county of ventura

PUBLIC WORKS AGENCY
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Engineering Services Department
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County Surveyor's Office
Wayne Battleson, County Surveyor

Development & Inspection Services
Raymond Gutierrez Jr., Manager

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Public Works Agency (PWA) Engineering Services Divison, as the designated Lead Agency, has reviewed the following project:

A. PROJECT DESCRIPTION:

Entitlement: Agricultural Grading Permit, GP14-0014

Applicant: Joel Shukovsky

Location: The project site is located at 1769 Hidden Valley Road in the unincorporated area of Ventura County, and is the westerly terminus of Hidden Valley Road.

Assessor's Parcel Nos.: 694-0-140-120 and 694-0-150-170

Parcel Size: 96.67 acres and 79.77 acres, respectively

General Plan Designation: Agricultural and Open Space

Zoning Designation: AE-40ac (Agricultural Exclusive, 40 acre minimum lot size)

Responsible and/or Trustee Agencies: County of Ventura Public Works Agency – Development and Inspection Services and California Department of Fish and Wildlife (CDFW).

Project Description: The project consists of the installation of an agricultural access road to connect the two adjacent parcels to support existing agricultural operation and allow for an additional escape route in the event of an emergency. The road will be approximately 1300 feet long and 12 feet wide and traverse steep terrain beginning at existing water tanks and terminating at the Danielson Fire Road. A culvert will be installed at the midpoint of the road to allow drainage to occur during rain events. The road will be constructed with cut slopes up to 70 feet high and fill slopes up to 45 feet. There are no structures proposed at this time nor in the foreseeable future

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Public Works Agency, Development and Inspection Services Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are

available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

- **BIOLOGICAL RESOURCES (PWA) 4A**
  The project site contains suitable habitat for nesting birds and construction activities can potentially impact protected nesting birds. Mitigation measures proposed in the Initial Study Biological Assessment will be implemented to reduce the impacts to less than significant including surveys by an approved biological monitor within a 300 foot buffer of suitable nesting habitat. Avoidance measures will be taken as appropriate depending upon the species and status.

- **SCENIC RESOURCES (RMA- Planning) 6**
  As stated in the Ventura County Initial Study Assessment Guidelines (53), mountains, ridgelines, hillsides, and native habitat qualify as scenic resources. The proposed project site is located on a southeast-facing slope of a mountain at the western end of Hidden Valley that is covered by native chaparral habitat undergoing a process of ecological succession following the Spring Fire of May 2013. Therefore, the proposed project site is located within an area that has scenic resources. The proposed project does not include the construction of any buildings, and does not include grading activities that could alter the existing topography such that it would obstruct or obscure the scenic vista. However, the proposed project has the potential to degrade the views of the southeast-facing slope of a mountain at the western end of Hidden Valley that due to the creation of exposed slopes from the grading activities, and installation of an energy dissipator and headwall may be visually incompatible with the surrounding habitat.

  With the implementation of Mitigation Measures identified in the Initial Study, the resulting agricultural access road will be visually compatible with the surrounding terrain and other existing trails and unimproved roads within the viewshed, including the Danielson Fire Road and Hidden Valley Road.

- **COMMUNITY CHARACTER (RMA- Planning) 25**
  As discussed in Section 6a (above), the project site and surrounding area consist primarily of mountainous terrain and chaparral habitat that is undergoing ecological succession and recovery following the Spring Fire of 2013, and has historically been used for cattle grazing. The proposed project will involve grading and the construction of a rock rip-rap energy dissipater and headwall to construct an agricultural road to afford access on parcels currently zoned for agricultural use. Although the proposed project has the potential to introduce development that is visually incompatible with the surrounding area and create a potentially significant project-specific impact, the implementation of Mitigation Measures identified in the Initial Study will reduce the proposed project's project-specific impacts to community character to a less-than-significant level.

D. PUBLIC REVIEW:

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

Document Posting Period: July 8, 2015 through August 6, 2015

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review at the County of Ventura, Public Works Agency Public Counter, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 4:30 pm, Monday through Friday. It is also available on the County of Ventura website at the following address: http://pwa.ventura.org/general/land-development-services.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Leia C. Reed, the case planner, at the County of Ventura Public Works Agency, Engineering Services Division, 800 South Victoria Avenue L#1600, Ventura, CA 93009. You may also e-mail the case planner at leia.reed@ventura.org.

E. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

Leia C. Reed, Engineering Technician
Development and Inspection Services
Engineering Services Division
Public Works Agency

Reviewed for Release to the Public by:

Raymond Gutierrez, Jr., Manager
Development and Inspection Services
Engineering Services Division
Public Works Agency

Recommended for Approval by Lead Agency by:

Herbert L. Schwind, Director
Engineering Services Department
Public Works Agency

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MITIGATION MEASURES CONSENT AGREEMENT

Discretionary Grading Permit Case No.: GP14-0014

Assessor's Parcel Numbers (APNs): 694-0-140-120, 694-0-150-170

In accordance with §15063 of the California Environmental Quality Act (CEQA) Guidelines, the Ventura County Public Works Agency, in consultation with other appropriate public agencies, prepared an Initial Study, and has determined that the proposed project referenced above could have significant environmental impacts with respect to Biological Resources, Scenic Resources and Community Character. However, the Initial Study identified mitigation measures that could reduce the impacts to a less-than-significant level. Provided that you accept the mitigation measures, the Public Works Agency will prepare a Mitigated Negative Declaration (MND) for the proposed project [CEQA Guidelines, §15070(b)(1) and –(2)].

The following list includes a summary of the potentially significant environmental impacts of the proposed project and the mitigation measures necessary to reduce the impacts to a less-than-significant level, which were identified in the Initial Study:

1. **Biological Resources** - The project site contains suitable habitat for nesting birds and construction activities can potentially impact protected nesting birds. Mitigation measures proposed in the Initial Study Biological Assessment, and listed below, will be implemented to reduce the impacts to less than significant including surveys by an approved biological monitor within a 300 foot buffer of suitable nesting habitat. Avoidance measures will be taken as appropriate depending upon the species and status.

Mitigation Measure:

The proposed project will incorporate the following avoidance and minimization measures to minimize any direct or indirect effects of project activities on biological resources. The Project design and activities will be the minimum size necessary to achieve the construction of the proposed project and if any special status species are present, appropriate regulatory agencies will be contacted immediately.

To avoid impacts to nesting birds the following measures will be followed:

a. Construction activities will be conducted between September 16 and February 28, if feasible, to avoid the bird breeding season (March 1 to September 15).

b. If work is conducted during the bird breeding season, a qualified biologist will conduct a preconstruction survey for nesting birds within the project site and suitable nesting habitat within 300 feet of the project site. If the biologist does not find any active nests within the survey area during the preconstruction survey, the construction work will be allowed to proceed. If the biologist finds an active nest within the project site and determines that the nest may be impacted, the biologist will delineate an appropriate buffer zone around the nest prior to the initiation of work. The size of the buffer zone will depend on the affected species and the type of construction activity.
c. Any active nests observed during the survey will be mapped on an aerial photograph.
d. Only construction activities (if any) that have been approved by the biological monitor will take place within the buffer zone until the nest is vacated.
e. The biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure there are no inadvertent impacts on the nests.

2. **Scenic Resources and Community Character** - As stated in the Ventura County Initial Study Assessment Guidelines (53), mountains, ridgelines, hillsides, and native habitat qualify as scenic resources. The proposed project site is located on a southeast-facing slope of a mountain at the western end of Hidden Valley that is covered by native chaparral habitat undergoing a process of ecological succession following the Spring Fire of May 2013. Therefore, the proposed project site is located within an area that has scenic resources. The proposed project does not include the construction of any buildings, and does not include grading activities that could alter the existing topography such that it would obstruct or obscure the scenic vista. However, the proposed project has the potential to degrade the views of the southeast-facing slope of a mountain at the western end of Hidden Valley that due to the creation of exposed slopes from the grading activities, and installation of an energy dissipator and headwall may be visually incompatible with the surrounding habitat.

Mitigation Measure:

Purpose: The purpose of this mitigation measure is to ensure that exposed slopes created by the grading activities are revegetated, and the energy dissipator and headwall are designed, such that the development will visually blend in with the terrain and habitat surrounding the project site.

Requirement: The Permittee shall utilize native plants that are indigenous to the Santa Monica Mountains to revegetate all cut and fill slopes. The use of native seed mix would mitigate potential impacts to scenic resources by reestablishing the local chaparral habitat rather than the color contrast that is typical of hydroseeding. Also, the grouted riprap energy dissipator and concrete headwall shall either be constructed of local rock or colored to match the surrounding landscape.

