic structures.

Underwater lighting. All metallic parts (housing & mounting brackets).
Metal fitting. Metal fitting for pipes, drains & water inlets.
Electrical equipment. All metal parts of any electrical equipment associated with pool including pumps & recirculating equipment, heaters and blowers and automatic covers.

Metallic tubing and conduit, metal-sheathed cable, metal piping and all fixed metal parts.
In addition to metal wiring methods and equipment, any component within 5' horizontally and 12 ft vertically from the water must be bonded.

NOTE :

1. FINISH GRADE ARUOND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. [§ R401.3 CRC]

2. THE DISCHARGE OF SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN WATER AND FILTER BACKWASH, INCLUDING WATER CONTAINING BACTERIA, DETERGENTS, WASTES, ALAGECIDES OR OTHER CHEMICALS IS PROHIBITED. SWIMMING POOL , SPA, AND DECORATIVE FOUNTAIN WATER MAYBE USED AS LANDSCAPE IRRIGATION ONLY IF THE FOLLOWING ITEMS ARE MET:
   A.-THE DISCHARGE WATER IS DECHLORINATED, DEBROMINATED OR IF THE WATER IS DISINFECTED USING OZONATION;
   B.- THERE ARE SUFFICIENT BMPs IN PLACE TO PREVENT EROSION
   C.- THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)

3. A NEW SIGN STATING "IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060 (D) (5)" MUST BE INSTALLED BY THE FILTRATION OR PUMPING EQUIPMENT.

4. RESIDENTIAL POOL SYSTEM OR EQUIPMENT MEET THE PUMP SIZING, FLOR RATE, PIPING, FILTERS, AND VALVE REQUIREMENTS OF 150(p) CEnC- AND TO BE INSTALLED PER MANUFACTURER.

5. A CERTIFICATION FOR 90% COMPACTION OF BACKFILL FROM A GEOTECHNICAL ENGINEER SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL SIGN OFF AND ACCEPTANCE OF RETAINING WALL.

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2023
STATE OF CALIFORNIA

MARK	DATE	DESCRIPTION
	6/27/2017	PDP SUBMITTAL
	1/31/2018	PDP RESUBMITTAL
	6/26/2020	PDP RESUBMITTAL
	8/18/2020	PDP RESUBMITTAL
	1/29/2021	PDP RESUBMITTAL
	3/04/2022	B&S SUBMITTAL
	5/25/2023	B&S RE-SUBMITTAL

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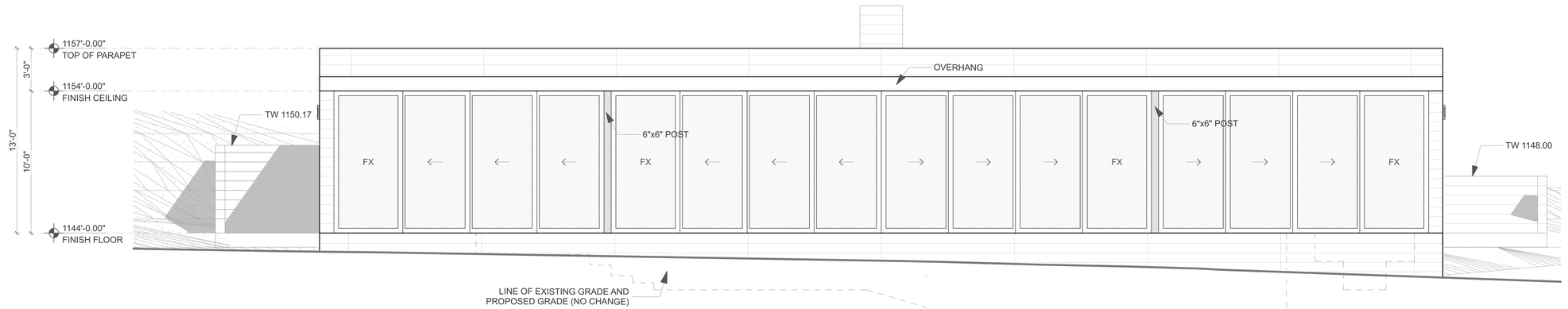
TEL: 208-495-3228

SHEET TITLE

PROPOSED POOL PLAN

DRAWING NO.
A-1.3

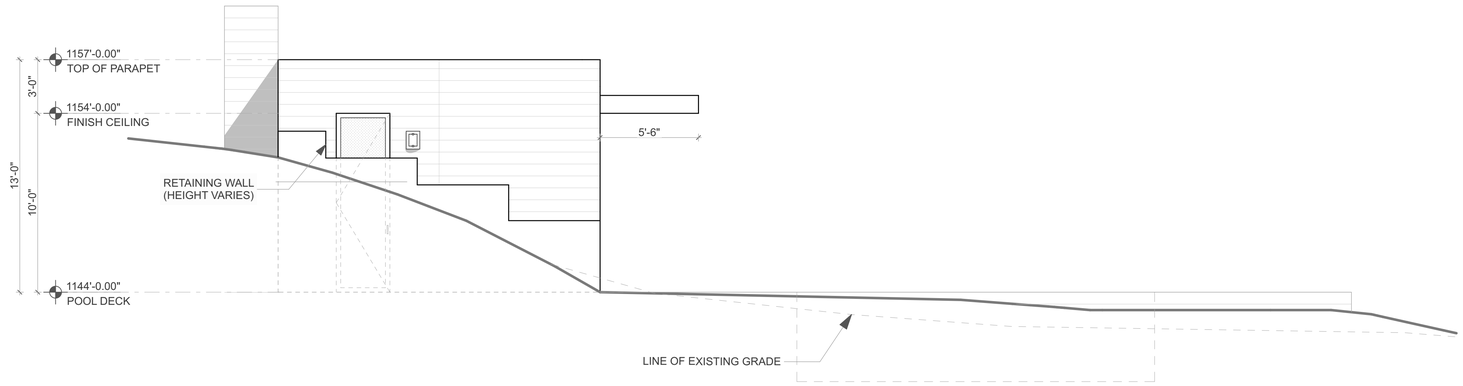
PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B., J.J.H.



WEST ELEVATION

SCALE: 1/4" = 1'-0"

1



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

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DOUGLAS W. BURDGE
C-16899
RENEWAL
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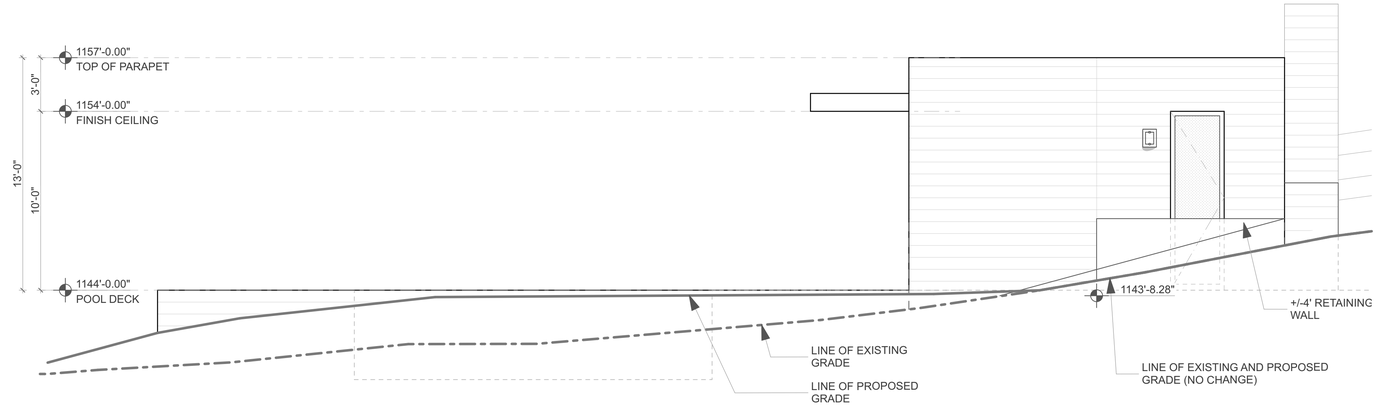
SHEET TITLE

PROPOSED ELEVATIONS

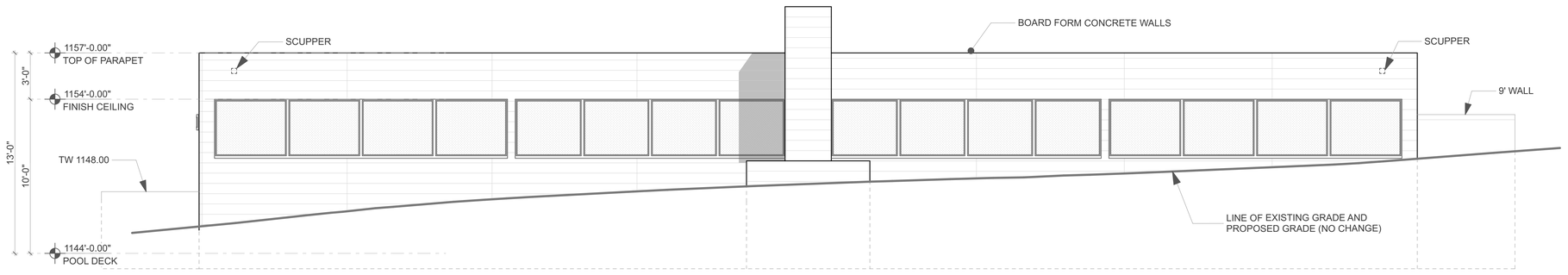
DRAWING NO.

A-2.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.



SOUTH ELEVATION 1
SCALE: 1/4" = 1'-0"



EAST ELEVATION 2
SCALE: 1/4" = 1'-0"

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL
11/30/2023
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MARK	DATE	DESCRIPTION
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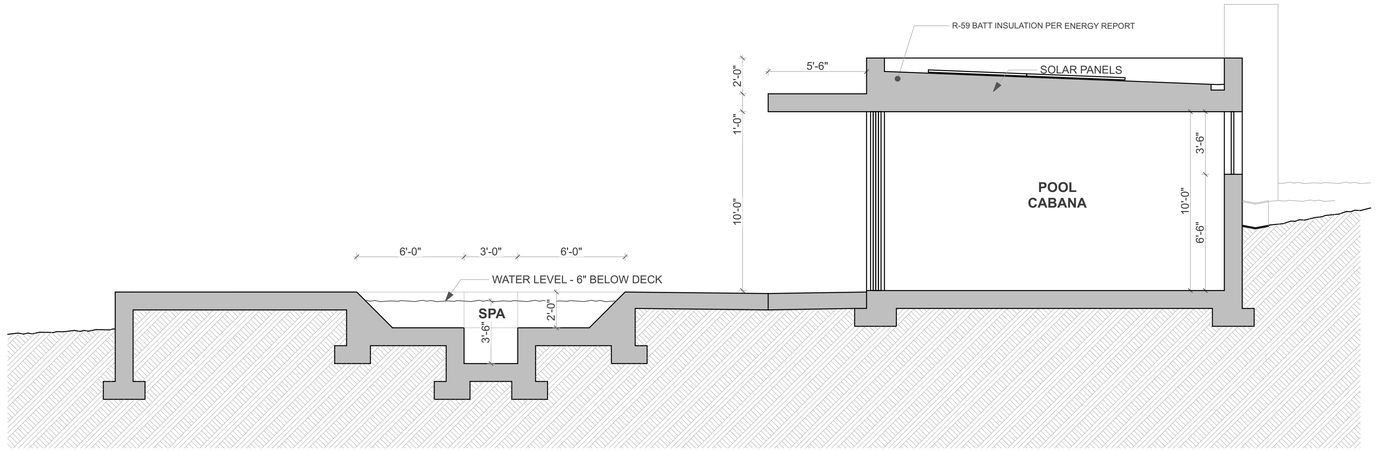
SHEET TITLE

PROPOSED ELEVATIONS

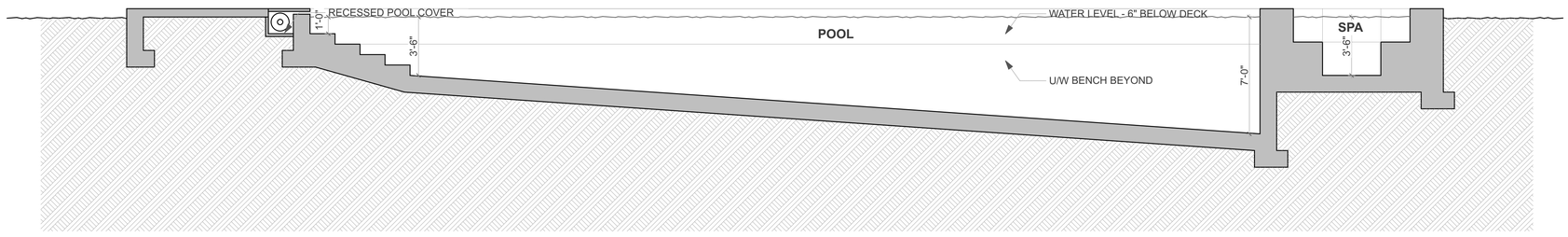
DRAWING NO.
A-2.2

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.



EAST-WEST SECTION 1

SCALE: 1/4" = 1'-0"



NORTH-SOUTH POOL SECTION 2

SCALE: 1/4" = 1'-0"

TASCHEN RANCH POOL

12233 Cotharin Road
Malibu, CA 90265

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SHEET TITLE

PROPOSED SECTIONS

DRAWING NO.
A-3.1

PROJECT	TASCHEN RANCH POOL
DATE	Plot Date: 2024/11/21
SCALE	AS NOTED
DRAWN BY	D.W.B., J.J.H.

JOB ADDRESS: 12233 COTHARIN ROAD
MALIBU, CA 90265

APN: 701-0-030-350 & 701-0-030-360

OWNER: THE TASCHEN RANCH

SOILS REPORT PREPARED BY: M3 CIVIL
DATED: 05/21/2017 & 12/01/2021
PROJECT NUMBER: 13.06

SITE PREPARATIONS PER THE SOILS ENGINEERING REPORT

DIMENSIONS: 103' X 73' DEPTH: 5.67' AVG.

BUILDING OFFSETS: 5'

EARTHWORK QUANTITIES (ESTIMATED C.Y.)