Documentation: The Permittee shall submit to the County of Ventura Planning Division for review and approval three sets of a draft landscape/revegetation plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning

Director), demonstrating compliance with the requirements set forth in this mitigation measure (above) and the County's *Landscape Design Criteria*. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect that all landscaping has been installed as shown on the approved landscape plan. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation. The Permittee also shall submit plans to the County of Ventura Planning Division that specify the materials and colors to be used in the energy dissipator and concrete headwall.

Timing: Prior to issuance of a Grading Permit, the Permittee shall submit the landscape/revegetation plan and plans for the energy dissipator and concrete wall to the Ventura County Planning Division for review and approval. Prior to the Public Works Agency Development and Inspection Services Division's final inspection of the grading activities, the Permittee shall: (1) install all plantings according to the approved landscape/revegetation plan; and (2) submit the statement from the project landscape architect to the Ventura County Planning Division.

Monitoring and Reporting: Ventura County Planning Division staff will review the plans and landscape architect's statement to ensure that they comply with the requirements of this Mitigation Measure. The Planning Division maintains the landscape/revegetation plans and statement by the landscape architect provided by the Permittee in the project file, and may conduct a site inspection prior to the Public Works Agency Development and Inspection Services Division's final inspection of the grading activities, to ensure that the site is vegetated and the energy dissipator and concrete wall are built according to the approved plans.

I, **Joel Shukovsky,** the applicant for French Ranch Agricultural Access Road, hereby agree to implement the mitigation measures described above, which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for the Discretionary Grading Permit, GP14-0014. I understand that these mitigation measures or substantially similar mitigation measures must be adopted as conditions of approval for grading permit number GP14-0014, in order to reduce the environmental impacts to a less-than-significant level.

Joel Shukovsky

6/25/15

Date

County of Ventura
Public Works Agency

Engineering Services Department

Initial Study for French Ranch Agricultural Access Road

Section A – Project Description

1. **Project Case Number:** GP14-0014

2. **Name of Applicant:** Joel Shukovsky

3. **Project Location and Assessor's Parcel Number:** The project site is located at 1769 Hidden Valley Road in the unincorporated area of Ventura County as shown in the attached Exhibit 1. The Tax Assessor's parcel numbers that comprise the project site are 694-0-140-120 and 694-0-150-170.

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

   a. **General Plan Land Use Designation:** Open Space (See Exhibit 2)

   b. **Area Plan Land Use Designation:** Lake Sherwood Area Plan

   c. **Zoning Designation:** AE-40ac

5. **Description of the Environmental Setting:** The adjacent parcels are located at the westerly terminus of Hidden Valley, a sparsely populated area in the Santa Monica Mountains. Most of the project site burned during the Springs fire in May of 2013 and formerly contained Laurel Sumac Scrub and Greenbark Ceanothus Chaparral. The terrain ranges from flatland to hillside and the project will occur on moderate to steep slopes near the westerly property boundary. The proposed road will cross a small, unnamed and unmapped episodic drainage that requires the installation of a culvert and a Streambed Alteration Agreement (SAA) with the California Department of Fish and Wildlife (CDFW).

6. **Project Description:** The project consists of the installation of an agricultural access road to connect the two adjacent parcels to support existing agricultural operation. The road will be approximately 1300 feet long and 12 feet wide and traverse steep terrain beginning at existing water tanks and terminating at the Danielson Fire Road. A culvert will be installed at the midpoint of the road to allow drainage to occur during rain events. The road will be constructed with cut slopes up to 70 feet high and fill slopes up to 45 feet. There are no structures proposed at this time nor in the foreseeable future.

7. **List of Responsible and Trustee Agencies:** County of Ventura Public Works Agency – Development and Inspection Services and California Department of Fish and Wildlife (CDFW).

8. Methodology for Evaluating Cumulative Impacts: The plans approach was utilized to evaluate cumulative impacts of the proposed agricultural road. The plans approach involves the analysis of whether the proposed project will comply with the requirements of a plan, regulation, or program specified by law or adopted by a public agency with jurisdiction over the affected resource.

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 not have a significant impact n regional air quality.

1b. Based on information in the project application, the subject project will generate local air quality impacts but those impacts are not likely to be significant. Because the project is temporary, short-term, local air quality impacts are not counted toward the thresholds of significance as described above.

Mitigation/Residual Impact(s)

<u>APCD Rules and Regulations for Project Grading</u>

Purpose: To ensure that fugitive dust and particulate matter that may result from grading activities on the site are minimized.
Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

[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*.

Documentation: The Lead Agency shall ensure compliance with the following provisions:

1. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.
2. Pre-grading/ excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities.
3. All trucks shall cover their loads as required by California Vehicle Code §23114.
4. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
5. Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
6. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
7. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.
8. Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.
9. Signs displaying the APCD Complaint Line Telephone number for public complaints should be posted in a prominent location visible off the site: (805) 645-144 during business hours and (805) 654-2797 after hours.

Timing: Throughout the project.

Reporting and Monitoring: The Lead Agency shall monitor all dust control measures during grading activities. (APCD-1)

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

Impact Discussion:

2A-1 thru 4. The proposed project involves the construction of an agricultural road to support existing agricultural operations. No additional facilities or structures are proposed at this time or in the foreseeable future. Construction activities will require water to be used for controlling dust and achieving proper compaction and will not exceed 1.0 acre feet of water. This will be a temporary use and will not decrease the net quantity of groundwater in a groundwater basin. As there are no new wells proposed, no percolation structures proposed, no septic systems, no plugging up of groundwater recharge areas, and no use of surface water, there will be no increase in water use expected from this project.
2A-5. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 2A.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

2B-1 and 2B-2. The proposed project involves the construction of an agricultural road to support existing agricultural operations. No additional facilities or structures are proposed at this time or in the foreseeable future and therefore will not individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

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

2B-4. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 2B.

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. The proposed project is an agricultural road located near the top of the watershed that crosses small natural ravines and a small episodic drainage that drain into the Valley Road Wash red-line channel. A culvert will be installed on the episodic drainage with a grouted rip-rap pad on the down-slope side to retain existing flows. No surface water will be consumed during, or as a result of, this project. Therefore, it will not increase the 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.

2C-2. The proposed project does not 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.

2C-3. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 2C.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans because the project is not expected to result in any violation of surface water quality standards.

2D-.2 To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002, the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., “Development Construction Program” of the permit. By utilizing the approved Best Management Practices (BMPs), the project will have a less than significant impact on surface water quality.

2D-3. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 2D.

Mitigation/Residual Impact(s)

The construction of the proposed project shall meet requirements contained in Part 4.F. “Development Construction Program” of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbance activities. In addition, Part 4.F. requires additional inspections to be conducted by the Qualified Stormwater Pollution Prevention Plan (SWPPP) Developer, Qualified SWPPP Practitioner, or Certified Professionals in Erosion and Sediment Control.

The Permittee shall submit a complete SW-HR form (Best Management Practicies for Construction at High Risk Sites) to the Watershed Protection District, Surface Water Quality Section (SWQS) prior to issuance of the grading permit.

SWQS will review the submitted material for consistency with the NPDES Municipal Stormwater Permit and grading inspectors will monitor construction to ensure effective installation of required BMPs and record keeping of conducting required inspections by the project proponents.

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 The proposed project is not 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 does not have the potential to hamper or preclude extraction of or access to the aggregate resources.

3A-2. The proposed project will not 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.

3A-3. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 3A.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

3B-1 The proposed project is not located 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.

3B-2. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 3B.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

4A-1 The proposed project will not impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity. Please see attached Exhibit 5 – Initial Study Biological Assessment.

4A-2. The proposed project will not impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity through the mitigation measure below to avoid nesting birds. Please see attached Exhibit 5 – Initial Study Biological Assessment.

Mitigation/Residual Impact(s)

The proposed project will incorporate the following avoidance and minimization measures to minimize any direct or indirect effects of project activities on biological resources.

1. Project design and activities will be the minimum size necessary to achieve the construction of the proposed project.
2. If any special status species are present, appropriate regulatory agencies will be contacted immediately.
3. To avoid impacts to nesting birds the following measures will be followed:
    a. Construction activities will be conducted between September 16 and February 28, if feasible, to avoid the bird breeding season (March 1 to September 15).
    b. If work is conducted during the bird breeding season, a qualified biologist will conduct a preconstruction survey for nesting birds within the project site and suitable nesting habitat within 300 feet of the project site. If the

biologist does not find any active nests within the survey area during the preconstruction survey, the construction work will be allowed to proceed. If the biologist finds an active nest within the project site and determines that the nest may be impacted, the biologist will delineate an appropriate buffer zone around the nest prior to the initiation of work. The size of the buffer zone will depend on the affected species and the type of construction activity.

c. Any active nests observed during the survey will be mapped on an aerial photograph.
d. Only construction activities (if any) that have been approved by the biological monitor will take place within the buffer zone until the nest is vacated.
e. The biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure there are no inadvertent impacts on the nests.