EXCAVATED: ~ 1,600 FILL: ~ 1,600

IMPORT: 0 EXPORT: 0

SOURCE/DISPOSAL SITE LOCATION: N/A

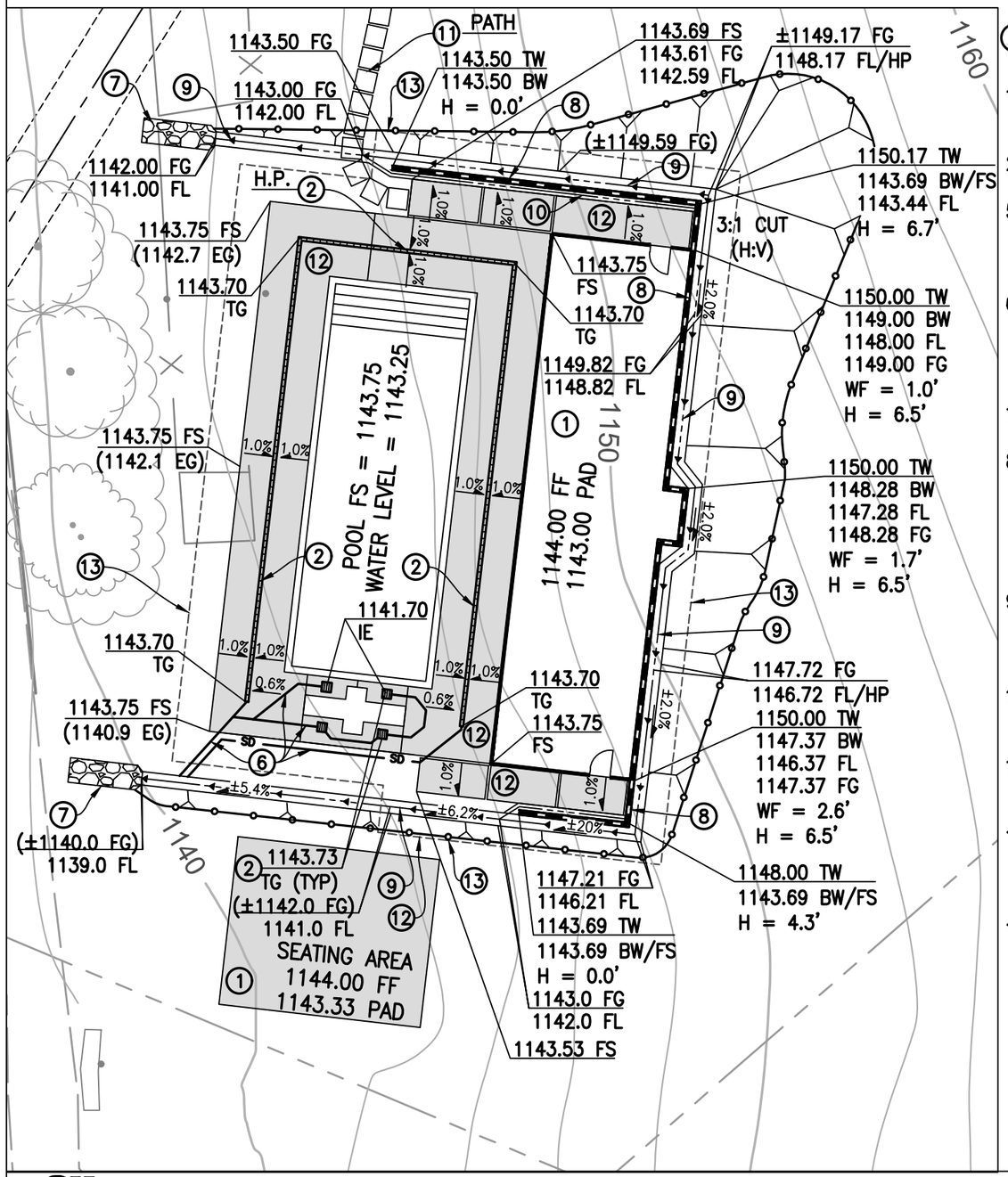
NOTE: ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGIC PROFESSIONAL, WHERE EMPLOYED) CONTAINED IN THE REPORTS AS APPROVED OR CONDITIONED BY THE COUNTY OF VENTURA SHALL BE A PART OF THIS GRADING PLAN.

CONSTRUCTION NOTES

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE PRIOR TO ANY GRADING ACTIVITY OR LAND DISTURBANCES WITH THE FOLLOWING PARTIES PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, GEOTECHNICAL ENGINEERING PROFESSIONAL, GEOLOGICAL PROFESSIONAL, VCPWA INSPECTOR(S), AND OTHER JURISDICTIONAL AGENCIES WHEN REQUIRED.
2. HEAVY EQUIPMENT NOISE SHALL NOT BEGIN UNTIL AFTER 7:00 A.M AND SHALL END BY 7:00 P.M. NO WORK BEYOND 4:30 PM UNLESS APPROVED BY VCPWA.
3. TOTAL TRUCK ROUND TRIPS FOR THE GRADING OPERATIONS CARRYING EARTH MATERIALS SHALL NOT EXCEED 5 TRUCKS PER HOUR OR OCCUR DURING PEAK TRAFFIC HOURS - UNLESS AUTHORIZED TO DO SO UNDER AN APPROVED DISCRETIONARY GRADING PERMIT AND APPROVAL BY VCPWA GRADING INSPECTOR. TRUCK TRAFFIC SHALL NOT CREATE A SAFETY HAZARD FOR INGRESS OR EGRESS ROUTES SUCH AS TRUCK STAGING, CLOGGING TURN POCKETS, OR LINE OF SIGHT.
4. NO GRADING ACTIVITY SHALL OCCUR IN ANY WETLAND, BLUE-LINE STREAM, RED-LINE CHANNEL, DRAINAGE COURSE, OR FLOODPLAIN WITHOUT THE PROPER PERMITS & PERMISSION FROM THE VCPWA & RESOURCE MANAGEMENT AGENCY (RMA), OR OTHER AUTHORITIES HAVING JURISDICTION.
5. RETAINING WALLS, BRIDGES, AND OTHER STRUCTURES REQUIRE A SEPARATE PERMIT FROM BUILDING AND SAFETY.
6. ENCROACHMENT PERMITS MAY BE REQUIRED. PLEASE CONTACT VCPWA ROADS & TRANSPORTATION TO OBTAIN ANY NECESSARY PERMITS.
7. ALL AREAS TO RECEIVE FILL SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEERING PROFESSIONAL (AND GEOLOGICAL PROFESSIONAL, WHERE EMPLOYED) AND VCPWA INSPECTOR AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR FILL.
8. THE GEOTECHNICAL ENGINEERING PROFESSIONAL SHALL DIRECT THE REMOVAL OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS SEPTIC TANKS, IRRIGATION LINES, ETC.
9. THE USE OF CORRUGATED STEEL PIPE IS NOT ALLOWED IN ANY COUNTY RIGHTS OF WAY. THE USE OF CORRUGATED STEEL PIPE ON PRIVATE PROPERTY SHOULD BE MINIMIZED. HOWEVER, IF USED SHOULD BE COATED TO MINIMIZE CORROSION AND TO EXTEND USEFUL SERVICE LIFE.
10. THE TRUNK LOCATION OF ALL TREES WITHIN THE AREA OF GRADING (INCLUDING ACCESS ROADS AND STORAGE AREAS) SHALL BE SHOWN. SHOW THE APPROXIMATE OUTLINE OF ALL TREE CANOPIES WITH TRUNKS OUTSIDE THE GRADING AREA THAT ARE WITHIN 50' OF THE LIMITS OF GRADING, INCLUDING CANOPIES OF TREES GROWING ON ADJACENT PARCEL(S). CONTACT PLANNING DIVISION FOR TREE PERMIT INFORMATION INCLUDING A LIST OF PROTECTED TREES & REQUIRED SETBACKS.

REV. Dec 2020

REMOVE & RECOMPACT



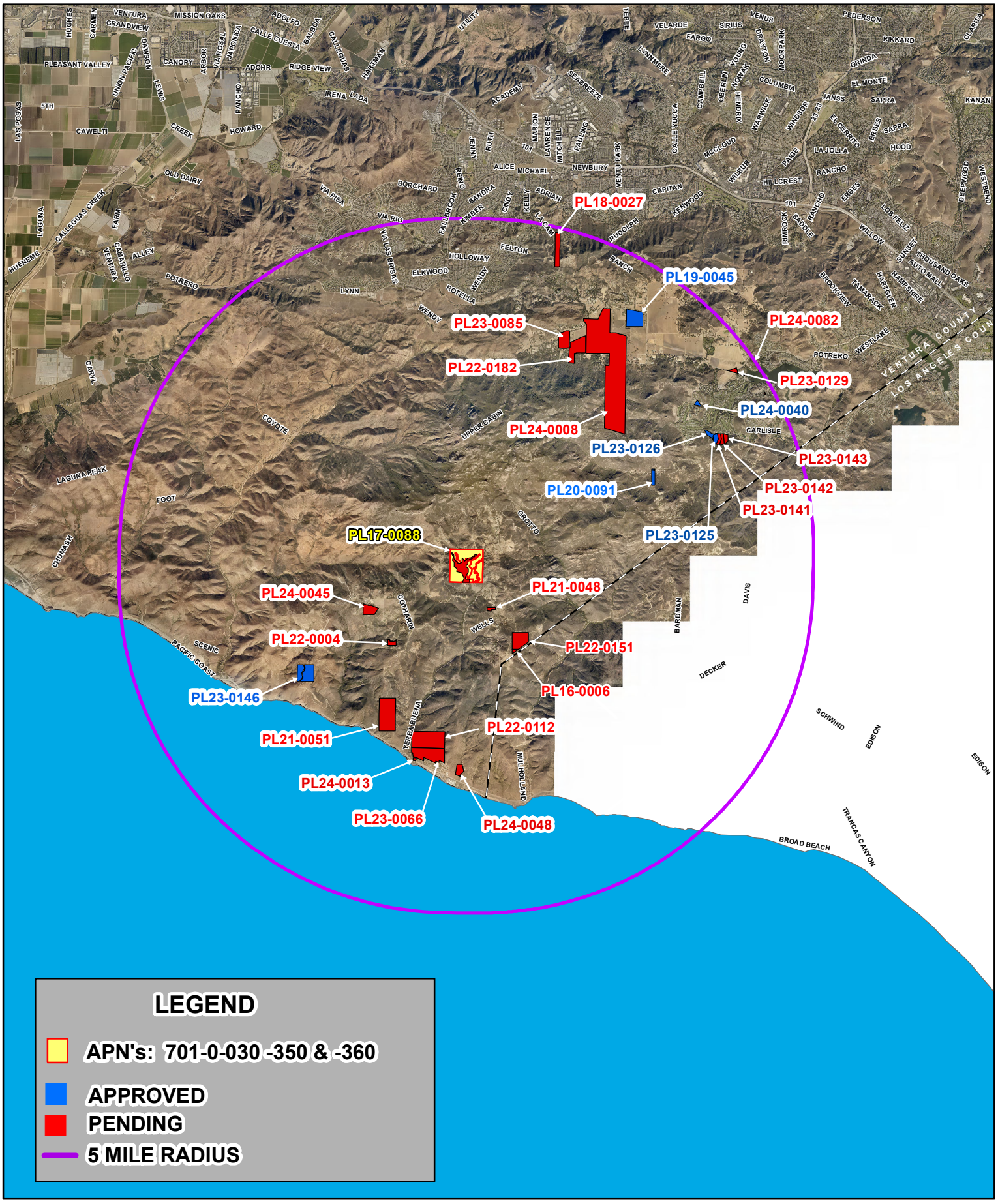
CONSTRUCTION NOTES

1. CONSTRUCT BUILDING PAD PER SOILS REPORT.
2. INSTALL PRE-SLOPED SLOT DRAIN.
5. INSTALL NDS 4" SQUARE AREA DRAIN, INSTALL RISERS AS REQUIRED TO MEET INVERT ELEVATIONS SHOWN.
6. INSTALL 4" PVC (SDR 35) STORM DRAIN PIPE, 2% MINIMUM SLOPE. CONNECT DOWN SPOUTS TO STORM DRAIN.
7. CONSTRUCT RIP-RAP DISSIPATER.
8. CONSTRUCT RETAINING WALL, APPROX. "H" AS NOTED ABOVE FF, WF = WALL FACE EXTERIOR EXPOSURE ABOVE FINISH GRADE, UNDER SEPARATE PERMIT.
9. CONSTRUCT V-SWALE, MINIMUM 2' WIDE, 12" DEEP, CONSTRUCT SPLASH WALL WHERE SHOWN PER PLAN.
10. CONSTRUCT V-SWALE, MINIMUM 1' WIDE, MINIMUM 4" DEEP.
11. CONSTRUCTED NOTED ARCHITECTURAL FEATURE PER ARCHITECTURAL PLANS.
12. CONSTRUCT PCC CONCRETE FLATWORK, 4" THICK, REINFORCED #3 BARS AT 18" ON-CENTER, OR PER SOILS REPORT.
13. ESTIMATED REMOVAL AND RECOMPACTION LIMITS, PER SOILS REPORT.

811 Know what's before you dig.

GRADING / SITE PLAN

GP _____



Ventura County,California
Resource Management Agency
GIS Development & Mapping Services
Map Created on 12-19-2024
This aerial imagery is under the copyrights of Pictometry
Source: Vexcel 2020

COUNTY of VENTURA

RMAgis

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 4 - Maps of Past, Present, and Reasonable Foreseeable Future Projects

0 1 2 Miles

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 twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH

GOLD COAST GEOSERVICES, INC.
Engineering Geologic and Geotechnical Consultants

December 10, 2021
File No. GC12-032401

BENEDIKT TASCHEN
23622 Calabasas Road, #331
Calabasas, CA

SUBJECT: Geologic evaluation of water well usage for organic farming, Taschen Ranch, APN 701-0-030-340, -350, -360, 12233 Cotharin Road, Malibu, County of Ventura.

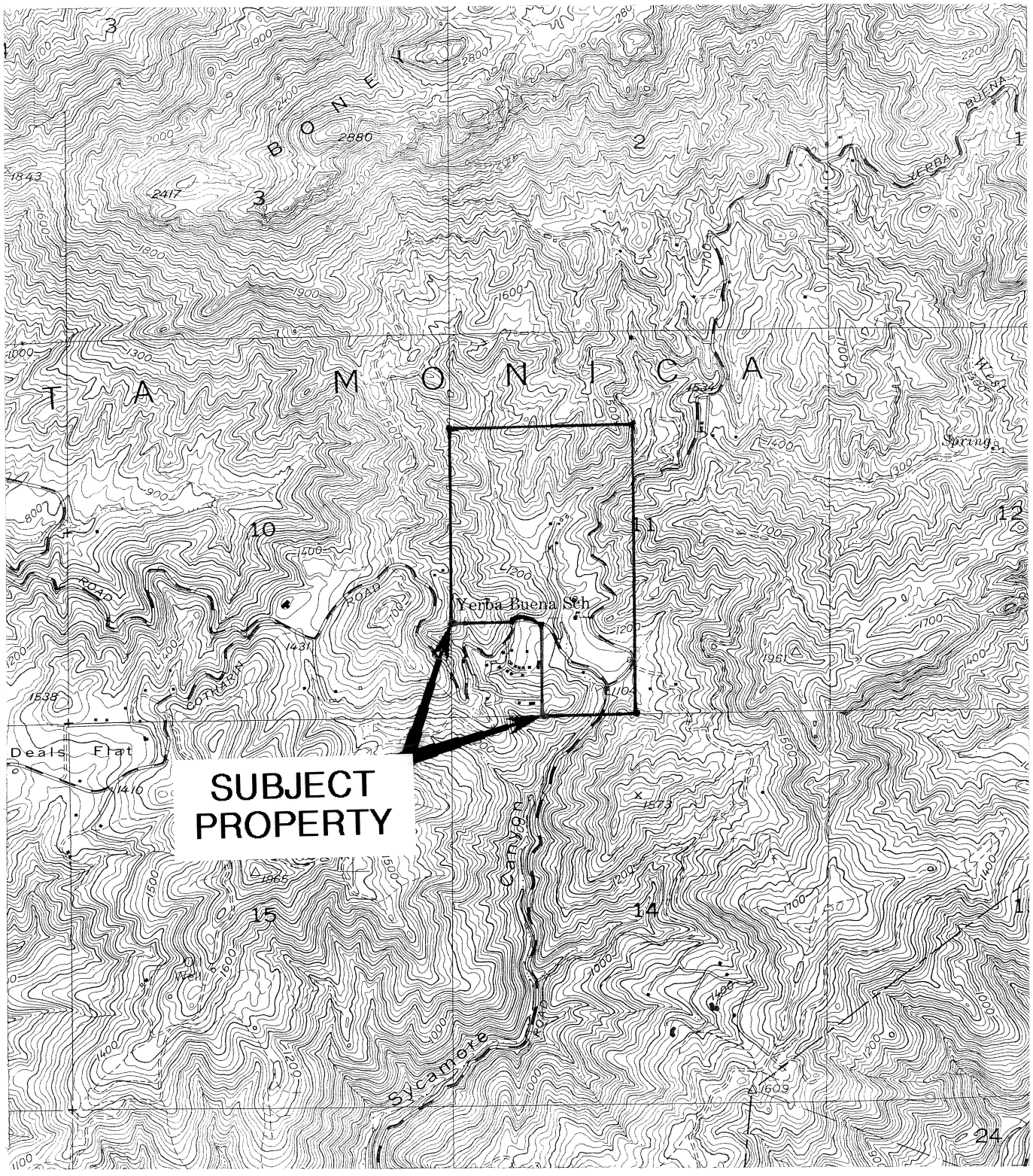
Dear Mr. Taschen:

In accordance with your request, this report provides the findings from a geologic evaluation of water well usage at 12233 Cotharin Road, for organic farming operations. The primary purpose of this geologic evaluation is to assess the potential impact from the proposed extraction of groundwater resources from within the subject property to the groundwater resources that may or may not occur on adjacent or nearby parcels.

Site Conditions

The 192-acre Taschen Ranch is located in the South Coast region of the County of Ventura in the southwest Santa Monica Mountains (see Site Location Map, Figure 1). The site is accessed via Yerba Buena Road along its east side, and by Cotharin Road along its south side. The property is bordered by similar large acreage private ranch properties along all sides.

The ranch is situated within the bottom of a southerly trending canyon (Little Sycamore Canyon) at the south side of the Boney Mountains. The property incorporates moderate to steep hillside terrain and south sloping valley bottom terrain. Site drainage is by sheetflow runoff and by concentrated flow through south trending drainage courses. The drainage courses through the ranch are U.S. Geological Survey designated "blueline streams".



BASE MAP: USGS 7.5' TRIUNFO PAS QUADRANGLE.

NORTH
1" = 2000'

GOLD COAST GEOSERVICES, INC.	**SITE LOCATION MAP**	DATE: 03-27-2012 (11/20) FILE NO.: GC12-032401 FIGURE 1

An existing well is located within the central part of the property, at the location shown on the attached Well Site Plan. The depth and conditions of the well is unknown. The existing well is not recorded with the County of Ventura Public Works Agency. Three additional wells are proposed to be constructed at the locations shown on the attached Well Site Plan.

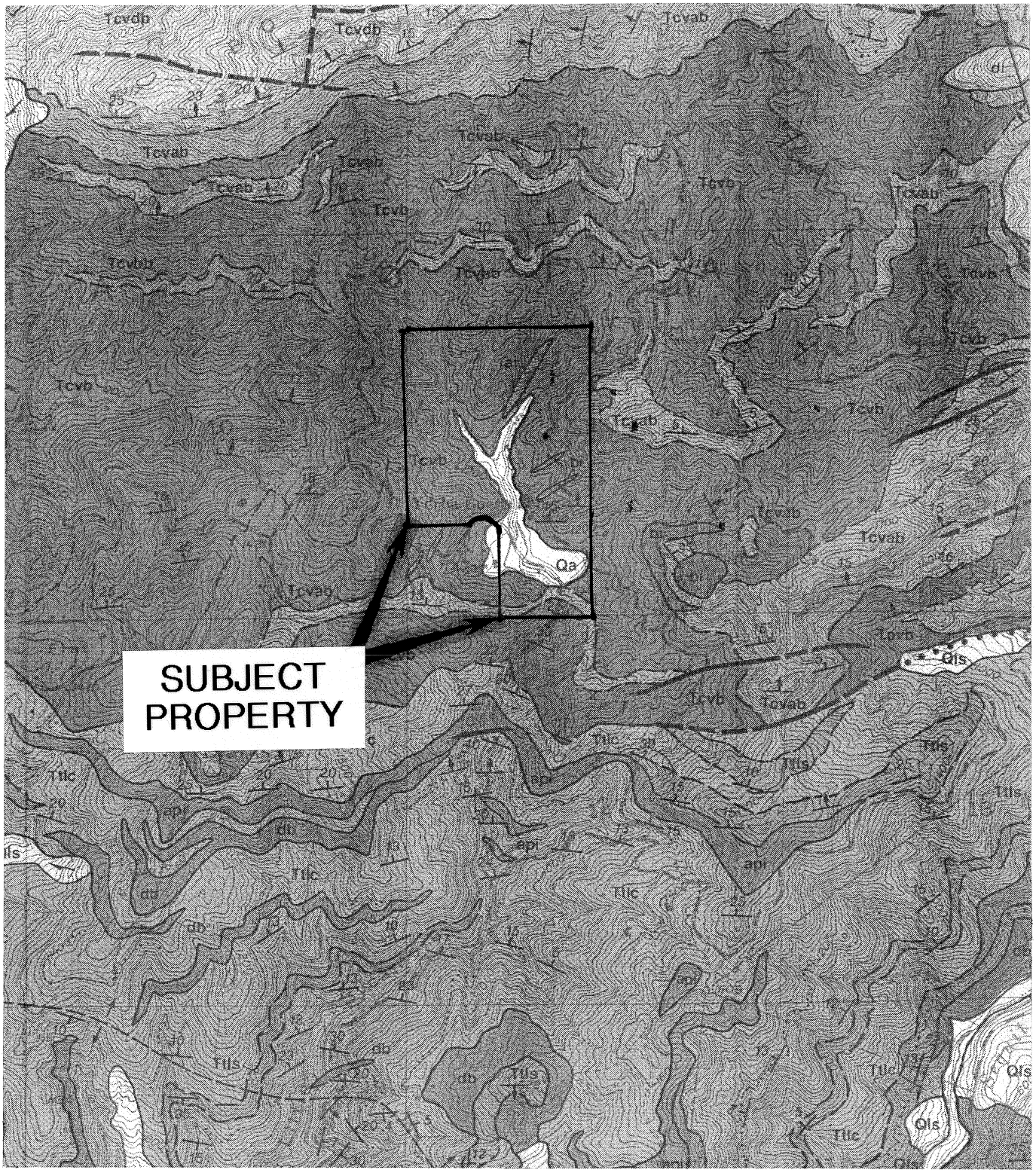
Historical Usage

The property has been historically utilized for low impact ranching and light agricultural usage. A caretaker's residence is the main structure on the property, located in the south-central part of the ranch. Other structures include two chicken coops located about 500 feet north of the caretaker's residence, low walls and bridge crossing to the northeast side of the site, and two other bridge crossings in the vicinity of the caretaker's residence. Unimproved roads have been made through the property for vehicular access to the caretaker's residence and for organic farming usage.

Site Geology

The property is located in the southwest part of the Transverse Range Province of California, characterized by predominantly east-west trending features including its geologic structures, mountain ranges, and valleys. South trending canyons and south trending drainage courses such as those within this property are prevalent along the south side of the Santa Monica Mountains, where they developed during Pleistocene time in response to the south facing slope and drainage of the mountains which drains to the Pacific Ocean along its southerly side.

The site and its vicinity are underlain by volcanic rocks, primarily extrusive basalt and basaltic flow breccia, assigned to the Miocene (approximately 15 million years old) Conejo Volcanics. Exposures of the Conejo Volcanics are afforded in outcrops on the site, and good exposure of the volcanic rock are afforded in road cut embankments and in natural rock outcroppings in the site vicinity, including the Boney Mountain range along the crest of the Santa Monica Mountains to the immediate north of the ranch.



BASE MAP: THOMAS W. DIBBLEE Jr., GEOLOGIC MAP OF THE POINT MOGU AND TRIUNFO PASS QUADRANGLE (1990).

NORTH
1" = 2000'

GOLD COAST GEOSERVICES, INC.	**GEOLOGIC SITE LOCATION MAP**	DATE: 03-27-2012 (11/20) FILE NO.: GC12-032401 FIGURE 2

Site Drainage and Groundwater

Site drainage is by sheetflow runoff and by concentrated flow through the south trending drainage courses that traverse this site within the bottom of Little Sycamore Canyon. Groundwater occurs within water-filled sediments (alluvium) within the canyon bottom, and with fractures within the Conejo Volcanics basaltic bedrock that underlies the alluvium.

No aquifers are known to exist within the ranch or within the South Coast region of Ventura County. Groundwater data for this site and for the South Coast region is lacking in available literature.

Existing Wells

The attached water well location maps (Figures 3 and 4) show the locations of water wells in the site vicinity from the database with the County of Ventura Hydrologist.

A water well is constructed in the south-central part of the property, at the approximate location shown on Figures 3 and 4 (only one of the two existing wells are shown). The locations, depths, and status of water wells on adjacent parcels are shown on Figures 3 and 4.

Groundwater Sources

No aquifers have been documented within the South Coast region of the Santa Monica Mountains. Groundwater levels fluctuate with changes in seasonal rainfall. Stratigraphic traps and fault traps for groundwater can occur within the Conejo Volcanics and could occur within this site and may provide a good source for groundwater. This property is not known to be underlain by any stratigraphic traps or fault traps, however unmapped or unknown stratigraphic traps and fault traps can occur within the Conejo Volcanics in unexplored areas. No faults have been mapped within the site or its vicinity. The southwest trending Boney Mountain fault and Sycamore Canyon fault are both located about 2-3

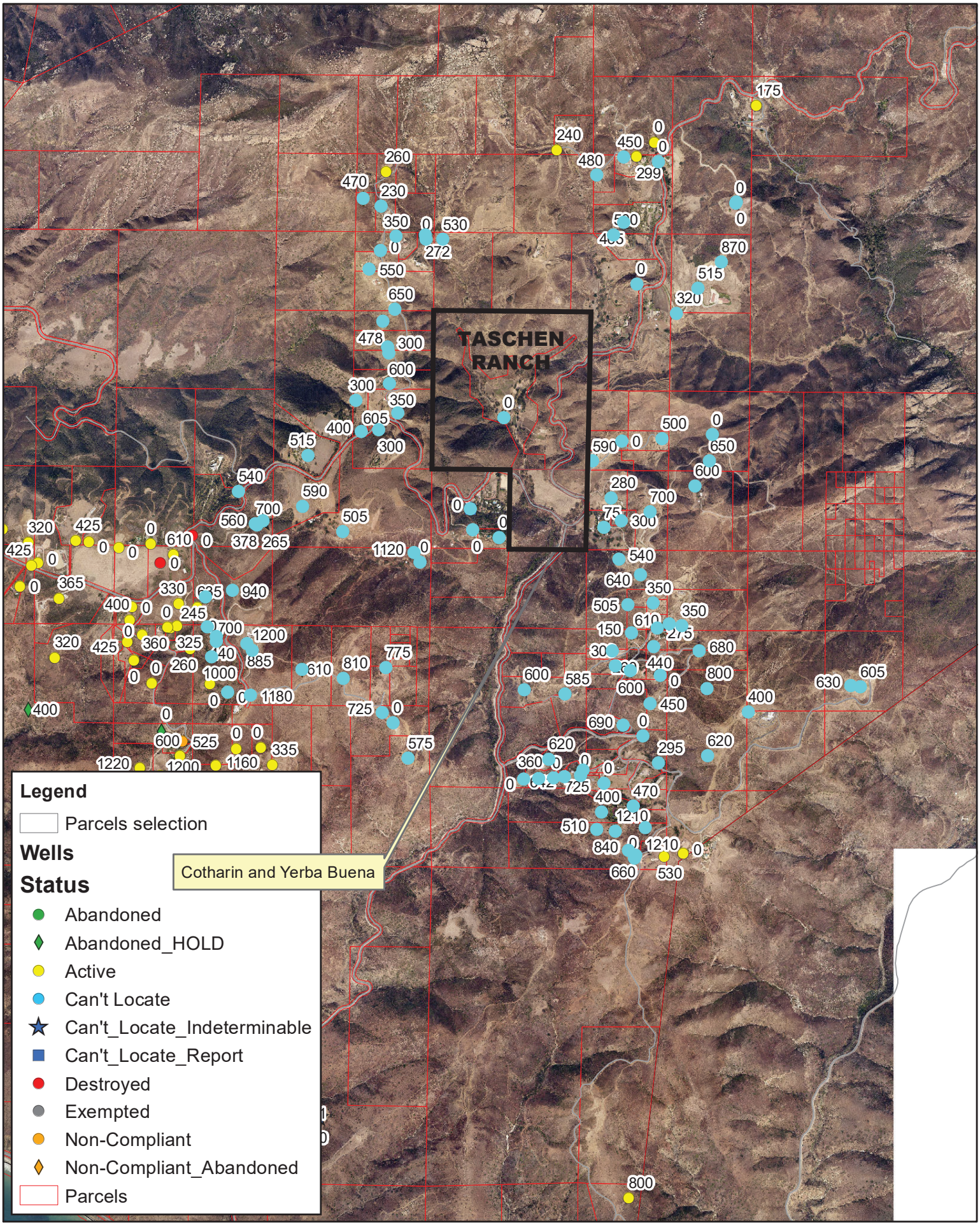


FIGURE 3

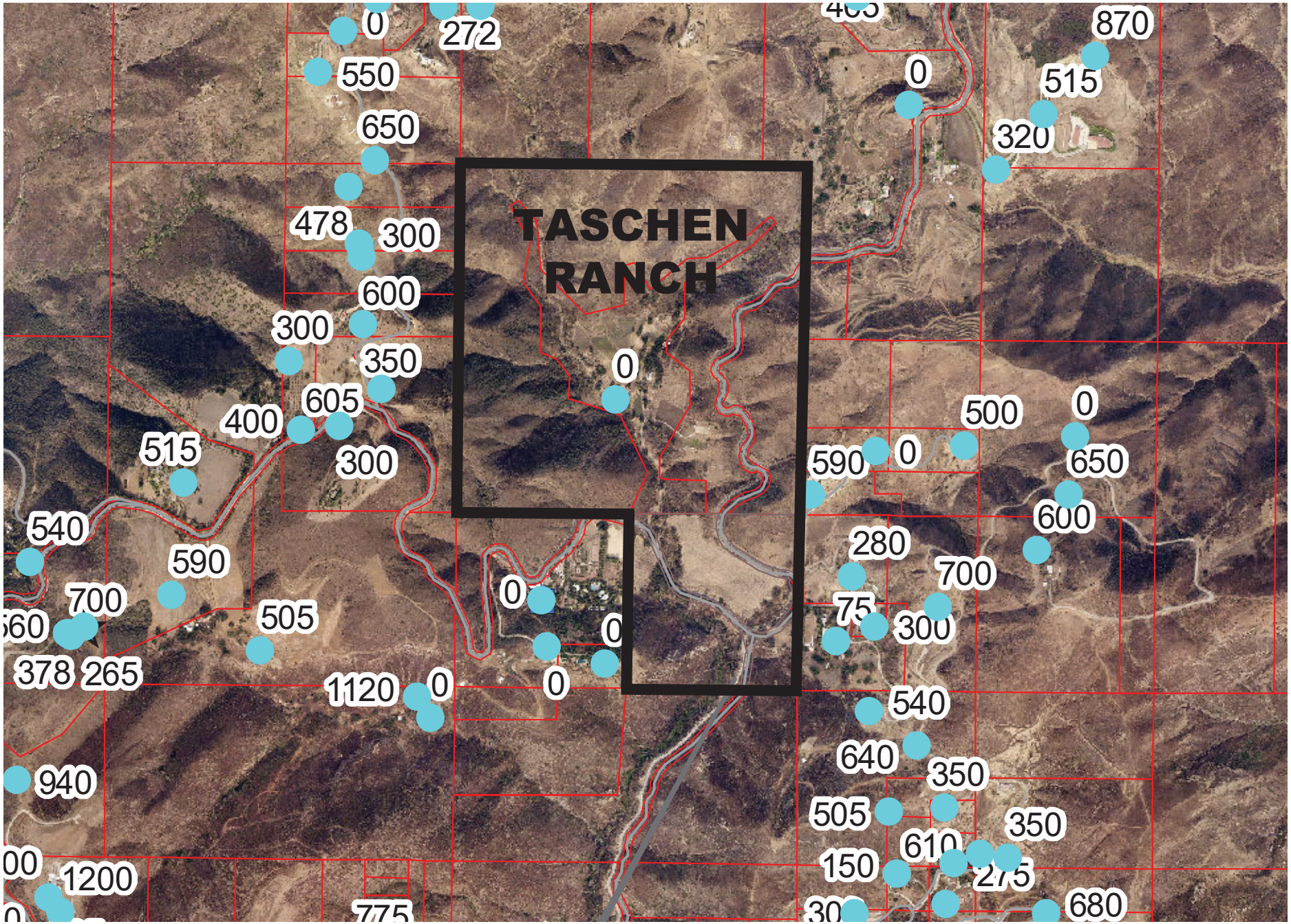


FIGURE 4
Existing Wells

miles west-northwest from this site. Several west-southwest trending faults that are subparallel to the Boney Mountain fault have been mapped in the site vicinity. The closest significant fault is the Malibu Coast fault and offshore Dume fault along the south front of the Santa Monica Mountains where mapped about 5 miles southeast of this site.