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

Impact Discussion:

4B-1. Sensitive, locally important or rare plant communities were not discovered in the project area during the survey conducted of the proposed work location, including a 300 foot buffer zone. Therefore, the proposed project will not temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities. See attached Exhibit 5.

4B-2. Sensitive, locally important or rare plant communities were not discovered in the project area during the survey conducted of the proposed work location, including a 300 foot buffer zone. Therefore, the proposed project will not result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community. No sensitive plant communities were found.

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

Impact Discussion:

4C-1. Per the approved grading plans, the access road will cross an unnamed, unmapped drainage. A culvert will be installed under a Streambed Alteration Agreement (SAA) with the California Department of Fish and Wildlife (CDFW). Therefore, activities within CDFW jurisdictional areas: 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 will occur according to conditions in the SAA.

4C-2. No wetland or riparian plant communities were observed in the Initial Study Biological Assessment and therefore, no 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 will occur.

4C-3. No interference with ongoing maintenance of hydrological conditions in a water or wetland will occur due to the installation of a culvert in the jurisdictional drainage.

4C-4. A 300 foot buffer to be monitored by an approved biological monitor has been established as an adequate buffer for protecting the functions and values of existing waters or wetlands.

Mitigation/Residual Impact(s)

A Streambed Alteration Agreement (SAA) has been applied for by the applicant to obtain regulatory approval for jurisdictional drainages within the California Department of Fish and Wildlife's purview. The approval and issuance of the permit is based on approval and issuance of the Discretionary Grading Permit. Once issued, project activities will occur according to conditions in the SAA in order to minimize any potential impacts to CDFW jurisdictional areas downstream of the episodic drainage.

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

Impact Discussion:

4D-1. Project is not located in a coastal zone.

4D-2. Project is not located within a coastal zone.

Mitigation/Residual Impact(s): None

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

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

Impact Discussion:

4E-1. The proposed project will not remove habitat within a wildlife movement corridor.

4E-2. The proposed project will not isolate habitat.

4E-3. The proposed project will not 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.

4E-4. The proposed project will not intimidate fish or wildlife via the introduction of noise, light, development or increased human presence.

Mitigation/Residual Impact(s): None

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

Impact Discussion:

4F. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 4.

Mitigation/Residual Impact(s)

Appropriate avoidance and mitigation measures as outlined it the attached Exhibit 3 – Initial Study Biological Assessment result in a less than significant impact to plants and wildlife.

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:								
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 and -2. The proposed project would not result in the direct and/or indirect loss of soils classified as Prime, Unique, or having Statewide or Local Importance pursuant to the Important Farmland Inventory, beyond the threshold amounts set forth in Section 5a.C of the Ventura County Initial Study Assessment Guidelines. The proposed project would only impact soils designated as Other Land. Furthermore, the proposed project

does not involve a General Plan amendment. Therefore, the proposed project will not have a project-specific impact or make a cumulatively considerable contribution to a significant impact on agricultural soils.

5a-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5a of the Ventura County Initial 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 defined as an agricultural access road and is 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

5B-2. The proposed project is consistent with the applicable General Plan and Lake Sherwood Area Plan Goals and Policies for ISAG Item 5B.

Mitigation/Residual Impact(s): None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?			X				X	
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. As stated in the Ventura County Initial Study Assessment Guidelines (53) mountains, ridgelines, hillsides, and native habitat qualify as scenic resources. The proposed project site is located on a southeast-facing slope of a mountain at the western end of Hidden Valley that is covered by native chaparral habitat undergoing a process of ecological succession following the Spring Fire of May 2013. Therefore, the proposed project site is located within an area that has scenic resources. Furthermore, the proposed project site is visible from public viewing areas approximately 2,000 feet to the east of the proposed project site along Hidden Valley Road.

No buildings will be constructed as part of the proposed project. However, the proposed project will include the removal of brush and trees burned during the Springs Fire of May 2013 along the agricultural trail. Furthermore, the proposed project will include 1.42 acres of grading with cut and fill slopes including a highest finished slope of 65 feet. The proposed project would include an estimated 7,800 cubic yards of cut material and 3,000 cubic yards of fill material. The removal of vegetation and scarification of landforms will create areas that are visually incompatible with the surrounding, recovering habitat and terrain. Moreover, the proposed project includes the construction of a grouted riprap energy dissipator and concrete headwall that could be visually incompatible with the surrounding landscape
The proposed project also includes revegetating exposed slopes for slope stability and to reduce erosion. However, unless the proposed revegetation plan includes the use of species that are indigenous to the Santa Monica Mountains, the proposed revegetation

plan could result in the establishment of species that could alter the habitat, such that it is visually incompatible with native habitat located within the vicinity of the project site.

These alterations to the visual qualities of the project site will result in potentially significant, but mitigable project-specific impacts to scenic resources. With the implementation of Mitigation Measure SR-1 set forth below, which will require revegetating exposed slopes with native vegetation that is visually compatible with the surrounding area, and the use of materials/colors that will cause the energy dissipator and headwall to blend in with the terrain, the impacts can be reduced to a less-than-significant level. With the implementation of these Mitigation Measures, the resulting agricultural access road will be visually compatible with the surrounding terrain and other existing trails and unimproved roads within the viewshed, including the Danielson Fire Road and Hidden Valley Road.

Currently, there are no other pending or approved projects within the Hidden Valley viewshed. Therefore, when considered with the lack of other pending and approved projects within Hidden Valley, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to scenic resources within Hidden Valley.

6b. As stated in Section 6a of this Initial Study (above), the proposed project site is located within viewsheds along certain portions of Hidden Valley Road. The proposed project does not include the construction of any buildings, and does not include grading activities that could alter the existing topography such that it would obstruct or obscure the scenic vista. However, as discussed above, the proposed project has the potential to degrade the views of the southeast-facing slope of a mountain at the western end of Hidden Valley that due to the creation of exposed slopes from the grading activities, and installation of an energy dissipator and headwall may be visually incompatible with the surrounding habitat. Therefore, the proposed project will have a potentially significant but mitigable project-specific impact, which can be reduced to a less-than-significant level with the implementation of Mitigation Measure SR-1 set forth below. As stated above, when considered with other pending and approved projects within Hidden Valley, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to scenic resources.

6c. With the implementation of Mitigation Measure SR-1 set forth below, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 6 of the Ventura County Initial Study Assessment Guidelines.

Mitigation

Mitigation Measure SR-1

Purpose: The purpose of this mitigation measure is to ensure that exposed slopes created by the grading activities are revegetated, and the energy dissipator and headwall are designed, such that the development will visually blend in with the terrain and habitat surrounding the project site.

Requirement: The Permittee shall utilize native plants that are indigenous to the Santa Monica Mountains to revegetate all cut and fill slopes. The use of native seed mix would mitigate potential impacts to scenic resources by reestablishing the local chaparral habitat rather than the color contrast that is typical of hydroseeding. Also, the grouted riprap energy dissipator and concrete headwall shall either be constructed of local rock or colored to match the surrounding landscape.

Documentation: The Permittee shall submit to the County of Ventura Planning Division for review and approval three sets of a draft landscape/revegetation plan, prepared by a California registered landscape architect (or other qualified individual as approved by the Planning Director), demonstrating compliance with the requirements set forth in this mitigation measure (above) and the County's *Landscape Design Criteria*. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to the County of Ventura Planning Division a statement from the project landscape architect that all landscaping has been installed as shown on the approved landscape plan. Any changes to approved landscape plans that affect the character or quantity of the plant material or irrigation system design must be approved by the Planning Director prior to installation.
The Permittee also shall submit plans to the County of Ventura Planning Division that specify the materials and colors to be used in the energy dissipator and concrete headwall.

Timing: Prior to issuance of a Grading Permit, the Permittee shall submit the landscape/revegetation plan and plans for the energy dissipator and concrete wall to the Ventura County Planning Division for review and approval. Prior to the Public Works Agency Development and Inspection Services Division's final inspection of the grading activities, the Permittee shall: (1) install all plantings according to the approved landscape/revegetation plan; and (2) submit the statement from the project landscape architect to the Ventura County Planning Division.

Monitoring and Reporting: Ventura County Planning Division staff will review the plans and landscape architect's statement to ensure that they comply with the requirements of this Mitigation Measure. The Planning Division maintains the landscape/revegetation plans and statement by the landscape architect provided by the Permittee in the project file, and may conduct a site inspection prior to the Public Works Agency Development and Inspection Services Division's final inspection of the grading activities, to ensure that the site is vegetated and the energy dissipator and concrete wall are built according to the approved plans.