Potential Impact from Well Usage to South Coast Groundwater Resources

A common or shared groundwater resource, or aquifer, is undocumented in the Santa Monica Mountains which includes the Taschen Ranch and all other ranch properties adjacent to the Taschen Ranch. Ground water extraction wells within the Taschen Ranch, and within the surrounding properties are each extracting groundwater at differing and unique depths, and from potentially differing and unique groundwater sources that may be unique to each site. The occurrence of groundwater within the Taschen Ranch is considered to be unique to this ranch, due to the very complex structural geology of the sedimentary formations and intrusive volcanic rocks within the Santa Monica Mountains. Therefore it cannot be said with any substantiated hydrogeologic data that groundwater extraction within the Taschen Ranch property will have any impact on the potential groundwater resources on adjacent properties. It is regarded as highly unlikely that groundwater extraction within the Taschen Ranch would have any negative impact on other adjacent or nearby parcels based on geological conditions discussed herein, and the location of adjacent wells that are at least 1,000 feet distant and at higher elevations. Collectively, these hydrological conditions ensure that local or nearby groundwater supply or levels will not be significantly impacted by the proposed well extractions. It is further noted that the rural, very low density of the area results in very low usage of the groundwater resources by any individual property owner.

Project Consistency Findings with Water Resources Element of the 2040 Ventura County General Plan

The following provides information that demonstrates that the proposed well water extractions are consistent with applicable policies of the Water Resources Element of the 2040 Ventura County General Plan:

WR-1.2 Watershed Planning: The location of the wells will not negatively impact the water source in the area or adversely influence adjacent wells due to the hydro-geological conditions of localized water deposits as described herein, the lack of a regional water aquifer, and the proposed well locations being significantly distant and in lower elevations as compared to adjacent property wells.

WR-1.11 Adequate Water for Discretionary Development: The proposed wells are to supplement irrigation demand for existing agricultural cultivation and not for long-term water supply for development requiring potable water use as a health and safety consideration. If the long-term supply proves to be inadequate for the irrigation demand, the irrigated crops will be reduced in area and irrigation demand to correspond to safe yield of well(s).

WR-4.5 Water Quantity and Quality: Well extractions will not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins. The well extractions are in the bottom of the watershed and as an irrigation application will provide a level of groundwater recharge. There is no local groundwater basin to impact.

WR-4.1 Groundwater Management: The County is working with water suppliers, water users, groundwater management agencies and groundwater sustainability agencies and is implementing the Sustainable Groundwater Management Act, and manage groundwater resources within the sustainable yield of each basin. The subject extractions are not within any defined groundwater basin.

CONCLUSIONS AND RECOMMENDATIONS

This site contains drainage courses within the bottom of Little Sycamore Canyon. The south-southeast side of this ranch, within the bottom of Little Sycamore Canyon, presents a reasonably good source of groundwater that is likely contained within both the alluvial deposits within the drainage course and within water-filled fractures within the underlying basalt bedrock (Conejo Volcanics). The proposed water well locations are shown on the attached Well Site Plan. The well driller shall obtain a water well permit from the County of Ventura Public Works Agency / Groundwater Resource Management Agency, prior to well construction.

REMARKS

Please call this office at (805) 484-5070 if you have any questions regarding this report.

Respectfully submitted,

GOLD COAST GEOSERVICES, INC.

Scott J. Hogrefe
Registered Geologist #4855
Certified Engineering Geologist #1516

REFERENCE MATERIALS

California Division of Mines and Geology Preliminary Report 14, Geologic Map of Southern Ventura County, California, 1973.

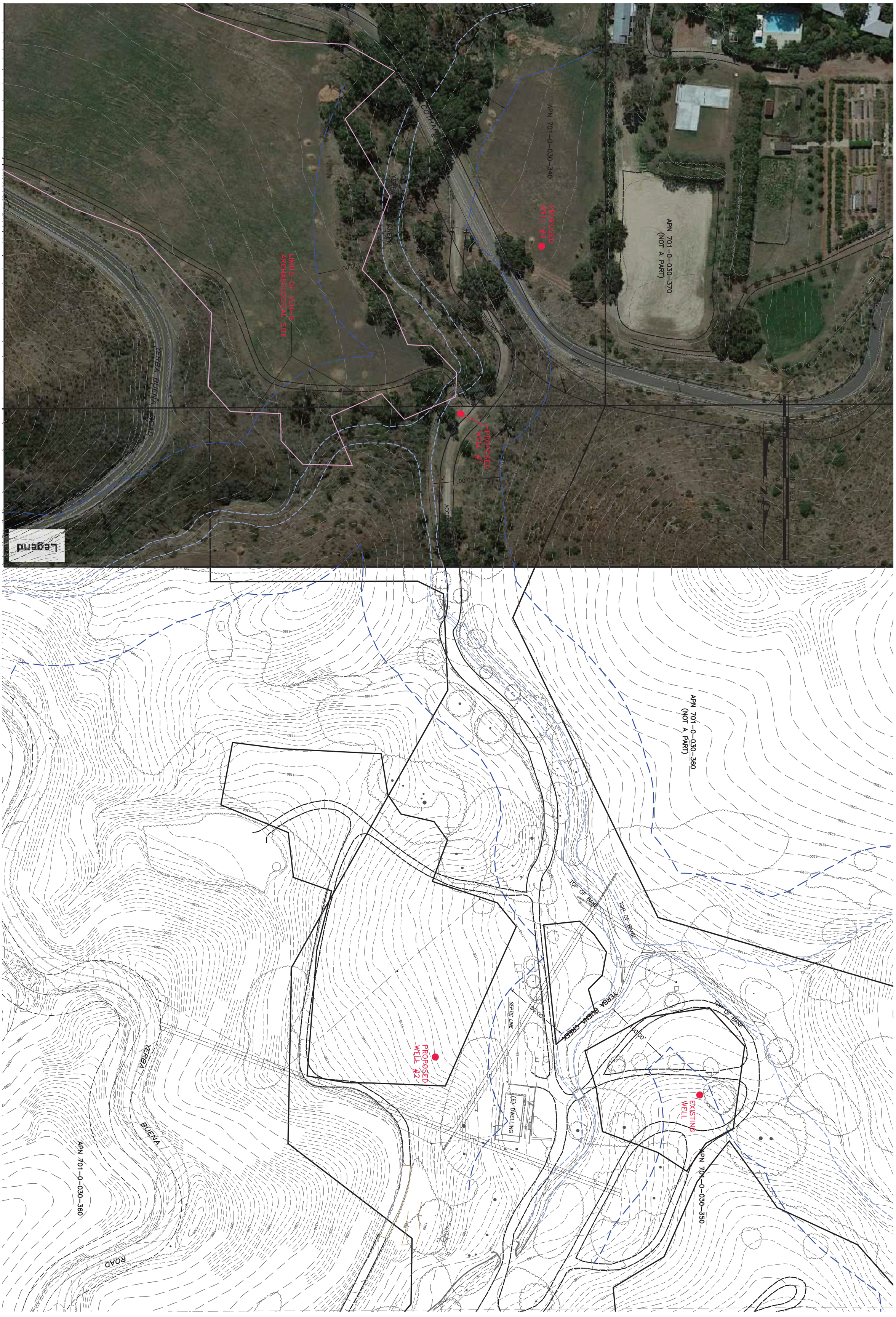
California Division of Mines and Geology, California Division of Mines and Geology Open-File Report 76-5-LA, 1975.

California Division of Mines and Geology, Landslide Map of the Central and Western Santa Monica Mountains, Los Angeles and Ventura Counties, Open-File Report 83-13, 1983.

California Division of Mines and Geology, Seismic Hazards Zone Map, Triunfo Pass Quadrangle, 1999.

County of Ventura Public Works Agency, Groundwater Resource Management Agency

Dibblee, T.W., Jr., and Ehrenspeck, H.E., 1990, Geologic Map of the Point Mugu and Triunfo Pass Quadrangles, Los Angeles County, California: Dibblee Geological Foundation.



L&P CONSULTANTS

3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611 (PHONE)
(805) 962-4161 (FAX)

CLIENT:

ATTN:

PROPOSED WELL PERMIT SITE PLAN
TASCHEN RANCH
12233 COTHARIN ROAD
MALIBU, CALIFORNIA 90265

PROJECT NO.
20-003.01

DRAWING NAME:
WELL SITE PLAN.DWG

DATE:
11-15-2021

M³ CIVIL

CONSULTING CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS

May 21, 2017
Work Order No. 13.06

The Taschen Ranch
c/o Ms. Jennifer Hoppel
12233 Cotharin Road
Malibu, CA 90265

RE: Geotechnical Engineering Report for:
Swimming Pool and Cabana @ 12233 Cotharin Road, Malibu CA, APN: 701-0-030-350

Dear Mr. Taschen,

In accordance with your request, we have completed our Geotechnical Engineering Report for the proposed swimming pool and cabana at the subject site.

Based on the results of our geotechnical feasibility study, it is our opinion that the site is suitable for construction of the proposed site improvements, provided recommendations of this report are properly incorporated in the design and implemented during construction.

This opportunity to provide professional services is sincerely appreciated. If you have any questions or comments regarding this report or the services provided, please do not hesitate to contact us.

Prepared by,
M³ CIVIL

Jacob Lukiewski, RCE
Principal

cc: (5) Addressee (1) File Copy

5251 V
TELEPHONE (805) 445-
@M3CIVIL.COM

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 6 - Geotechnical Report

GEOTECHNICAL ENGINEERING REPORT
TABLE OF CONTENTS

1.0 INTRODUCTION

This geotechnical engineering report has been prepared to present results of our study for the proposed swimming pool and cabana at 12233 Cotharin Road, in the Santa Monica Mountains of unincorporated County of Ventura, Malibu Area. The purposes of this study are to (1) identify on-site soil conditions that may affect the proposed project, and (2) provide geotechnical recommendations for site preparation, temporary excavations, foundation design, retaining wall design, pavement design, and drainage. This report presents the findings of our data review, subsurface exploration, laboratory testing, engineering analyses and evaluations, and our conclusions and recommendations.

2.0 SCOPE OF SERVICES

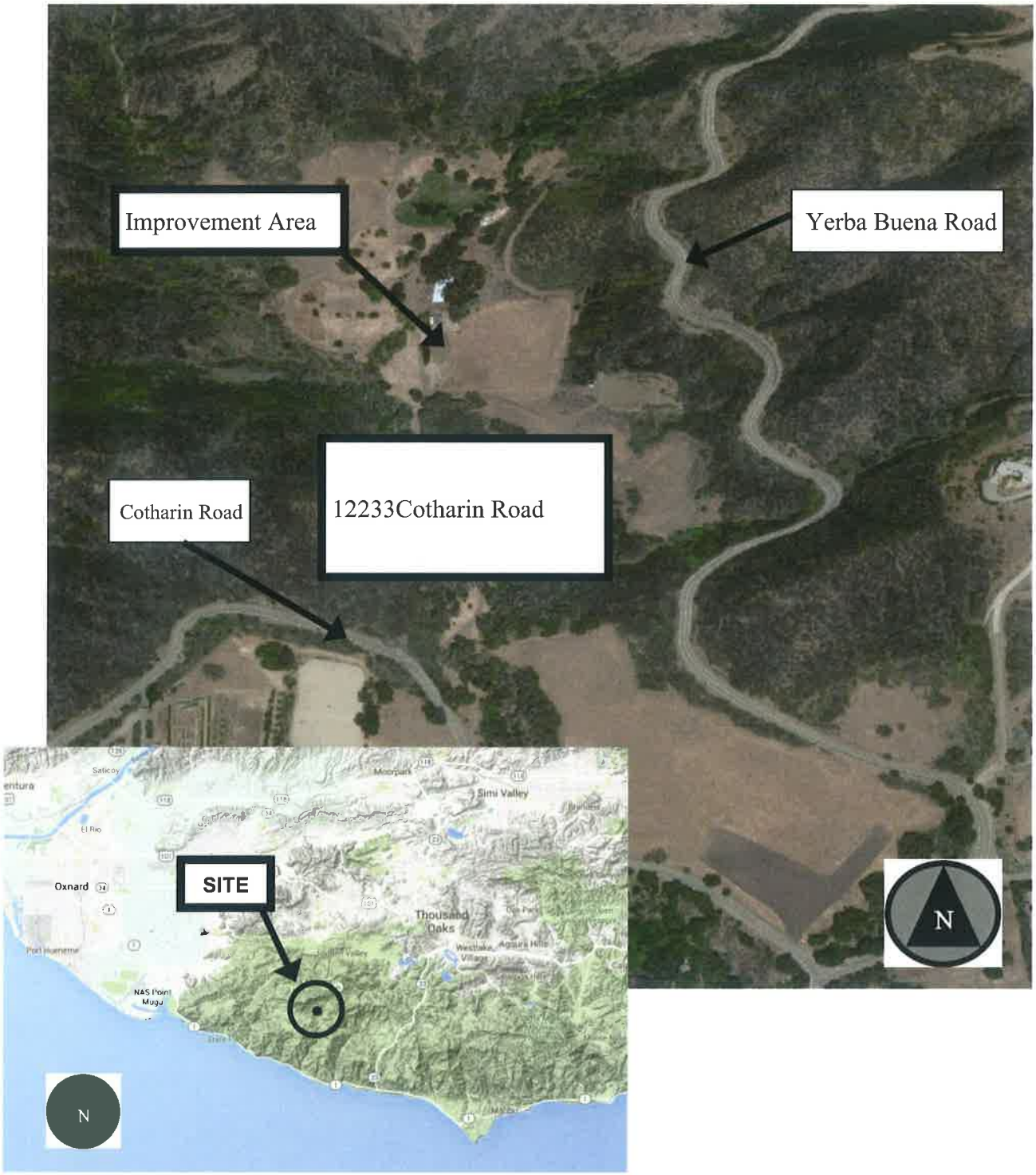
This geotechnical engineering report provides the following services:

- A reconnaissance of subsurface data within the site and adjacent areas. Including literature review and site observations.
- A coordinate subsurface exploration of 4 test pits below the existing ground surface for geotechnical evaluation. This included collection of select material samples encountered in the explorations. The exploration logs are included in Appendix B.
- Laboratory testing of selected material samples intended to characterize and assess the geotechnical engineering properties of on-site soils. Laboratory testing included gradation, hydrometer, moisture and density and shear strength. The results of laboratory testing are presented in Appendix A.
- Determination of seismic parameters for potential on-site ground motion.
- Geotechnical engineering analysis of the field, laboratory and reconnaissance data for development of geotechnical recommendations for site preparation and earthwork construction, and geotechnical design criteria for foundations, underground utility trenches, temporary excavations, and drainage.
- Preparation of this report summarizing our findings, conclusions, and geotechnical recommendations regarding the feasibility of the proposed site improvements.

3.0 Site Description

The subject property is located at 12233 Cotharin Road within the Malibu area of Ventura County. The subject site consists of a previously developed, graded site with a remaining existing care takers residence, existing access roadways, historically cleared areas, and previously developed building pads.

Exhibit A – Site Location Maps



4.0 PROPOSED DEVELOPMENT

The proposed development consists of a swimming pool, deck with an adjoining open air cabana.

The cabana structure will consist of a 1,116 square feet notch into the gently native ground. The structure will be built of cast in place reinforced concrete on shallow foundations founded in recompacted native soils. The pool will be supported on recompacted soils.

A site layout showing the exploratory excavations is included in Appendix B.