Residual Impacts
With the implementation of Mitigation Measure SR-1, impacts to scenic resources 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
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. The proposed project will not result in a direct or indirect impact to areas of paleontological significance for the area of the property that is disturbed by or during the construction of the proposed project.

7b. The proposed project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains.

7c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 7 of the 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. The proposed project is underlain by Conejo Volcanics and it is highly unlikely that any archaeological components exist in the project area. Therefore, it will not 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.

8A-2. The proposed project will not 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.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

8b-1. No historic resources included on the California Register of Historical Resources exist within the proposed project site. Therefore, the proposed project would not demolish or materially alter in an adverse manner a historic resource on the California Register of Historical Resources. Furthermore, there are no pending or approved projects located within one quarter mile of the proposed project site, which is the area for analyzing cumulative impacts to historic resources (Ventura County Initial Study Assessment Guidelines, 72). Therefore, the proposed project will not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact to historic resources.

8b-2. The nearest historic structures to the project site that are included on the list of Ventura County Historic Landmarks and Points of Interest are the Whiteside house and barn built in 1875, which are located over one-half mile from the proposed project area

(Ventura County Historic Landmarks & Points of Interest, updated 2005). At that distance from the project site, the proposed project does not have the potential to demolish or materially alter in an adverse manner any physical characteristics that account for these historic structures inclusion in the list of Ventura County Historic Landmarks and Points of Interest. Furthermore, as stated above, there are no pending or approved projects located within one quarter mile of the proposed project site, which is the area for analyzing cumulative impacts to historic resources. Therefore, the proposed project will not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact to historic resources
.

8b-3. No historic resources included on the California Register of Historical Resources exist within the proposed project site. Therefore, the proposed project would not demolish or materially alter in an adverse manner those physical characteristics of an historic resource that convey its historic significance and that justify its eligibility for inclusion in the California Register of Historic Resources. Furthermore, as stated above, there are no pending or approved projects located within one quarter mile of the proposed project site, which is the area for analyzing cumulative impacts to historic resources. Therefore, the proposed project will not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact to historic resources.

8b-4. As stated above, the proposed project would not demolish or alter an historic resource such that the significance of the historic resource will be impaired. Furthermore there are no pending or approved projects located within one quarter mile of the proposed project site, which is the area for analyzing cumulative impacts to historic resources. Therefore, the proposed project will not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact to historic resources.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

9a. The proposed project is not located near a coastal beach or sand dune and will therefore not 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.

9b. . The proposed project is not located near a coastal beach or sand dune and will therefore not 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.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

10a and 10b. 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. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Furthermore, no proposed habitable structures are within 50 feet of a mapped trace of an active fault. There is no impact (N) from potential fault rupture hazard.

There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

11a. The proposed agricultural road will be built in accordance with all applicable requirements of the 2013 Ventura County Building Code. No structures or facilities will be constructed. 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. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. No new structures are proposed as part of this project and the effects of ground shaking are considered less than significant.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

12a. 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. The site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a factor for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. There is no impact from potential hazards from liquefaction.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

13a. 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. The site is not located adjacent to a closed or restricted body of water based on aerial imagery review and is not subject to seiche hazard.

13b. 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. The project is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact from potential hazards from tsunami.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

14a. Landslides and mudslides are not presently mapped within the property, however, due to the slopes within the property, a landslide and mudslide potential is present. The property is located within a State of California potential earthquake induced landslide area. The project is unmanned other than times of maintenance or rework and potential seismically induced landslide damage is considered less than significant with regard to risk of life, injury, collapse of habitable structures and the economic or social dislocation. The potential landslide hazards are considered to be less than significant.

Site specific geologic and geotechnical work conducted by JCR Consulting, report dated March 20, 2014, indicate the site is not underlain by a landslide. In addition, slope stability calculations included within the report, consider the effects of earthquake ground motion on slope stability and the report concludes the subject property slopes are considered stable under both static and dynamic (earthquake) conditions. Based on the conclusions of the report, the adverse effects of landslides and mudslides are considered to be less than significant.

Therefore, the proposed project should not 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.

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

15a. The proposed project does not include the construction of any new structures that will be sensitive to expansive soil. There is no impact from potential hazards from expansive soils.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

16a. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (October 22, 2013) and the project is not for oil, gas or groundwater withdrawal, the project is considered to have no impact on the hazard of subsidence.

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

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

17A-1. The proposed project consists of grading on a moderate to steep hillside to construct an agricultural access road supporting an existing agricultural operation. Seventy-five percent of the project area burned during the Springs Fire in May 2013. Due to the lack of rainfall, re-vegetation has been slow to occur and the site is considered highly erosive. The *Grading and Hydrologic Analysis* prepared by Sespe Consulting, Inc. on May 29, 2014, indicates that with the implementation of Best Management Practices such as an erosion control blanket and hydro-mulching with a native seed blend in addition to the installation of a rock-lined road drain along the

access road, the erosion potential will be greatly improved from its current condition. There will be no increase in impervious surfaces.

17A-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 17A of the 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 thru 4. The proposed project is not located within the boundaries of a FEMA regulated Special Flood Hazard Area nor is it in a Regulatory Floodway determined using the most recent DFIRMs provided by FEMA.

17B-5. The project is consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

18a. The proposed agricultural road is located in an area designated by the State of California as a Very High Fire Hazard Area. The parcels are located at the terminus of Hidden Valley Road in a sparsely populated area that recently burned during the Springs Fire in May 2013. Construction of the agricultural road will connect Hidden Valley with the Danielson Fire road and allow an additional escape route in the event of another fire. There are no structures proposed and therefore there will be no impact.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

19a. The proposed project is not located within the sphere of influence of an Airport and therefore, the proposed project complies with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards).

19b. The proposed project is located in a sparesly populated area and is not in the sphere of influence of County airports, as well as churches, schools and high commercial purpose. Therefore, there will be no impact.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

20A-1. The proposed project does not involve the use of any hazardous materials. The proposed project will not have any project-specific or cumulative impacts relative to hazardous materials.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

20b-1. The proposed project is not considered an activity that produces hazardous waste. The proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes.

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

Mitigation/Residual Impact(s)

None.

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

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

Impact Discussion:

21a thru d. The proposed project is located in a sparsely populated, agricultural area that is not in close proximity to any vibration-sensitive uses. Although construction activities will generate noise and will require a temporary, minimal increase in heavy equipment traffic along Hidden Valley Road, the impact is less than significant due to the remote location and temporary nature.

Construction activities that generate noise and vibrations are limited to Monday through Friday between the hours of 7am and 7pm, Saturdays from 9am to 4pm and no work on Sundays and Holidays. Truck trips are limited to 10 round trips per day, not to exceed 50 per week. Per the approved grading plans, the proposed project is not importing nor exporting soils and therefore truck trips on Hidden Valley Road are only expected to occur during mobilization and demobilization at project completion.

By following the standards set by the Public Works Agency for construction activities, the impacts from noise and vibrations will be less than significant.

21f. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

22a. As no structures will be built, the proposed agricultural access road will not create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

23a. No project-specific or cumulative impacts to public health were identified during the review of the proposed project.

23b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 23 of the 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 has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

25a. As discussed in Section 6a (above), the project site and surrounding area consist primarily of mountainous terrain and chaparral habitat that is undergoing ecological succession and recovery following the Spring Fire of 2013, and has historically been used for cattle grazing. The proposed project will involve grading and the construction of a rock rip-rap energy dissipater and headwall to construct an agricultural road to afford access on parcels currently zoned for agricultural use. Although the proposed project has the potential to introduce development that is visually incompatible with the surrounding area and create a potentially significant project-specific impact, the implementation of Mitigation Measure SR-1 will reduce the proposed project's project-specific impacts to community character to a less-than-significant level. Currently, there are no other pending or approved projects within the Hidden Valley community. Therefore, when considered with the lack of other pending and approved projects within Hidden Valley, the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact to community character within Hidden Valley.

25b. The proposed project would be consistent with the applicable General Plan Goals and Policies for Item 25 of the Ventura County Initial Study Assessment Guideline.

Mitigation

See Section 6a (above) for the requirements of Mitigation Measure SR-1.

Residual Impact(s)

With the implementation of Mitigation Measure SR-1, the proposed project's impacts to community character 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
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. The proposed project would not 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. Therefore, the proposed project will not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact related to the elimination of housing.

26b. As stated in the Ventura County Initial Study Assessment Guidelines (146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to housing demand for construction workers.