EXHIBIT B – GEOTECHNICAL SITE EXHIBIT

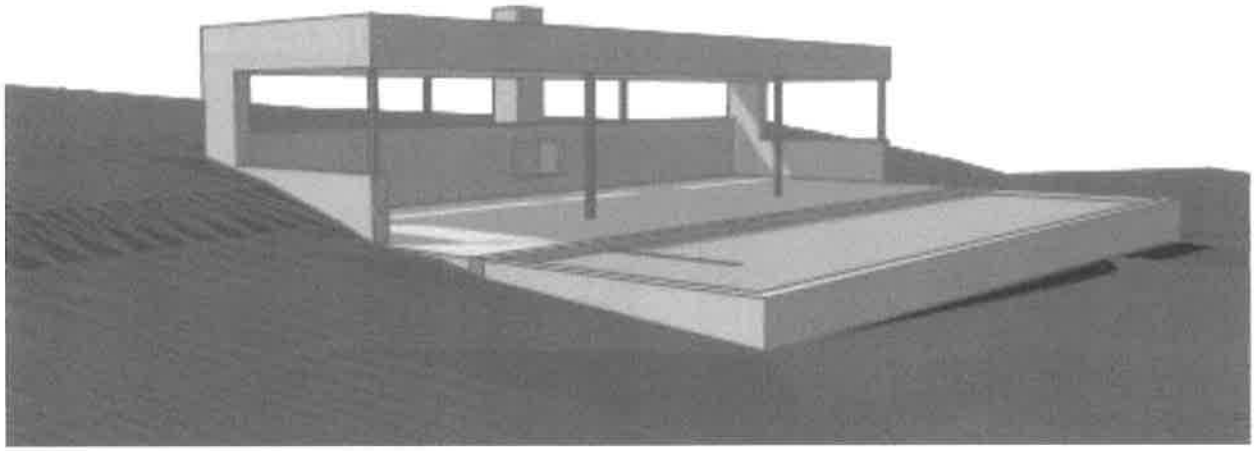
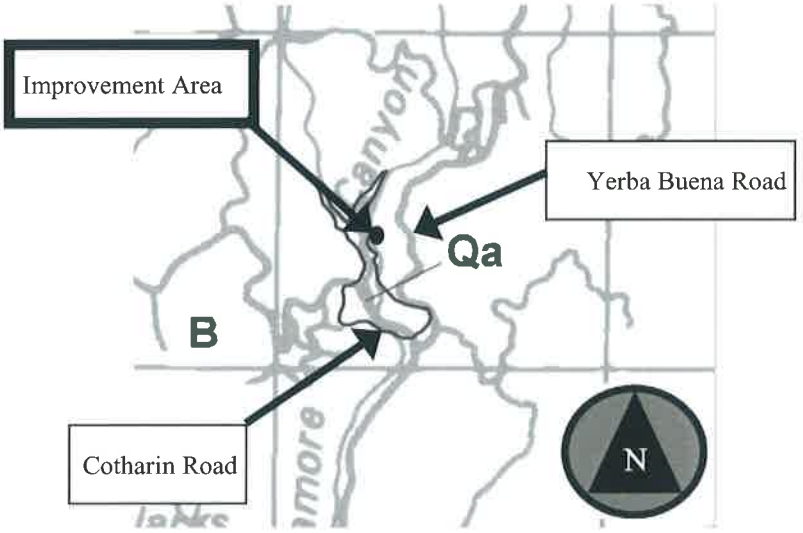


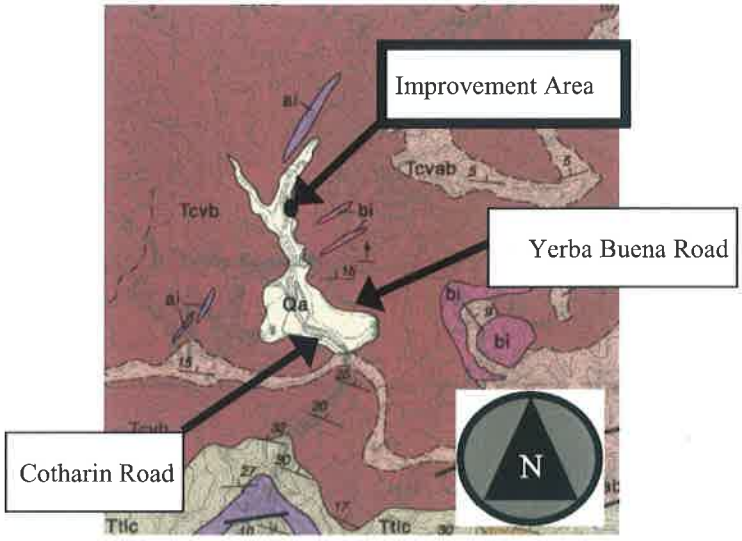
Exhibit Prepared by: Burdge Architects

5.0 GEOLOGY AND SUBSURFACE CONDITIONS

The proposed improvement area are underlain predominately by Colluvium soils with a thin veneer of overlying uncertified artificial fill, most likely placed during past grading of the existing access road. Test pit logs are provided in Appendix B.

The subject site is located within the northwest corner of the Triunfo Pass USGS 7.5-minute quadrangle. According to Dibblee's 1990 map, see below. The subject site is underlain by volcanic basalt of the Tertiary Age Conejo Volcanics Formation (Tcvb). Quaternary aged alluvium (Qa) has been mapped as being present within the valley of the existing, generally north-south trending drainage area. Regional geologic mapping as performed by Dibblee has indicated that regionally the flow bedding within the Conejo Volcanics tends to strike roughly east-west and to dip gently to moderately to the north. Likewise, mapping as reported by the 1975 California Division of Mines and Geology in Open-File Report 76-5 indicates that the subject site is underlain by layered basalt of the Conejo Volcanics.





5.1 ARTIFICIAL FILL (AF) / TOPSOILS

Artificial fill was encountered in two of the exploratory test pits excavated as a part of this study, and was observed to extend to depths ranging from approximately 1 to 1.5 feet below the existing ground surface. We have *not* recovered compaction documentation or an Engineer's certification of the existing artificial fill soil. The existing artificial fill will be removed as part of the proposed site preparation. This material consisted of dark yellowish brown silty sandy clay. The consistency of this material was generally slightly moist and loose. Test pit logs are provided in Appendix B.

5.2 COLLUVIUM DEPOSITS (QCOL)

Older colluvium deposits were encountered both below the existing artificial fill soils and at the surface. The excavations reached a maximum depth of 15.5 feet. This material consisted of dark to moderate to light yellowish brown silty sandy clay with pinhole voids and rootlets close to the surface. The consistency of this material was generally moist and increased in density with depth. Test pit logs are provided in Appendix B.

5.3 COMPACTION

A compaction curve was developed in this study for a sample of the near surface soils. The maximum dry density was 101.0 pcf at optimum moisture contents of 22%. Laboratory test results are provided in Appendix B.

5.4 COMPRESSIBILITY

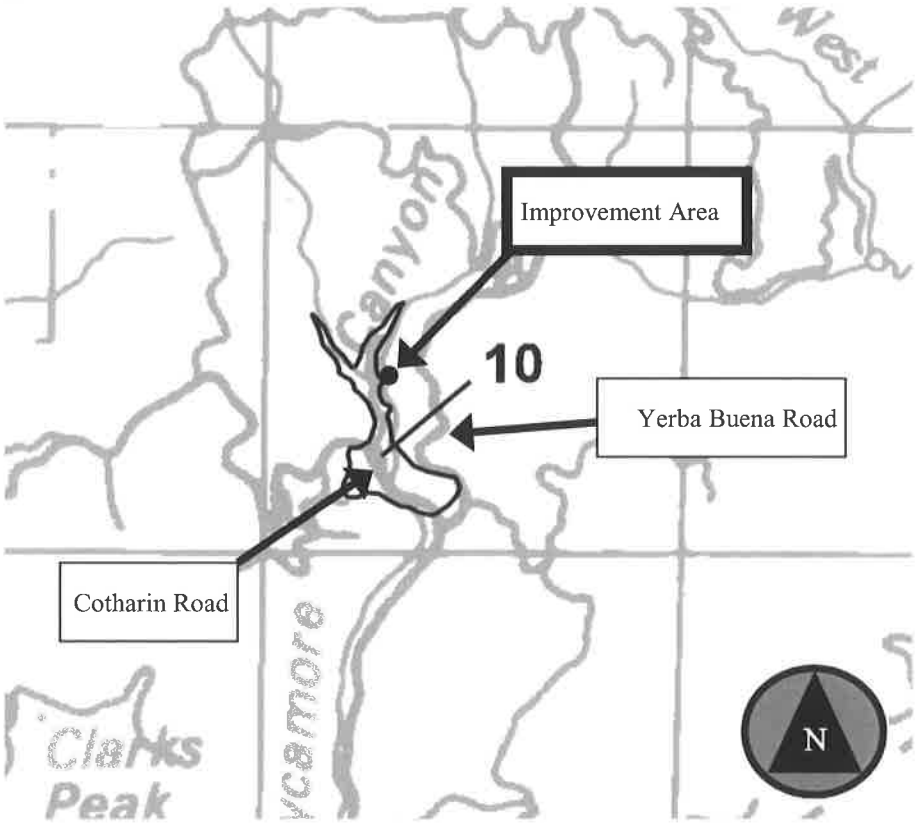
Consolidation tests were performed on a sample of undisturbed native soils and a remolded sample of native soil. The consolidation test results showed that undisturbed native soils at depth has a very slight tendency to swell with hydro consolidation and a low potential of compressibility. The remodeled sample demonstrated similar characteristics under unloaded conditions. Laboratory test results are provided in Appendix B.

5.5 SHEAR STRENGTH

A direct shear test was used to measure the peak and ultimate shear strength of select soil samples in terms of a cohesion and friction angle. A direct shear test was performed on a remolded sample collected from depths of 1 to 3 feet below the existing ground surface to evaluate the shear strength properties of native soils recompacted as artificial fill soil. The ultimate cohesion was 450 psf, and the ultimate friction angle was 23 degrees. Laboratory tests results are provided in Appendix B.

5.6 GROUNDWATER

At the time of our field exploration, no groundwater was encountered to the maximum depths explored within our exploratory test pits. The recorded high groundwater levels have not been mapped in the proposed site improvements areas per the Seismic Hazard Zone Report. The groundwater within the alluvial valley drainage path below and adjacent to the proposed site improvement areas was recorded at 10-feet below the ground surface. Groundwater elevations are dependent on seasonal precipitation, irrigation, land use and climatic conditions among other factors and as a result fluctuates. Therefore, water levels at the time of construction and during the life of the facility may vary from the observations or conditions at the time of our field exploration.



5.7 EXPANSION CATEGORY

The potential of the soil to swell or expand increases with an increase in soil density, a decrease in initial moisture content (low percent saturation), an increase in clay content, and an increase in the activity of the clay content. Expansive soils change in volume (shrink or swell) due to changes in the soil moisture content. In addition to swell potential of the soil, the amount of volume change depends on (1) the availability of water, (2) the restraining pressure, and (3) time. The risk of soil expansion increases with an increase in expansion index. The test results for a representative sample of the upper site soils showed an expansion index of 61, which falls in the moderate expansion category. For design purposes the moderate expansion category 51-100 should be assumed.

6.0 SEISMICITY AND GEOLOGIC HAZARDS

The subject site is located within one of the most tectonically active regions in California. The primary hazards at the site are associated with earthquakes creating the potential for strong ground shaking. Descriptions of each primary hazard phenomenon and an assessment of each, as it affects the proposed site, are included in the following paragraphs.

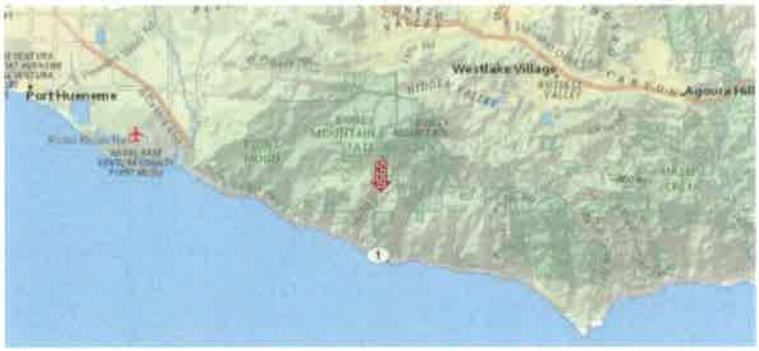
6.1 SEISMIC DESIGN CRITERIA

The current California Building Code (CBC) requires the use of maximum considered earthquake ground motion seismic parameters for use in structural analyses of structures.

USGS Design Maps Summary Report

User-Specified Input

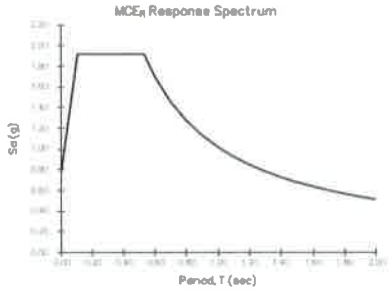
Report Title	12233 Cotharin Road May 2017
Building Code Reference Document	2012/2015 International Building Code (which utilizes USGS hazard data available in 2008)
Site Coordinates	34.0951°N, 118.95°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

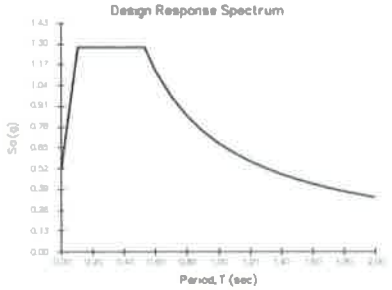


USGS-Provided Output

S_S =	1.920 g	S_{MS} =	1.920 g	S_{DS} =	1.280 g
S_1 =	0.679 g	S_{M1} =	1.019 g	S_{D1} =	0.679 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

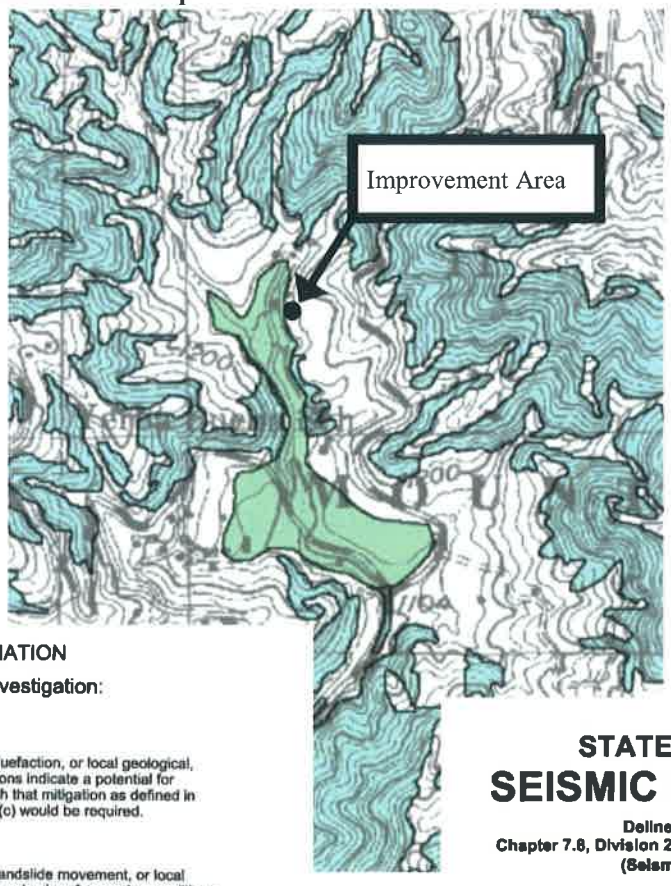
6.2 SURFACE RUPTURE

Surface rupture occurs when the movement of an active fault reaches the earth's surface. The site is not located within an Alquist-Priolo Earthquake Fault Zone. It should be noted that a detailed subsurface fault investigation was not performed.

6.3 EARTHQUAKE-INDUCED LANDSLIDING

Landslides are slope failures that occur where the horizontal seismic forces act to induce soil failure. The proposed site improvement area is located on the Seismic Hazard Zones Map (CDMG 2002) in an area not considered to be susceptible to hazards associated with earthquake induced landslides.

Exhibit C – Seismic Hazard Zones Map



MAP EXPLANATION

Zones of Required Investigation:

Liquefaction

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

NOTE: Seismic Hazard Zones identified on this map may include developed land where delineated hazards have already been mitigated to city or county standards. Check with your local building/planning department for information regarding the location of such mitigated areas.

STATE OF CALIFORNIA

SEISMIC HAZARD ZONES

Delineated in compliance with
Chapter 7.8, Division 2 of the California Public Resources Code
(Seismic Hazards Mapping Act)

TRIUNFO PASS QUADRANGLE

OFFICIAL MAP

Released: February 7, 2002

6.4 GROUND LURCHING

Ground lurching is defined as earthquake motion at right angles to a cliff or bluff, or more commonly to a stream bank or artificial embankment that results in yielding of material in the direction to which it is unsupported. The topography and distance the proposed site improvement area along with the recommendations for removal and compaction in the vicinity of the proposed improvements does not lend itself to this type of lurching.

Lurching is also sometimes used to describe undulating surface waves in the soil that have some similarities to the Liquefaction induced ground oscillation, but generally occurs in soft, saturated, fine-grained soils during seismic excitation. When this phenomenon occurs adjacent to bodies of water, lurching can continue for a short time after the seismic shaking stops. The soil conditions at this site are not typical of those associated with lurching, and we do not consider this type of lurching to be a risk at this site.

6.5 SEICHES AND TSUNAMIS

Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The Site is located roughly 1,200 feet above sea level and is not considered to be located in a potential Tsunami Inundation Zone. Seiches are an oscillation of the surface of an inland body of water that varies in period from a few minutes to several hours. Seismic excitations can induce such oscillations. The pool cabana and pool are located roughly 5 feet apart and may be susceptible to damage due to seiches during a seismic event. Drainage design should include the effect of potential seiches.

6.6 EVALUATION OF LIQUEFACTION POTENTIAL

The site is located on the Seismic Hazard Zones Map (CDMG 2000) in an area not considered to be susceptible to hazards associated with liquefaction, see Exhibit "C" Seismic Hazard Zones Map. The results of our field exploration and laboratory testing programs indicate that the subject site does not meet the minimum conditions for being susceptible for liquefaction. Thus, the risk of liquefaction and associated hazards are considered to be very low at this site.

Since the site is not considered to be susceptible to liquefaction, further analyses were not performed to evaluate the potential and extent of liquefaction, lateral spreading, ground oscillation, flow failure, reduction of bearing strength, and surface manifestations of sand boils and ground fissuring.

6.7 SETTLEMENT DUE TO SEISMIC SHAKING

Granular soils, in particular, are susceptible to settlement during seismic shaking, whether the soils liquefy or not. Recommended removal and compaction of the near surface soils should effectively limit the potential for seismically induced settlement in these materials. The potential for earthquake-induced settlement for deeper high relative density soils is considered to be very *low*.

7.0 CONCLUSIONS

Based on the findings of our data review, subsurface exploration, laboratory testing, field testing, and engineering analysis, and within the scope of this study, it is our professional opinion that the proposed Site Improvements are considered to be *feasible* from a geotechnical engineering viewpoint, provided the recommendations in this report are incorporated into the improvement plans and implemented during construction. The following paragraphs discuss conditions that should be anticipated and provide recommendations for specific mitigation during the design and construction phase of the proposed project.

8.0 GEOTECHNICAL RECOMMENDATIONS

8.1 PLAN REVIEW

We recommend relevant design plans be reviewed by M³ Civil prior to being submitted to a regulatory agency for approval to verify that the recommendations contained in this report have been properly interpreted and are incorporated into the project specifications. Additional analysis may be required at that time depending on specific details and/or changes of the proposed development. Such changes may require additional evaluation which could modify the recommendations provided in the following sections of this report.

8.2 HAZARDOUS MATERIALS

M³ Civil has not been retained to provide any type of environmental assessment of the subject property, nor to provide recommendations with respect to any contamination that might be present.

8.3 EXPLORATORY EXCAVATIONS

The locations and dimensions of excavations completed during site exploration should be noted relative to the future grading/building plans. Although test pit backfill was tamped during placement, these materials are essentially uncompacted. Remediation of these materials will be required for improvements over these excavations.

8.4 EARTHWORK

Grading and earthwork should be based in general accordance within applicable County of Ventura ordinances and applicable chapters of the California Building Code. The following recommendations are provided regarding general aspects of earthwork construction. The recommendations should be considered general and subject to revisions based on final design documents and on-site observations made during construction.

8.4.1 SITE PREPARATION

Site preparation should include off-site removal of all vegetation, deleterious materials and/or other improvements from construction areas. Existing subsurface utilities to be abandoned should be removed and properly backfilled.

8.4.2 NEW NON-STRUCTURAL FILL

In areas where site grades will be raised by filling, without proposed structural loads, the existing soil to a depth of one foot below the existing grade should be removed and recompacted prior to the placement of new fill.

8.4.3 COMPRESSIVE SOIL REMOVAL

To reduce the risk of potential distresses related to heaving and settlement, we recommend that all compressible soils overlying competent native soils be removed in structural fill areas and beneath structures and be replaced by a uniformly compacted fill mat. We anticipate a minimum of five feet up to six feet of compressible soils beneath the present slightly sloping grade.

8.4.4 SLAB ON GRADE CONSTRUCTION – REMOVAL AND RECOMPACTION

In areas to support structures with slab-on-grade construction, the existing soil to a depth of five feet below the existing grade, or three feet below finished surface, whichever is deeper, should be removed and recompacted as certified fill.

8.4.5 SHALLOW FOUNDATION CONSTRUCTION – REMOVAL AND RECOMPACTION

In areas to support shallow foundation elements in structural fill, the existing soil to a depth of five to six feet below existing grade or three feet below the bottom of the foundation, whichever is deeper, should be removed and recompacted as certified fill. A minimum of five feet beyond the edges of each foundation element should be removed and recompacted as structural fill. During construction where footings are in close proximity, over-excavating the entire structural area may be desirable and less costly.

8.4.6 FLATWORK / PAVING CONSTRUCTION – REMOVAL AND RECOMPACTION

In non-structural flatwork and hardscape surfaces, a minimum of one-foot below either existing grade or the bottom of the proposed section, whichever is deeper, shall be over-excavated and recompacted as certified fill.

8.4.7 REMOVAL BOTTOMS

The exposed bottom of removal areas should be scarified, mixed, and moisture conditioned to at least optimum moisture and compacted prior to the placement of fill. A careful search shall be made for deeper loose soil spots during grading operations. If encountered, these loose spots should be properly removed to the firm underlying soil and properly backfilled and compacted as directed by a representative of the Project Soils Engineer.

8.4.8 Removal Extents Constraints

Removals may be limited in situations where a physical constraint, such as the oak tree drip lines, would prevent such removals from being made. Removals adjacent to the existing trees, etc. should not extend more than fifteen feet in one continuous stretch without review and written approval from the Project Soils Engineer.

8.4.9 Suitable Fill Soils

The on-site soils can be re-used for fill. By use of selective grading, each layer of fill beneath foundation elements shall be of similar composition to provide a relatively uniform expansion index. Rock larger than 12 inches should not be buried or placed in compacted structural fill. Rock fragments less than 12 inches should not be placed in concentrated pockets or within 3 feet of final grade. The placement of rock must be under the continuous observation of the Soils Engineer.

8.4.10 Fill Compaction

All fill materials should be placed in controlled, horizontal layers not exceeding 8 inches thick and moisture conditioned to at least optimum moisture but no more than 5% above optimum. Fill materials are required to be compacted to a minimum 90%, of the laboratory maximum dry density, as determined by ASTM D1557. If either the moisture content or relative compaction does not meet these criteria, the Contractor should rework the fill until it does meet the criteria.

8.4.11 Testing and Observations

All grading work shall be observed and tested by the Project Soils Engineer or their representative to confirm proper site preparation, excavation, scarification, compaction of on-site soil, selection of satisfactory fill materials, and placement and compaction of fill. All removal areas and footing excavations shall be observed by the representative of the Project Soils Engineer before any fill or steel is placed. At least one compaction test shall be performed for every 500 yd^3 of the fill material or every 2 feet of fill thickness. The grading contractor has the ultimate responsibility to achieve uniform compaction in accordance with the geotechnical report and grading specifications.

9.0 Utility Trench Backfill

The on-site soils are suitable for backfill of utility trenches from 1-foot above the top of the pipe to the surface, provided the material is free of organic matter and deleterious substances. The natural soils should provide a firm foundation for site utilities, but any soft or unstable material encountered at pipe invert should be removed and replaced with an adequate bedding material.

The utility lines should be placed in accordance with manufacturer's requirements and should specify the type of bedding materials. Granular soils will need to be imported for bedding or shading of utilities. Jetting of bedding materials should not be permitted unless appropriate drainage is provided and the bedding has a sand equivalent greater than 50.

Trench backfill should be placed in 8-inch lifts, moisture conditioned to near-optimum moisture content, and compacted to at least 90% of the maximum density as determined by ASTM D1557, with the exception of the 1st foot below subgrade in areas to be paved, which should be compacted to 95% of the maximum dry density. Jetting of trench backfill is not acceptable to compact the backfill.

In areas where utility trenches pass through an existing pavement section, the trench width at the surface shall be enlarged a minimum of 6 inches on each side to provide bearing on undisturbed material for the new base and paving section to match the existing section.

Major underground utilities shall not cross beneath buildings unless specifically approved by the Project Engineers and respective utility company. If approved, trenches crossing building areas shall be backfilled with a select gravelly sand compacted to 95% relative compaction.

10.0 Temporary Excavations

Temporary excavations of 5 feet or less in height in on-site soils may not require any special shoring. Vertical excavations more than 5 feet deep, if necessary, will, however, require conventional shoring per CAL/OSHA regulations, or the excavation may be laid back with a 1(H):1(V) gradient. Excavations should not be allowed to become soaked with water or to dry out. Surcharge loads should not be permitted within a horizontal distance equal to the height of the excavation from the top of the excavation, unless the excavation is properly shored. Excavations that might extend below an imaginary plane inclined at 45 degrees below the edge of an existing foundation should be properly shored to maintain foundation support of the existing structure.

11.0 FOUNDATION RECOMMENDATIONS

11.1 SHALLOW FOUNDATIONS

Conventional footings founded into certified compacted fill can be used to support the proposed improvements. An expansion / settlement joint should be placed at transition points between structures and site flatwork and at transition points of differing support materials or foundation types.

Support Material	Minimum Footing Embedment Depth, Inches	Minimum Width, Inches	Minimum Isolated or Spread Footing Width, Inches
Compacted Fill	24	12	24

The above embedment depths are below the lowest adjacent, final grade. Where located adjacent to utility trenches, footings shall extend below a one-to-one plane projected upward from the inside bottom of the trench. When located next to a descending 3(H):1(V) slope or steeper, the base of footings for buildings should be a minimum of 5 feet or one-third the slope height from the face of slope, whichever is greater, but need not exceed 40 feet from the face of slope.

Allowable net vertical soil bearing pressure, including dead and live loads, are given below for footings founded on compacted fill at the minimum required embedment depths, provided the footing width equals or exceeds the recommended minimum.

Support Material	Allowable Bearing Pressure, psf	Allowable Sliding Friction Coefficient	Allowable Passive Resistance, psf per foot of depth	Maximum Passive Resistance, psf
Compacted Fill	2,000	0.35	225	2,250

The above bearing values may be increased by 150 psf for each additional foot of embedment above the minimum to a maximum allowable bearing increase of 500 psf. Additional embedment of foundations will increase the depth of removal and recompacted soil. This allowable bearing value includes a safety factor of 3 or more and can be increased by ⅓ when considering short duration wind or seismic loads.

Resistance to lateral loads can be assumed to be provided by friction along the base of the foundation and by passive earth pressures on the side of the footing. The allowable friction coefficient may be used with the vertical dead loads, and the allowable lateral passive pressure can be utilized for the sides of footings poured against the supporting material to resist lateral loads. These allowable values can be increased by a factor of 1.5 to convert from allowable to ultimate values. Where the soil on the resistance side of the passive wedge in not covered by a hard surface (e.g., concrete or pavement), however, the upper 1-foot of soil shall be neglected when computing resistance due to the potential for the material to become disturbed or degraded during the life of the structure.

All foundation elements should be reinforced with a minimum of four #4 steel bars. Two of these should be placed near the top of the foundation, and two should be placed near the bottom. Structural details of the footings, such as footing thickness, concrete strength, and amount of reinforcement, should be established by your Structural Engineer.

Prior to placing concrete in the footing excavations, an observation should be made by the representative of the Project Soils Engineer to confirm that the footing excavations are free of loose and disturbed soils and are embedded in the recommended certified compacted earth materials.

11.2 SLAB-ON-GRADE

We recommend that concrete slabs be reinforced. The structural details, such as (1) slab thickness, (2) concrete strength, (3) type, amount, and placement of reinforcing, and (4) joint spacing, should be established by your Structural Engineer.

Cracking of concrete flatwork will occur and is relatively common. Steel reinforcement and crack control joints are intended to reduce the risk of concrete slab cracking, as are the use of fiber reinforced concrete and proper concrete curing. When cracks develop in concrete slabs during construction (for example due to shrinkage), your Structural Engineer shall evaluate the integrity of the slab and determine if the design has been compromised. Typically, concrete slabs are generally not perfectly level, but they should be within tolerances included in the project specifications.

Tile flooring can crack, reflecting cracks in the underlying concrete slab. Therefore, if tile flooring is used, the slab designer should consider additional steel reinforcement, above minimum requirements, in the design of concrete slab-on-grade where tile will be installed. Furthermore, the tile installer should consider installation methods, such as using a vinyl crack isolation membrane between the tile and concrete slab, to reduce the potential for tile cracking.

We recommend a 4-inch thick sand or aggregate base layer be used under floor slabs in moisture sensitive areas. The sand should be classified as a clean sand (with less than 5% fines in accordance with ASTM D2488).

If earthwork operations are conducted such that the construction sequence is not continuous or if construction operations disturb the surface soils, we recommend that the exposed subgrade to support concrete slabs be tested within a day of the concrete pour to verify adequate compaction and moisture conditions. If adequate compaction and moisture conditions are not demonstrated, the disturbed subgrade should be over-excavated, scarified, and recompacted in accordance with the above guidelines prior to the slab being poured.

11.3 Foundation and Slab Movement

11.3.1 Shallow Foundation Movement

In addition to the settlement due to seismic shaking, foundation, slab and pavement movement will result from (1) the anticipated live and dead loads (2) the settlement of compacted fill and underlying soils due to the weight of the compacted fill, and (3) swell or shrinkage if moisture changes occur within the supporting soils.

Total settlement is expected to be about 0.75 inch under the assumed loading conditions if designed in accordance with the recommendations in this report. The amount of total differential movement is expected to be about 0.35 inches over 25-feet. Such differential movement may possibly result in the development of cracks in the slabs and foundations. The on-site soils are slightly expansive and may experience heave if infiltrated with moisture.

11.3.2 Slab on Grade Movement

As slabs are to be lightly loaded, the anticipated settlement is expected to be less than 0.25 inches under the proposed loading conditions.

12.0 Retaining Wall Design

Foundations for retaining walls can be designed in accordance with the Site Preparation and Foundation Design sections of this report.

The earth pressure behind any buried wall depends on the allowable wall movement, type of backfill materials, backfill slopes, wall inclination, surcharges, any hydrostatic pressures, and compaction effort. The following equivalent fluid pressure is recommended for vertical walls with no hydrostatic pressure, no surcharge, no seismic effects, and a backfill slope with a gradient less (flatter) than 5(H):1(V). If the on-site soil is used as backfill between the wall stem and an imaginary plane rising at a 45-degree angle from below the edge (heel) of the wall footing an equivalent fluid unit weight associated with a soil classification of SC, 45 pcf for walls free to deflect and 70 pcf for restrained walls should be used. In areas where the backslopes are steeper than 5(H):1(V), the equivalent unit weights should be increased by 15 pcf for gradients of 2(H):1(V) and 30 pcf for gradients of 1.5(H):1(V).

The surcharging effect of anticipated adjacent loads on the wall backfill due to traffic, footings, or other loads, should be included in the wall design. The magnitude of lateral load due to surcharging depends on the magnitude of the surcharge, the size of the surcharge-loaded area, the distance of the surcharge from the wall, and the restraint of the wall. We can provide assistance in evaluating the effects of surcharge loading and seismic loading, if desired, once details are known and provided. During grading and backfilling operations adjacent to any wall, heavy equipment should not be allowed to operate within 5 feet laterally of the wall or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand-operated equipment should be used to compact the backfill soils.

Except for the upper 1 foot, the soil immediately adjacent to backfilled retaining walls should be free-draining filter material (such as Caltrans Class 2 permeable material) with a minimum horizontal distance of 1 foot wrapped on all sides with an approved synthetic filter fabric. The top 1 foot should be backfilled with less permeable compacted fill to reduce infiltration. A concrete-lined V-shaped drainage swale should be constructed behind retaining walls with ascending backslopes to intercept runoff and debris.