26c. The proposed project consists of a grading project to construct an agricultural access road and does not include the introduction of a new use (e.g., establishment of a new business) that will result in 30 or more new full-time-equivalent lower-income employees. Therefore, the proposed project will not have a project-specific impact or

make a cumulatively considerable contribution to a significant cumulative impact related to housing demand from lower-income employees.

26d. The proposed project is consistent with the applicable 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. Per the approved grading plans for the proposed construction of a private agricultural access road, no soil will be imported nor exported off-site. The only increase in traffic on the Regional and Local Road Network will be for the mobilization and demobilization of equipment. Therefore, the proposed project will not 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.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27a(2)-a. . Per the approved grading plans for the proposed construction of a private agricultural access road, no soil will be imported nor exported off-site. The only increase in traffic on the Regional and Local Road Network will be for the mobilization and demobilization of equipment. Therefore, there will be no 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).

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 proposed agricultural access road is intended to support existing agricultural operations only and will not serve as access for residential purposes. No structures are proposed. Therefore, there will be a less than significant impact.

27a(3)-b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the 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 agricultural access road is not intended as access to a structure or residence and therefore a less than significant impact will occur.

27a(4)-b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the 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.The proposed project would not result in actual or potential barriers to existing or planned pedestrian/bike facilities. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact on pedestrian/bike facilities.

27b-2. The proposed project is an agricultural path on private land that would not attract pedestrian/bicycle traffic volumes meeting the requirements for protected highway crossings or pedestrian and bicycle facilities. Therefore, the proposed project would not have a project-specific impact or make a cumulatively considerable contribution to cumulative impacts on pedestrian/bicycle facilities.

27b-3. The proposed project is consistent the applicable General Plan Goals and Policies for Item 27 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 will not generate any long-term additional daily vehicle trips as there are no structures proposed, therefore this project will not substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

27d-1. There are no rail lines in the vicinity of the proposed project and therefore the project would not Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations.

27d-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27d of the 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 2. There are no airports in the vicinity of the proposed project nor is it located within the sphere of influence of either County Airport. Therefore, the proposed project would not have the potential to generate complaints and concerns regarding interference with airports.

27e-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27e of the 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 not located near a Harbor and it does not involve commercial boating operations.

27f-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27f of the 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. There are no pipelines in the vicinity of the proposed project and therefore it will not Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline.

27g-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27g of the 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 will not require a source of potable quality water. The proposed project will not have any project-specific or cumulative impacts relative to water supply.

28a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28a of the 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?								
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 and 2. The proposed project involves the construction of an agricultural access road and will not generate the need for additional water usage. The parcels are served by groundwater from a well which is considered a permanent water source according to the Ventura County Waterworks Manual Section 2.12. Water used during construction to control dust and achieve proper compaction will be minimal and will not adversely affect the water supply quantity of the hydrologic unit in which the project site is located.

28b-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28b of the 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. As there are no structures being built, there is no fire flow requirement from the VCFPD.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

29a-1. The proposed project will not require sewage disposal. The proposed project will not have any project-specific or cumulative impacts relative to sewage disposal.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

29b-1. The proposed project will not require connection to a public sewer. The proposed project will not have any project-specific or cumulative impacts relative to sewage collection/treatment facilities.

29b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29b of the 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. The Integrated Waste Management Division has determined that the proposed project falls below their threshold for reporting job-site waste diversion and no conditions of approval are required. However, the applicant has agreed that the waste generated by the construction of the proposed agricultural access road will be limited to the removal of dead brush and trees. This material will be mulched and used or spread on-site.

Pursuant to the Integrated Waste Management Division's factors for determining the significance of project impacts to solid waste facilities within Ventura County, any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. Additionally, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June of 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Therefore, because the County currently exceeds the minimum disposal capacity required by state PRC, no individual project should have a significant impact upon remaining Ventura County solid waste disposal capacity.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

29d-1. The proposed project does not include a solid waste facility. The proposed project will not create any adverse project-specific or cumulative impacts relating to solid waste facilities.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

30a and b.. The proposed project does not involve the installation or re-route of any utility, existing or planned as there will be no structures or facilities built.

30c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

31a-1. The proposed project will not result in an increase in flow from the existing natural conditions. The project is being designed with a culvert and rock-lined road drain that will maintain or reduce the present runoff amounts. Therefore, the project will not 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 due to the existing and proposed conditions being similar and runoff will be returned to natural sheet flow conditions.

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

Mitigation/Residual Impact(s): None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
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 thru 4. Seventy-five percent of the project area burned during the Springs Fire in May 2013. Due to the lack of rainfall, re-vegetation has been slow to occur and the site is considered highly erosive. The *Grading and Hydrologic Analysis* prepared by Sespe Consulting, Inc. on May 29, 2014, indicates that with the implementation of Best Management Practices such as an erosion control blanket and hydro-mulching with a native seed blend in addition to the installation of a rock-lined road drain along the access road, the erosion potential will be greatly improved from its current condition which will improve the capacity of the watercourse by reducing the current potential for sediment and debris flow from the burned areas.

There will not be an increase in impervious surfaces and the project will not alter nor increase flow. Therefore, the project will not 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 due to the existing and proposed conditions being similar and runoff will be returned to natural sheet flow conditions.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

32a. The proposed project is in a sparsely populated agricultural area and does not involve the construction of facilities or structures and will not increase the demand for law enforcement or emergency services.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

33a-1 and 2. No structures or facilities will be constructed with the installation of an agricultural access road.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

33b-1 and 2. No structures or facilities will be constructed with the installation of an agricultural access road.

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

Mitigation/Residual Impact(s): None

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

Impact Discussion:

34a-1. The proposed project is not located in the vicinity of any school facility.

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

Mitigation/Residual Impact(s): None.

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

Impact Discussion:

34b-1 thru 4. The proposed construction of an agricultural access road will support an existing agricultural operation and will have no effect on public library facilities.

34b-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 34b of the 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 and b. The proposed construction of an agricultural access road to support existing agricultural operations will not generate a demand for new recreational facilities and will not cause a decrease in recreation, parks, and/or trails or corridors.

35c. The proposed project will not impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors.

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

Mitigation/Residual Impact(s): None.

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

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

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

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

Section C – Mandatory Findings of Significance

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

Findings Discussion:

1. With mitigation and avoidance measures listed in the preceding document, the construction of an agricultural road to support an existing agricultural operation, will not adversely affect populations of plants and animals, nor degrade the environment.

2. The construction of the agricultural access road will include drainage features that will mitigate the potential for increased sedimentation and run-off. The re-vegetation of graded slopes will greatly improve the existing post-fire conditions and reduce the long-term impact potential. By utilizing the approved native seed blend for re-planting, the area habitat will benefit in the long-term.

3. There are no foreseeable projects that will occur on this parcel that will have cumulative impacts on the environment. The project site is zoned for agricultural purposes and will remain as agricultural exclusive use. The proposed agricultural road/ trail is intended to support an existing agricultural operation and not for expansion and development.

4. The proposed project is intended to support existing agricultural operations and will not have adverse impacts on human beings, either directly or indirectly.

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.**

Leia C. Reed, Engineering Technician

06/26/2015
Date

Attachments:

Exhibit 1 – Aerial Location Map
Exhibit 2 – Project Plans
Exhibit 3 – Initial Study Biological Assessment
Exhibit 4 – Geotechnical and Geologic Engineering Report
Exhibit 5 - Works Cited