Weep holes and/or drainpipes, as appropriate, should be installed at the base of these walls. Backdrain pipe material should consist of a minimum 4-inch-diameter perforated (perforation pointed down) PVC pipe meeting ASTM D2729 or better. Accordion or similar type pipe is not acceptable for subdrain pipe.

All retaining walls should be properly waterproofed.

13.0 Drainage Improvements

Final grading shall provide a positive drainage away from structures in compliance with the local jurisdiction's grading requirements. Building pads should be designed to control the flow of water and reduce water-induced erosion and soil deterioration. Fine grading of the site should provide positive drainage away from structural fill areas, and water should not be allowed to pond or gather in the structural fill areas. Landscaping should avoid disrupting flow patterns created when the property was originally graded or altering slopes or design grades. All drainage devices should be inspected, cleaned and repaired prior to the rainy season.

14.0 Limits and Liability

This report is issued with the understanding that it is the responsibility of the owner, or their representative or a legally responsible person, to ensure that the information and recommendations contained herein are called to the attention of the necessary design consultants for the project and incorporated into the plans and the necessary steps are taken to see that the contractors carry out such recommendations in the field.

Changes in the conditions of a property can occur with the passage of time whether due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards occur due, for example, to legislation and broadening of knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to our review and remains valid for a maximum period of one year.

Test findings and statements of professional opinions do not constitute a guarantee or warranty, and no warranties either expressed or implied, are made as to the professional advice provided under the terms of this agreement. We have strived, however, to provide our services in accordance with generally accepted geotechnical engineering practices in this community at the time of this report.

15.0 REFERENCES

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APPENDIX A

LABORATORY TESTING

Laboratory tests were conducted on representative samples for the purpose of classification and determining their properties for use in analyses and evaluations.

Classification Tests
Classification testing is performed to identify differences in material behavior and to correlate the results with shear strength and volume change characteristics of the materials.

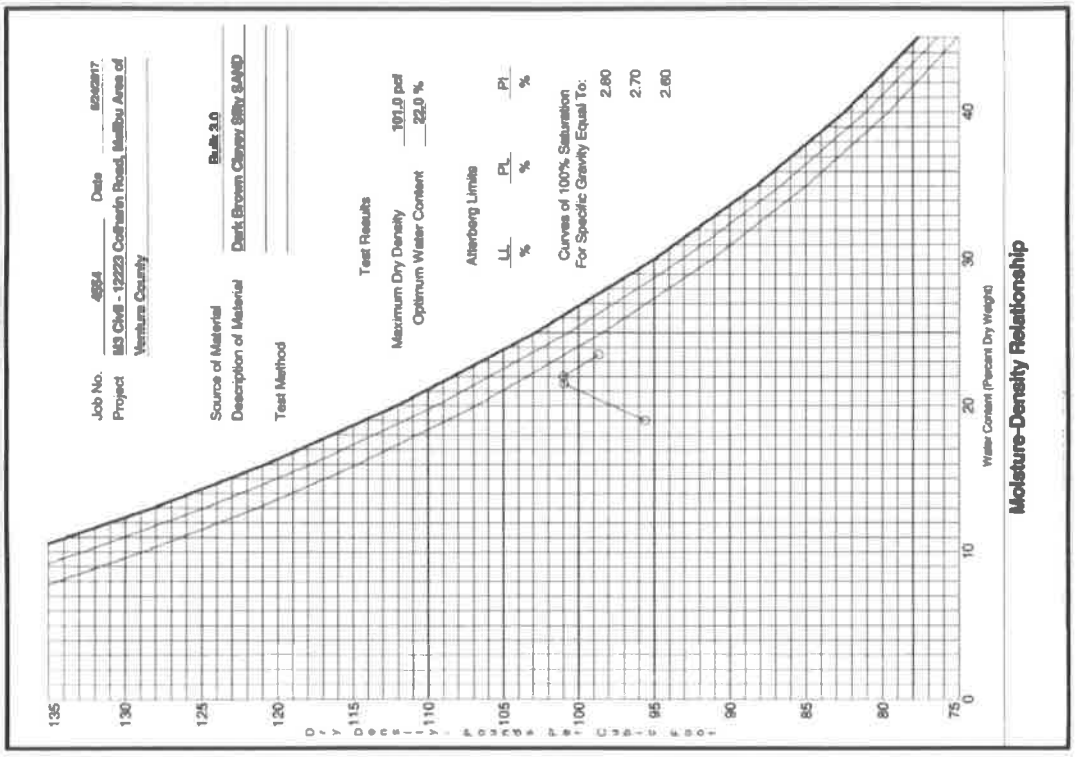
Sieve Analysis
Sieve analysis tests were conducted on the on-site soils in general accordance with sieve analysis test procedure from ASTM Test Designation D422. This method covers the quantitative determination of the distribution of particle sizes in soils.

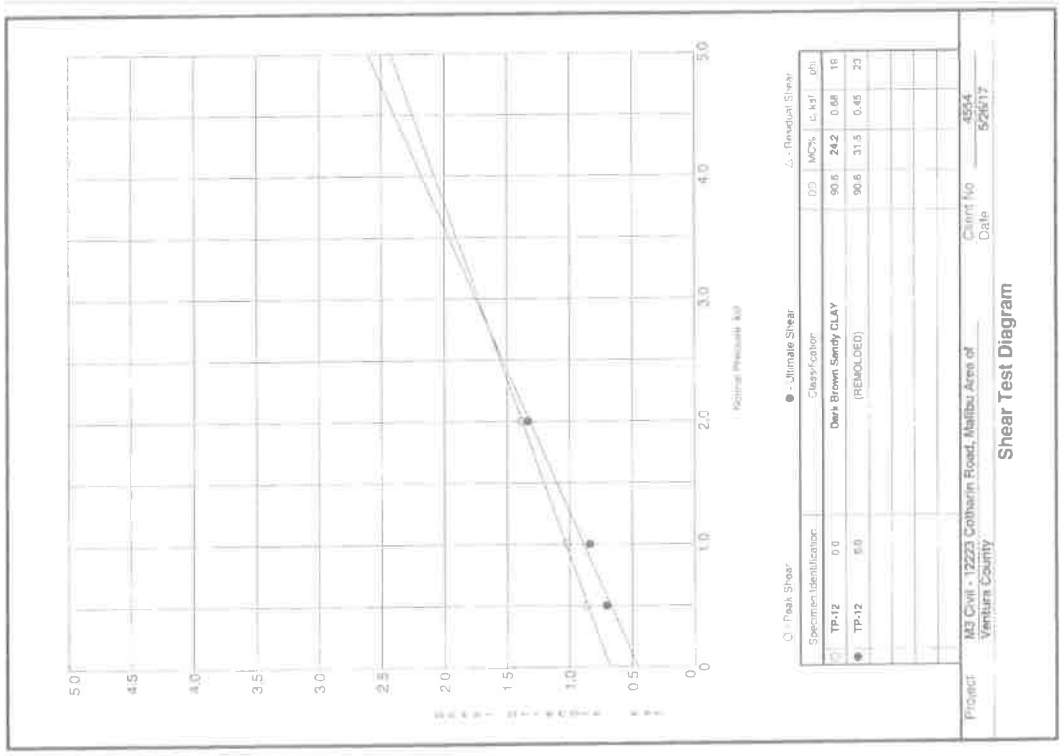
Hydrometer Test
Hydrometer tests were performed in general accordance with ASTM Test Designation D422.

Shear Tests
Direct shear tests were performed in general accordance with ASTM D3080 to determine the shear strength parameters of undisturbed on-site soils or remolded soil specimens. A rate of displacement of 0.005 inches per minute was used. The results from the 3 tests are plotted on a diagram of shear stress and normal (vertical) stress at failure, and linear approximations are drawn of the failure curves to determine the angle of internal friction and cohesion. The first moisture content shown on the graphs (associated with peak values) is for either the in-situ condition or the remolded condition, and the second moist~ire content (associated with ultimate value) is for the soaked condition.

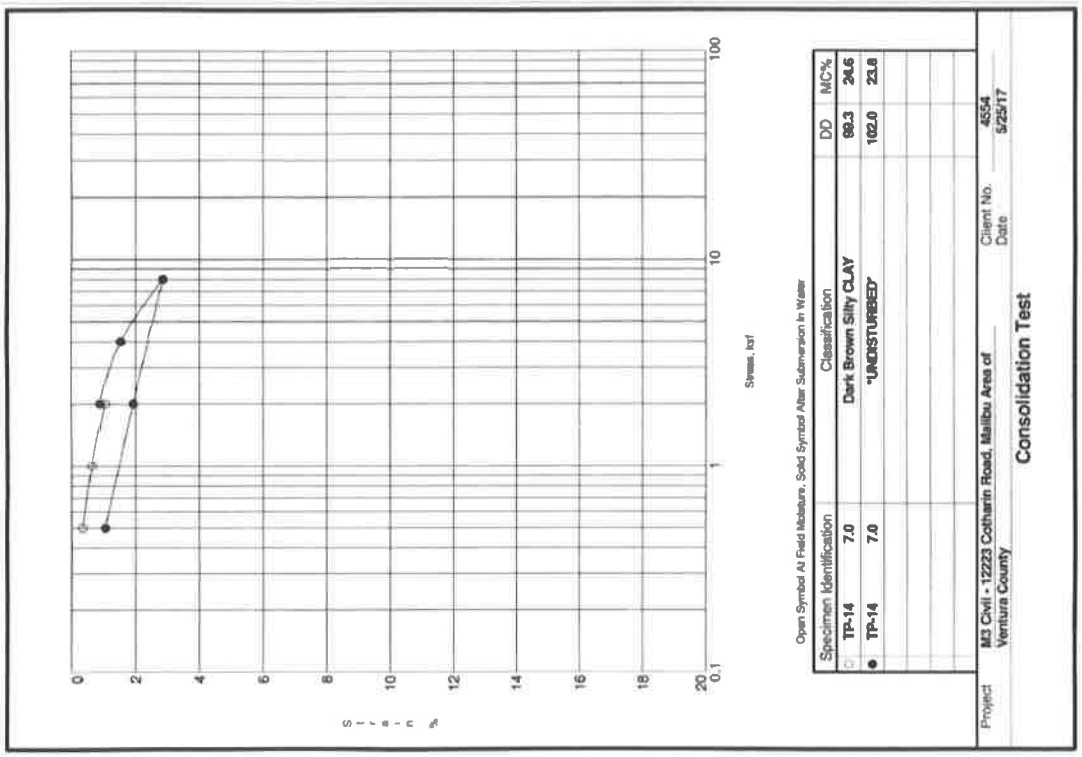
Sample Remolding
In some cases remolded samples are used when performing direct shear tests and consolidation tests.

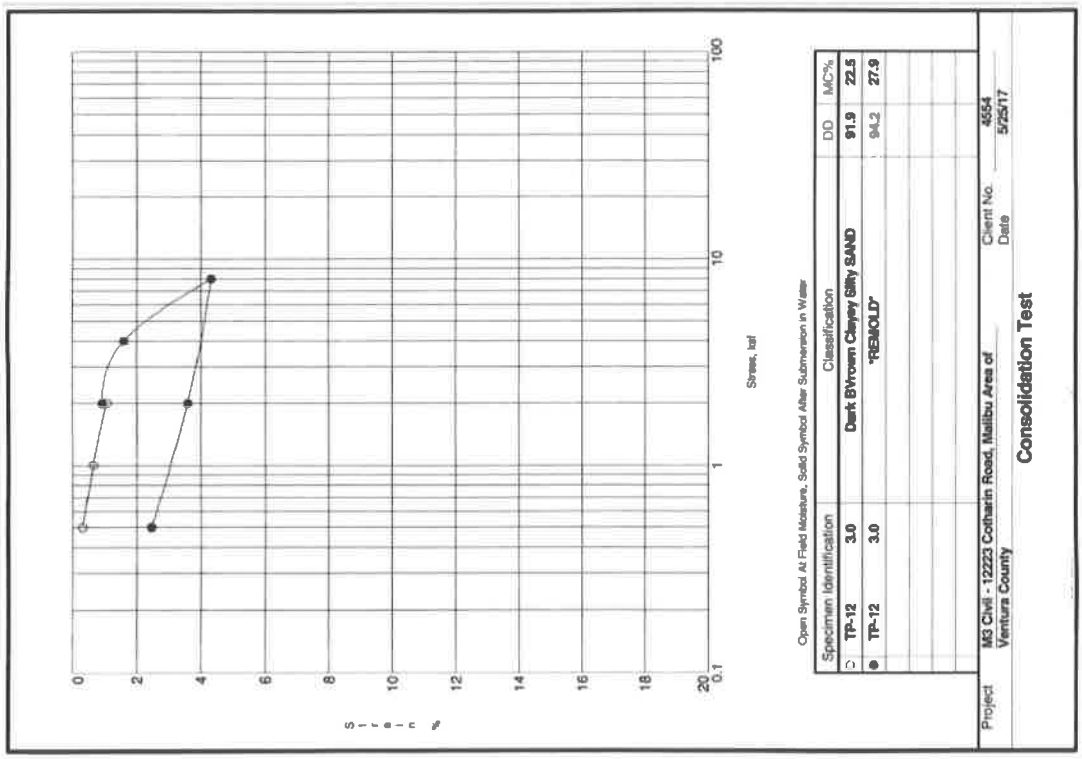
APPENDIX A - LABORATORY TESTING





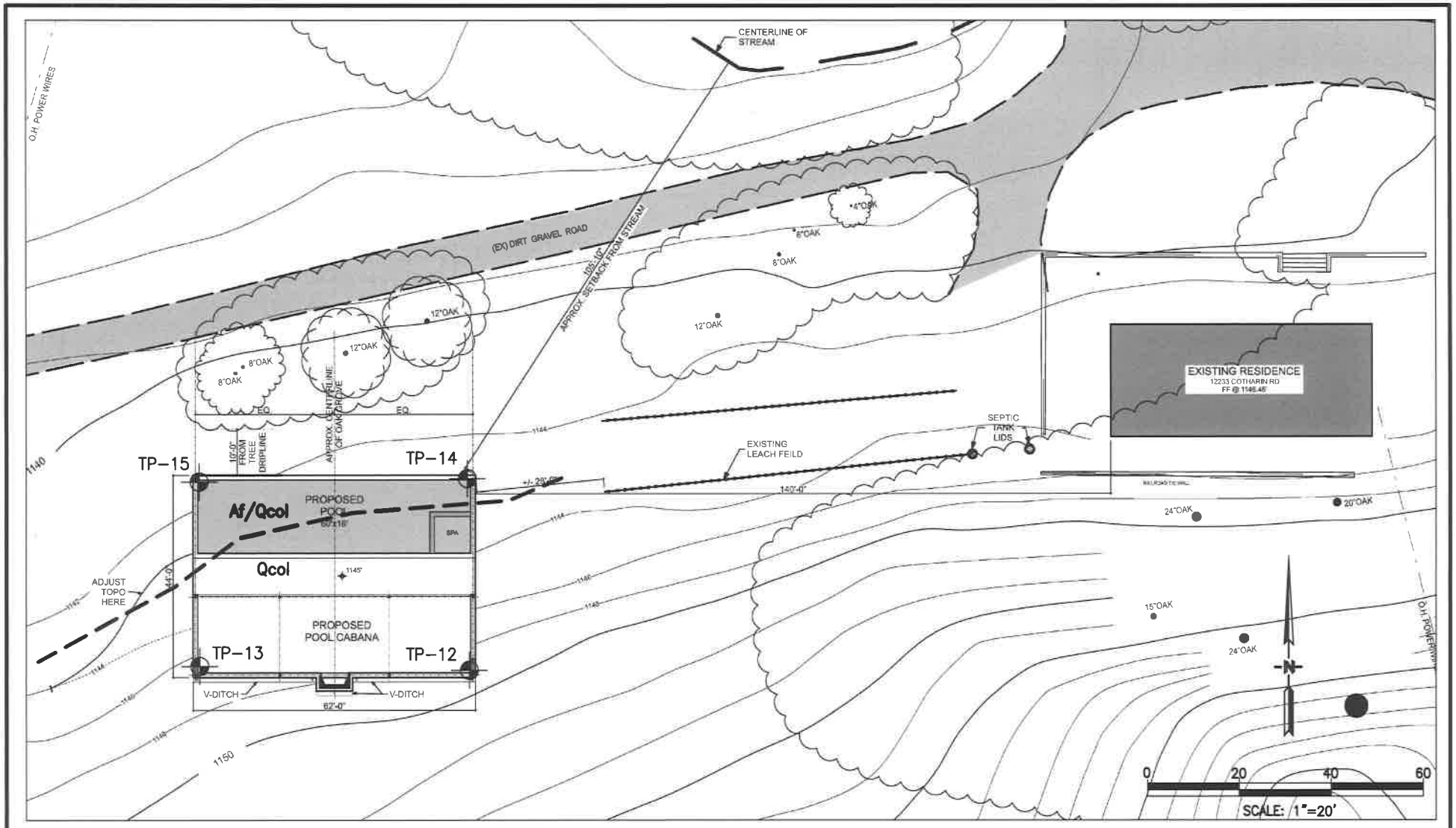
APPENDIX A - LABORATORY TESTING





APPENDIX B

Exploratory Excavations



LEGEND

TP-1 – APPROX. LOCATION TEST PIT

Af – ARTIFICIAL FILL SOIL

Qcol – NATIVE CLAYEY SOIL

BASE MAP: SITE PLAN EXCERPT A-0.1, PREPARED BY BURDGE ARCHITECTS, 2017

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MAY, 2017

SOIL EXPLORATION MAP
TASCHEN RANCH @ 12233 COTHARIN ROAD
MALIBU HILLS, COUNTY OF VENTURA, CA

APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-12

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

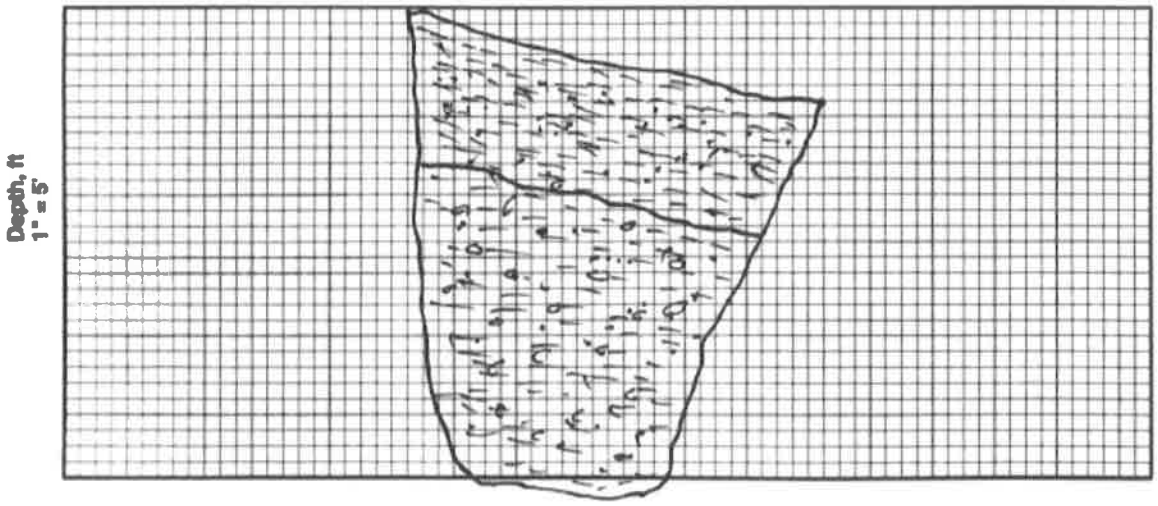
Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x13'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	-#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Colluvium (Qcol) Dark yellowish brown Silty Sandy CLAY, pinhole voids, moist, slightly stiff					
5				below 5 ft., becomes light brown color, increased density, with minor angular basaltic gravel		91.0	26.1		
						97.5	25.8		
10									
15				becomes tighter below 14 ft					
				Total Depth Explored = 15.5 ft No Groundwater Encountered Backfilled with Spoils 5/3/2017					

Trench Description



APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-13

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

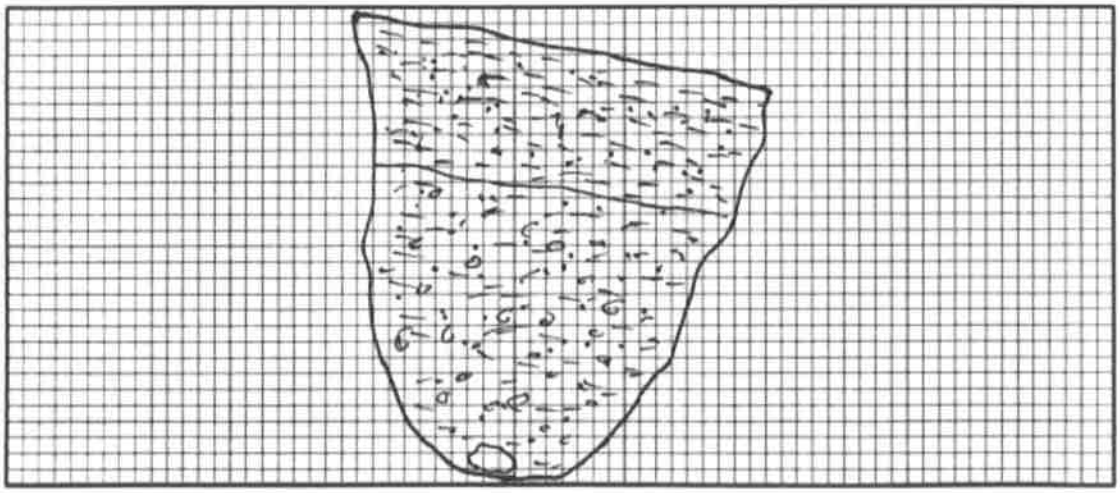
Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x13'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Colluvium (Qcol) Dark yellowish brown Silty Sandy CLAY, pinhole voids, moist, slightly stiff					
5				below 5 ft., becomes light brown color, increased density, with minor angular basaltic gravel		79.6	27.2		
				grades to light brown Silty Clayey SAND, with minor angular volcanic gravel, moist, moderately dense					
10						98.0	21.8		
				@ 15 ft., large cobble/boulder approximately 14 inches in diameter					
15				Total Depth Explored = 15 ft. No Groundwater Encountered Backfilled with Spoils 5/V2017					

Trench Description

Depth, ft
1" = 5'



APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-14

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

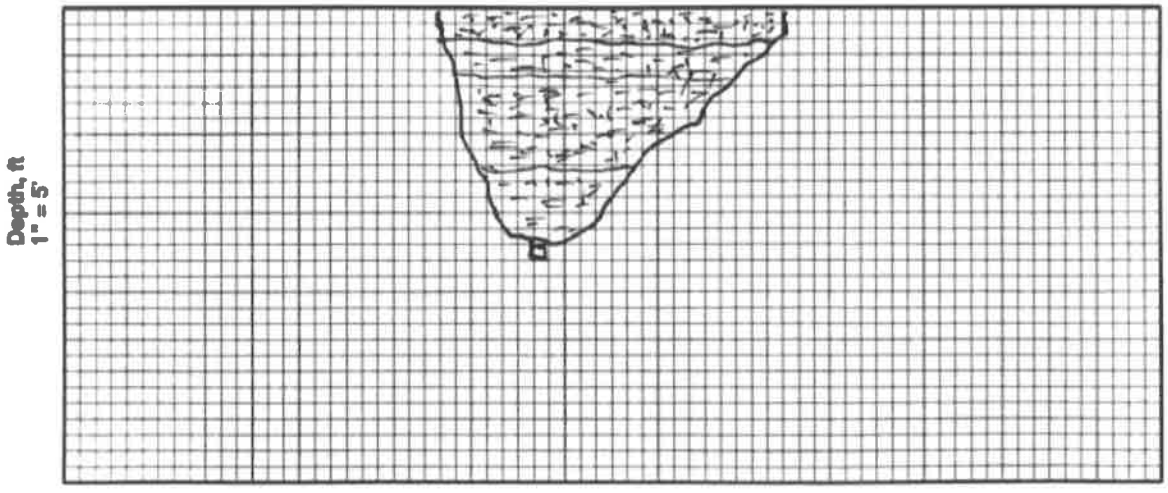
Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x11'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Artificial Fill (af)					
				Dark yellowish brown Silty Sandy CLAY, slightly moist, loose					
				Colluvium (Qcol)					
5				Dark yellowish brown Sandy Silty CLAY, with roots and rootlets, pinhole voids, moist, stiff					
				becomes very dark color below 2 ft.					
				becomes light brown color below 5 ft.		92.1	26.1		
10				Total Depth Explored = 7.5 ft.					
				No Groundwater Encountered					
				Backfilled with Spoils 5/3/2017					
15									

Trench Description



APPENDIX B - EXPLORATORY EXCAVATIONS

Boring/Test Pit Log TP-15

Sheet 1 of 1

Project M3 Civil Client No. 4554 Date Drilled 5/3/17

Comment 12223 Cotharin Road, Malibu Area of Ventura County

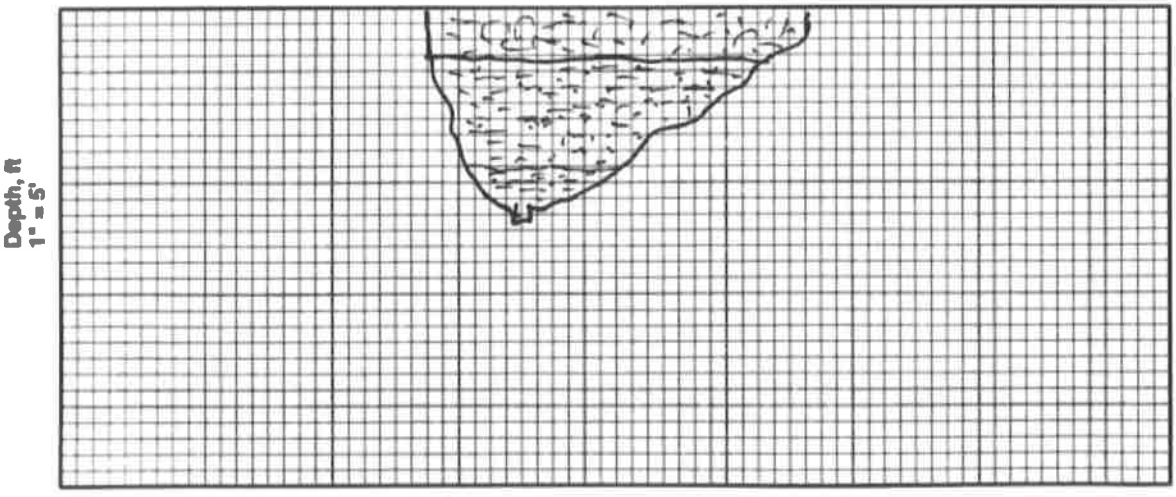
Drilling Company/Driller Buzza Backhoe Service Equipment Backhoe

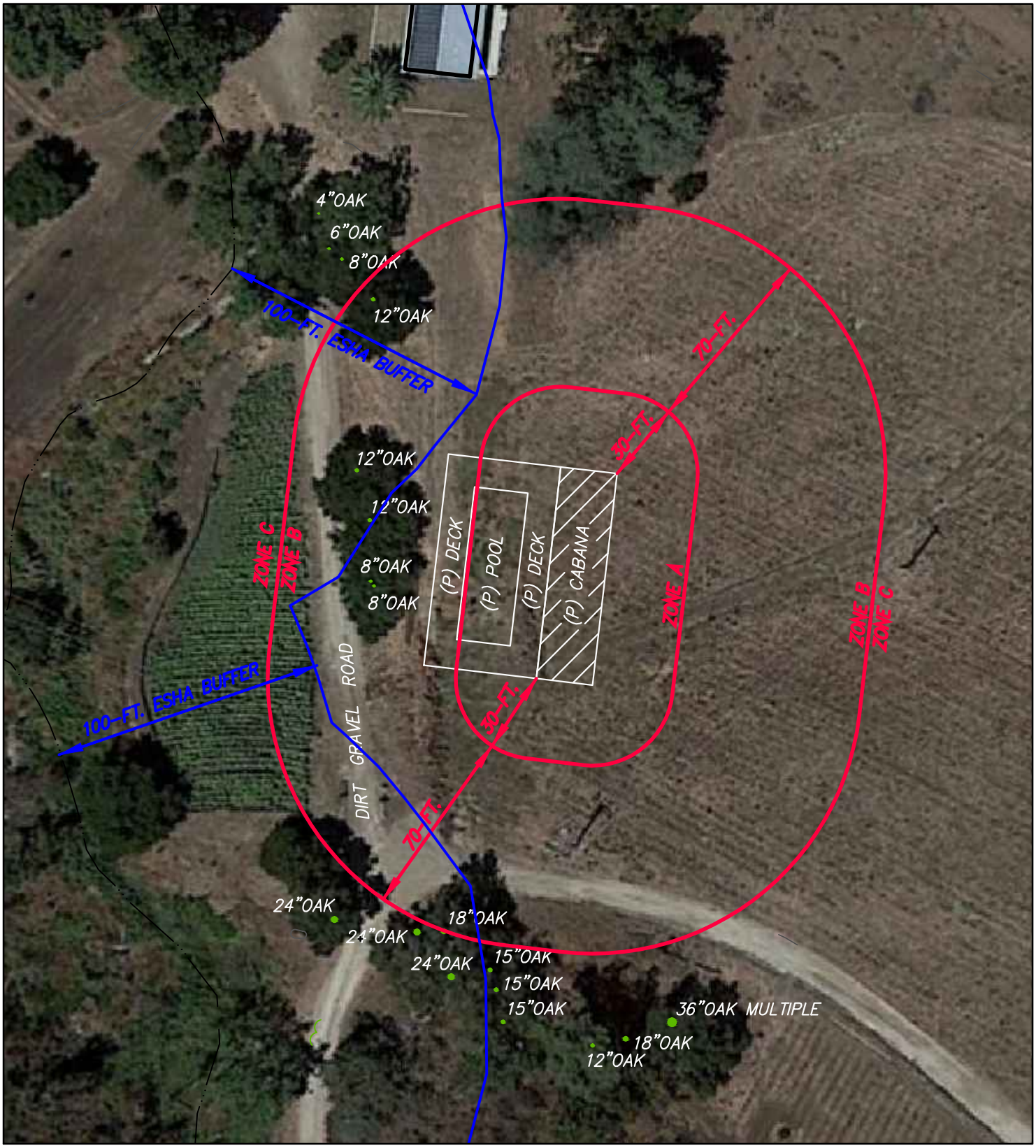
Driving Weight (lbs) _____ Average Drop (in.) _____ Hole Diameter (in.) 2'x12'

Elevation _____ ft Depth to Water _____ ft After _____ hrs on _____ Logged By BW

Depth, ft	Sample	Blows/6"	Graphic Symbol	Description of Material	Attitudes	Dry Unit Weight, pcf	Moisture Content, %	#200, %	Other Tests
				This log, which is part of the report prepared by Advanced Geotechnical Services, Inc. for the named project, should be read together with that report for complete interpretation. This summary applies only at this boring location and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.					
				Artificial Fill (af)					
				Dark yellowish brown Silty Sandy CLAY, slightly moist, loose					
				Colluvium (Qcol)					
5				Dark yellowish brown Sandy Silty CLAY, pinhole voids, rootlets, minor calcium carbonate deposits, moist, stiff					
	S			below 5 ft., becomes light brown color		91.8	27.9		
				Total Depth Explored = 6.5 ft.					
10				No Groundwater Encountered					
				Backfilled with Spoils 5/3/2017					
15									

Trench Description





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FUEL MANAGEMENT ZONE EXHIBIT
12233 COTHRIN RD.; POOL CABANA
CASE NO. PL17-088; APN 701-0-030-350

COUNTY OF VENTURA, CALIFORNIA

P.N. 20-003.01 1" = 50'

FEUL ZONE

Case No. PL17-0088
Mitigated Negative Declaration
Attachment 7 - Fuel
Management Zone Exhibit

ATTACHMENT 8 - WORKS CITED

Alquist-Priolo Earthquake Fault Zoning Act. California Code of Regulations Figure 2.2.3b

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