EXHIBIT 1

Aerial Location Map

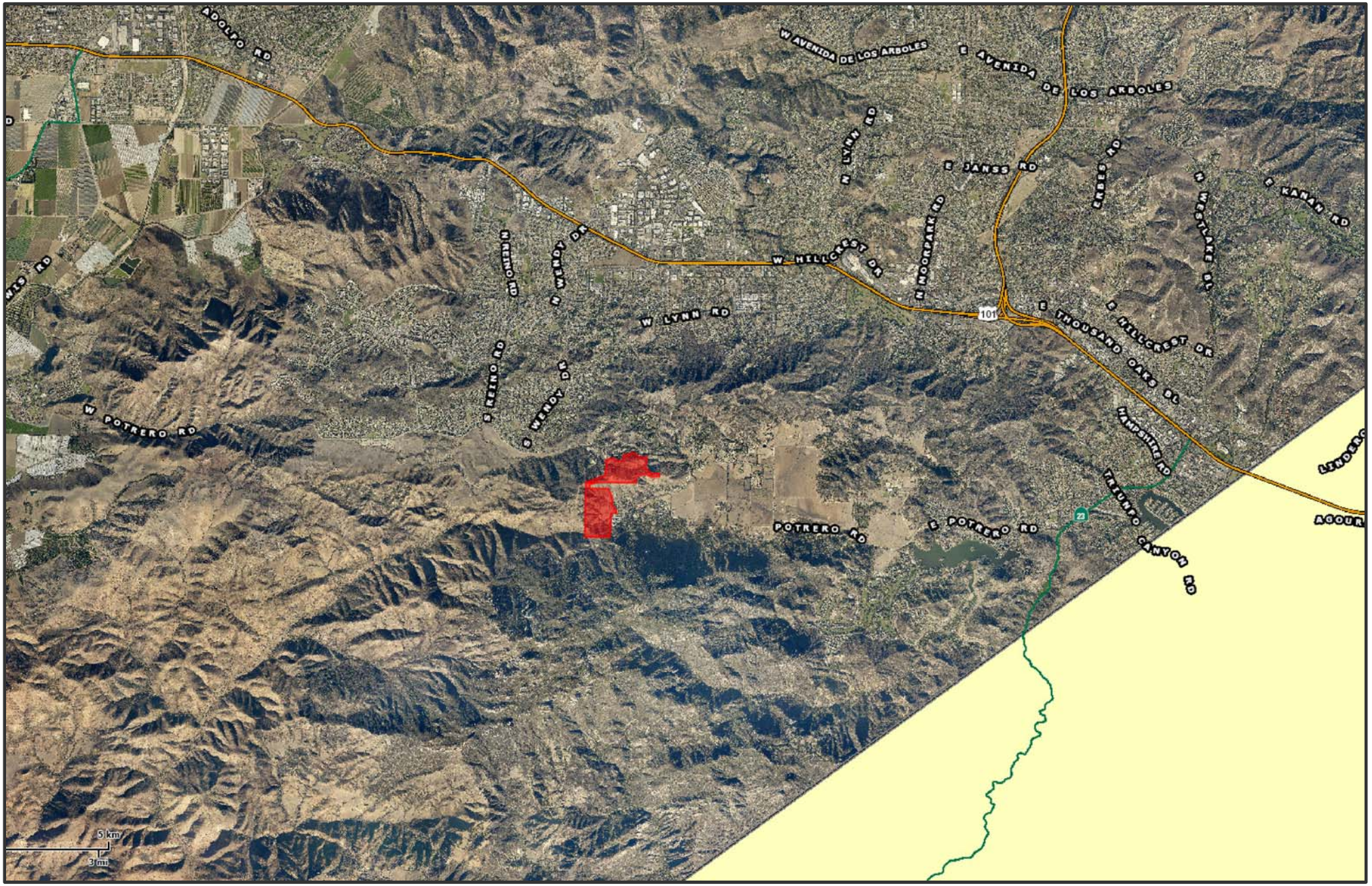

Exhibit 1

Aerial Location Map

Printed: Jun 24, 2015

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W E
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EXHIBIT 2

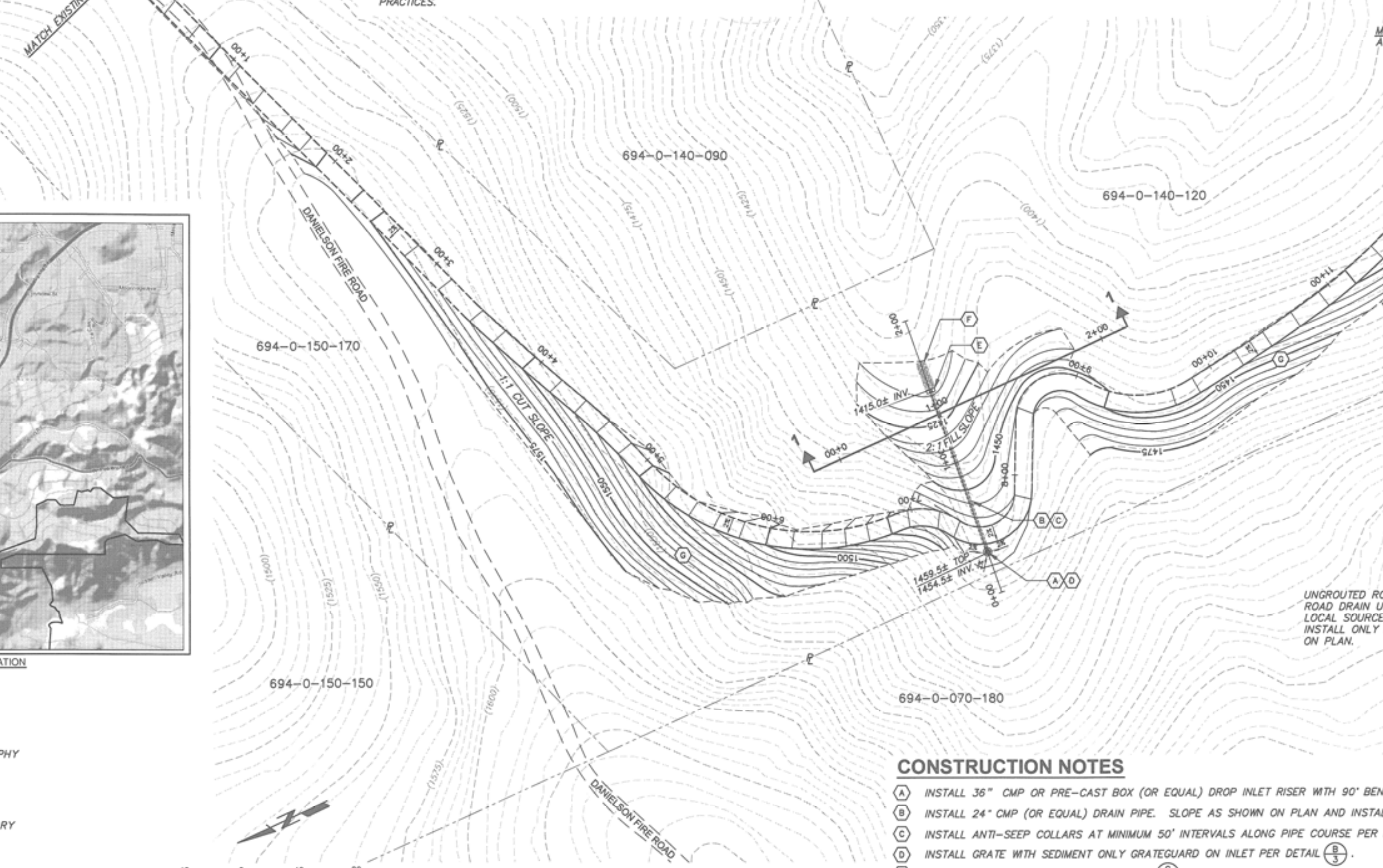
Project Plans

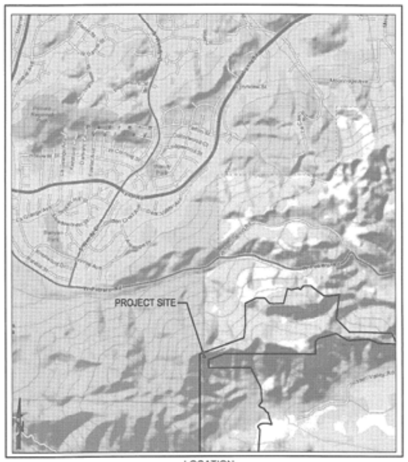
GENERAL NOTES

1. THE INTENT OF THIS PLAN IS TO PROVIDE GENERAL INFORMATION FOR AN AGRICULTURAL GRADING PLAN. GRADING PRACTICES CONSISTENT WITH THOSE SET FORTH IN THE VENTURA COUNTY BUILDING CODE, APPENDIX J GRADING SHALL BE FOLLOWED WHERE APPLICABLE TO AGRICULTURAL LAND USES.
2. EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THEY ARE THE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND PROPOSED ROUGH GRADE. THERE ARE NO PROVISIONS FOR STRIPPING, SHRINKAGE, COMPACTION OR SETTLEMENT, THEREFORE THE ACTUAL VOLUME OF EARTH MOVED MAY BE DIFFERENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EARTHWORK QUANTITIES AND SHALL NOT RELY ON THESE ESTIMATES FOR PAYMENT PURPOSES. NO CERTIFICATION AS THE EARTHWORK BALANCE OR ACCURACY IS IMPLIED.
3. BEST MANAGEMENT PRACTICES AS CONSISTENT WITH TYPICAL AGRICULTURAL USES FOR TREATMENTS OF SOIL AND WATER CONSERVATION TO PREVENT OR REDUCE THE AMOUNT OF POLLUTION GENERATED BY NONPOINT SOURCES SHALL BE FOLLOWED AT ALL TIMES.
4. GRADING, PIPES, INLETS, BASINS SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE BASED ON NORMAL AGRICULTURAL GRADING PRACTICES.
5. THE INTENT IS TO CONSTRUCT ADEQUATE DRAINAGE AND EROSION CONTROL FEATURES AND STRUCTURES. THE FOLLOWING NRCS PRACTICE STANDARDS SHALL BE FOLLOWED TO THE EXTENT PRACTICABLE, AS IS TYPICAL IN AGRICULTURAL PROJECTS.

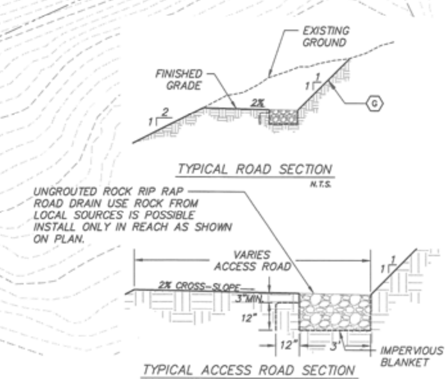
   1) 342B – CRITICAL AREA PLANTING – HYDROMULCH
   2) 342E – EROSION CONTROL BLANKET
   3) 560 – ACCESS ROAD
   7) 620 – UNDERGROUND OUTLET
   5) 903 – EARTHFILL
   6) 900 – CONCRETE
   7) 908 – GROUTED ROCK RIPRAP
   8) 472 – ACCESS CONTROL

6. TEMPORARY EROSION CONTROL MEASURES DURING CONSTRUCTION SHALL BE INSTALLED AND MAINTAINED AS CONSISTENT WITH THE PROJECT SWPCP, AND AS SHOWN ON EROSION CONTROL PLAN.
7. OWNER/CONTRACTOR TO FOLLOW APPLICABLE RECOMMENDATIONS AND REQUIREMENTS IN PROJECT GEOLOGIC AND GEOTECHNICAL REPORT BY JCR CONSULTING, DATED MARCH 20, 2014.





LOCATION
N.T.S.



TYPICAL ROAD SECTION
N.T.S.

TYPICAL ACCESS ROAD SECTION
N.T.S.

LEGEND

(E)	EXISTING
(P)	PROPOSED
	EXISTING TOPOGRAPHY
	FINAL GRADE
	PROPERTY BOUNDARY
	(P) 24" CMP PIPE
	(P) 36" DRAINAGE INLET
	RIPRAP

SCALE OF FEET 40 0 40 80
1 INCH = 40 FEET

PLAN

DATUM: HORZ= NAD83, CALIFORNIA ZONE 5, US FOOT
VERT=NAVD88

CONSTRUCTION NOTES

- (A) INSTALL 36" CMP OR PRE-CAST BOX (OR EQUAL) DROP INLET RISER WITH 90' BEND FITTING PER DETAIL B/3.
- (B) INSTALL 24" CMP (OR EQUAL) DRAIN PIPE. SLOPE AS SHOWN ON PLAN AND INSTALLED PER DETAILS A/3 AND F/3.
- (C) INSTALL ANTI-SEEP COLLARS AT MINIMUM 50' INTERVALS ALONG PIPE COURSE PER DETAIL D/3.
- (D) INSTALL GRATE WITH SEDIMENT ONLY GRATEGUARD ON INLET PER DETAIL B/3.
- (E) INSTALL CONCRETE HEADWALL PER DETAIL C/3.
- (F) INSTALL GROUTED RIP RAP ENERGY DISSIPATOR AT PIPE OUTLET, DIMENSIONS SHOWN PER DETAIL G/3.
- (G) EROSION CONTROL BLANKET AND HYDROMULCH SHALL BE USED ON 1:1 CUT SLOPE.

GP: 14-0014
APN: 694-0-140-120, 694-0-150-170

Δ	REVISION	DESCRIPTION	RCE	APP	DATE

SESPE CONSULTING, INC.
HEATHER M. O'CONNELL R.C.E. 73119 EXP. 12-31-2014 DATE 7/15/14

APPROVED COUNTY OF VENTURA
DATE ____
BY ____ MANAGER DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

PROJ. NO.

FRENCH RANCH GRADING PLAN

1769 HIDDEN VALLEY ROAD
THOUSAND OAKS, CA 91361

SHEET 2 OF 3
DRAWING NO.

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

GENERAL NOTES:

1. GRADING SHALL BE IN ACCORDANCE WITH THE VENTURA COUNTY BUILDING CODE APPENDIX J AND THE VENTURA COUNTY STANDARD LAND DEVELOPMENT SPECIFICATIONS AND THE LAND DEVELOPMENT MANUAL.
2. A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION OR GRADING.
3. ALL RECOMMENDATIONS MADE BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED) CONTAINED IN THE REPORTS REFERENCED HEREON AS APPROVED OR CONDITIONED BY THE COUNTY SHALL BE A PART OF THIS GRADING PLAN.
4. ALL GRADED SURFACES SUBJECT TO EROSION SHALL BE PROTECTED IN ACCORDANCE WITH THE S.W.P.C.P. OR S.W.P.P.P. PROTECTION SHALL BE PROVIDED AND FULLY FUNCTIONAL AT ALL TIMES.
5. ALL DELETERIOUS MATERIAL, I.E. LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
6. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER AND ENGINEERING GEOLOGIST FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
7. ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER (AND ENGINEERING GEOLOGIST WHERE EMPLOYED) AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES, AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR ANY FILL.
8. ALL SOIL OR ROCK MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. ANY MATERIAL SUCH AS CONCRETE CONSTRUCTION INERT DEBRIS, OR IMPORTED MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER AND COUNTY PRIOR TO USE IN COMPACTED FILL. WHERE EXCAVATED MATERIAL IS BLOCKY IT WILL BE BROKEN INTO SUITABLE PARTICLE SIZES, NONE LARGER THAN TWELVE INCHES IN LARGEST DIMENSION, BEFORE BEING USED AS FILL.
9. THE SOILS ENGINEER SHALL DIRECT THE REMOVAL OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS SEPTIC TANKS, IRRIGATION LINES, ETC.
10. ANY WATER WELL LOCATED WITHIN THE SITE SHALL BE REPORTED TO THE WATER RESOURCES DIVISION, WATHERSHED PROTECTION DISTRICT PRIOR TO ITS MODIFICATION, ABANDONMENT, OR DESTRUCTION.
11. ALL EXCAVATED BACK SLOPES AND KEYS FOR BUTTRESS FILLS MUST BE EXAMINED BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER TO INSURE THAT ALL POTENTIAL PLANES OF FAILURE HAVE BEEN EXPOSED IN THE EXCAVATION AND WILL BE ADEQUATELY SUPPORTED BY THE PROPOSED BUTTRESS. FIELD CERTIFICATION TO BE SUBMITTED BY THE CONSULTANTS.
12. THE SOILS ENGINEER AND ENGINEERING GEOLOGIST (WHERE EMPLOYED) SHALL SUBMIT RECOMMENDATIONS FOR CORRECTIVE WORK TO INSURE SLOPE STABILITY WHERE UNSTABLE MATERIAL IS EXPOSED AT THE TOP OF CUTS.
13. UNLESS OTHERWISE SPECIFIED, CORRUGATED STEEL PIPE SHALL BE BITUMINOUS COATED IN ACCORDANCE WITH STANDARD LAND DEVELOPMENT SPECIFICATIONS (SLDS).
14. INTERIM SOILS AND GEOLOGIC REPORTS SHALL BE SUBMITTED TO THE COUNTY AS REQUIRED BY THE BUILDING OFFICIAL.
15. FINAL ROUGH GRADE SOILS ENGINEERING AND (IF APPLICABLE) ENGINEERING GEOLOGY REPORTS SUMMARIZING ALL EARTHWORK PERFORMED AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL OF THE ROUGH GRADING BY THE BUILDING OFFICIAL.
16. FINAL SOILS ENGINEERING AND (IF APPLICABLE) ENGINEERING GEOLOGY REPORTS SUMMARIZING ALL EARTHWORK PERFORMED SINCE ROUGH GRADING AND CONCLUDING THAT THE WORK HAS BEEN COMPLETED ACCORDING TO THE APPROVED REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO FINAL INSPECTION BY THE BUILDING OFFICIAL.
17. THE TOTAL ESTIMATED DISTURBED AREA OF GRADING AND CONSTRUCTION IS 1.42 ACRES. PROJECTS THAT ARE 1.0 ACRE OR GREATER IN DISTURBED AREA WILL REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) AS APPROVED BY THE STATE REGIONAL WATER QUALITY CONTROL BOARD. PROJECTS UNDER 1.0 ACRE WILL REQUIRE A STORM WATER POLLUTION CONTROL PLAN (SWPCP) AND APPROPRIATE BEST MANAGEMENT PRACTICE (BMPs) AS APPROVED BY THE COUNTY.

EARTHWORK QUANTITIES

CUT: 7800 CU. YDS. FILL: 3000 CU. YDS.

EXPORT: 0 CU. YDS. IMPORT: 0 CU. YDS.

DISPOSAL SITE N/A SOURCE N/A

SURFACE IN THE AREA OF GRADING 65± %

LAND DEVELOPMENT & INSPECTION SERVICES MUST BE NOTIFIED TEN (10) WORKING DAYS PRIOR TO ANY EXPORT/IMPORT TO/FROM THE PROJECT SITE.

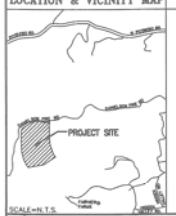
PERMITS

COUNTY ENCROACHMENT PERMIT NO.	N/A	DATE
STATE ENCROACHMENT PERMIT NO.	N/A	DATE
VENTURA COUNTY WATERSHED PROTECTION DISTRICT WATERCOURSE PERMIT NO.	N/A	DATE
FLOODPLAIN DEVELOPMENT PERMIT	N/A	DATE

CONSTRUCTION NOTES:

1) THIS PROJECT SHALL NOT GENERATE MORE THAN 10 ROUND TRIP TRUCKS A DAY CARRYING EARTH MATERIALS OR 50 ROUND TRUCK TRIPS PER CALENDAR WEEK.
2) NO GRADING ACTIVITY WILL BE ALLOWED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY PUBLIC WORKS AGENCY.
3) HEAVY EQUIPMENT NOISE & TRUCK DELIVERIES SHALL NOT BEGIN UNTIL AFTER 7:00 A.M. NO WORK BEYOND 4:30 PM UNLESS APPROVED BY PWA.
4) NO GRADING ACTIVITY SHALL OCCUR IN ANY WETLAND, BLUE-LINE STREAM, RED-LINE CHANNEL, OR FLOODPLAIN WITHOUT THE PROPER PERMITS & PERMISSION FROM THE PWA & RESOURCE MANAGEMENT AGENCY (RMA).
5) A COUNTY TRANSPORTATION ENCROACHMENT PERMIT IS NEEDED IF ANY CONSTRUCTION WORK OR STOCKPILING OF MATERIALS IS DONE WITHIN THE COUNTY RIGHT-OF-WAY.

LOCATION & VICINITY MAP



APPROVAL BY CONSULTANTS

THIS GRADING PLAN IS ACCEPTABLE IN REGARD TO SOILS (& GEOLOGIC, -- IF APPLICABLE) CONDITIONS & CONFORMS TO THE RECOMMENDATION OF THE SUPPORTIVE REPORTS DATED:

SOILS ENGINEERING REPORTS: = 20

ENGINEERING GEOLOGY REPORTS:

SOILS ENGINEER R.C.E.

COMPANY = = 20

ENGINEERING GEOLOGIST CERT. NO.

COMPANY 20

ENGINEERED GRADING INSPECTION CERTIFICATE

JOB ADDRESS OR TRACT NO:

ROUGH GRADING CERTIFICATION

(A) BY SOILS ENGINEER

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK AND TESTING DURING GRADING. I FURTHER CERTIFY THAT WHERE THE REPORTS OF AN ENGINEERING GEOLOGIST, RELATIVE TO THIS SITE, HAVE RECOMMENDED THE INSTALLATION OF BUTTRESS FILLS OR OTHER SIMILAR STABILIZATION MEASURES, SUCH EARTHWORK CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN.

LOT NOS.

SEE REPORTS DATED:

FOR TEST DATA, RECOMMENDED ALLOWABLE SOIL BEARING VALUES & OTHER SPECIAL RECOMMENDATIONS.

SOILS ENGINEER (SIGNATURE) REG. NO DATE

(B) BY ENGINEERING GEOLOGIST

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL OF THE RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK DURING GRADING.

LOT NOS :

ENGINEERING GEOLOGIST (SIGNATURE) CERT. NO. DATE

(C) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF ROUGH GRADING INCLUDING GRADING TO APPROXIMATE FINAL ELEVATIONS, PROPERTY LINES LOCATED AND STAKED, CUT AND FILL SLOPES CORRECTLY GRADED AND LOCATED IN ACCORDANCE WITH THE APPROVED DESIGN, SWALES AND TERRACES GRADED READY FOR PAVING, BERMS INSTALLED AND REQUIRED DRAINAGE SLOPES PROVIDED ON THE BUILDING PADS. I FURTHER CERTIFY THAT WHERE REPORT OR REPORTS OF AN ENGINEERING GEOLOGIST AND/OR SOILS ENGINEER HAVE BEEN PREPARED RELATIVE TO THIS SITE, THE RECOMMENDATIONS CONTAINED IN SUCH REPORTS HAVE BEEN INCORPORATED IN THE DESIGN.

LOT NOS :

CIVIL ENGINEER (SIGNATURE) REG. NO. DATE

FINAL GRADING CERTIFICATION

BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS. ALL DRAINAGE DEVICES REQUIRED BY THE GRADING PERMIT, GRADING PLANS AND GRADING ORDINANCE HAVE BEEN INSTALLED. EROSION TREATMENT OF SLOPES AND IRRIGATION SYSTEMS (WHERE REQUIRED) HAVE BEEN INSTALLED. ADEQUATE PROVISIONS HAVE BEEN MADE FOR DRAINAGE OF SURFACE WATERS FROM EACH BUILDING SITE AS OF THIS DATE.

LOT NOS.

CIVIL ENGINEER (SIGNATURE) REG. NO. DATE

GRADING CONTRACTOR CERTIFICATION

BY GRADING CONTRACTOR

I CERTIFY THAT THE GRADING WAS DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, THE GRADING ORDINANCE, AND THE RECOMMENDATIONS OF THE CIVIL ENGINEER, SOILS ENGINEER AND ENGINEERING GEOLOGIST. IT IS UNDERSTOOD THAT THIS CERTIFICATION INCLUDES ONLY THOSE ASPECTS OF THE WORK THAT CAN BE DETERMINED BY ME, AS A COMPETENT GRADING CONTRACTOR, WITHOUT SPECIAL EQUIPMENT OR PROFESSIONAL SKILLS.

GRADING CONTRACTOR (SIGNATURE) LICENSE NO. DATE

INSTRUCTIONS: THE OWNER MAY SIGN IF THE GRADING WAS NOT DONE BY A LICENSED GRADING CONTRACTOR.

PROJECT CONSULTANTS:(NAME, ADDRESS, & PHONE)

1) SOILS ENGINEER: MARK WORKMAN (805) 302-9381
JOHN RUBENACKER (GEOLOGIST) (805) 300-4564

2) CIVIL ENGINEER: HEATHER O'CONNELL, SESPE CONSULTING,INC.
468 POLI ST. STE, 2E VENTURA, CA 93001
(805)-275-1515

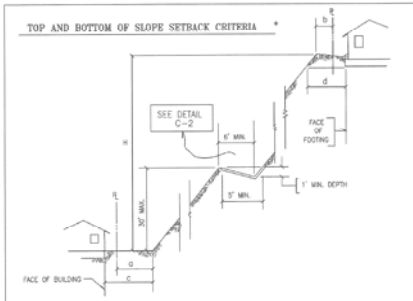
3) GRADING CONTRACTOR: NEHRIG AG. CONSTRUCTION
FRED NEHRIG (805) 340-3150

4) PROPERTY OWNER: JOEL SHUKOVSKY
1769 HIDDEN VALLEY ROAD
THOUSAND OAKS, CA 91361-5052

BENCH MARK DATA

TOPOGRAPHY BASED ON SIERRA LAND TECHNOLOGIES
7225 ALABAMA AVE CANOGA PARK, CA 91303.
CIRCA 1990.
PROPERTY LINES FIELD VERIFIED BY YCE INC.
1587 MORSE AVE. SUITE A VENTURA, CA 93003

TOP AND BOTTOM OF SLOPE SETBACK CRITERIA *

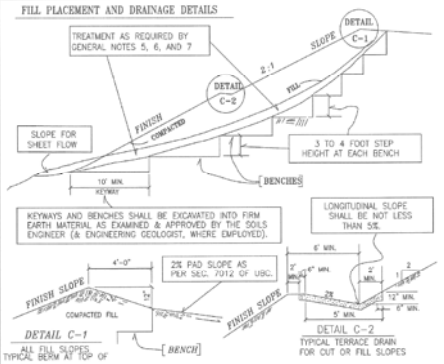


H(IN FEET)	a	b	c	d
ANY HEIGHT	2' MIN (H/2)' 20' MAX	2' MIN (H/5)' 10' MAX	(H/2)' 15' MAX	(H/3)' 40'MAX

* FROM U B C SEC. 7011 AND SEC. 2907
℄ (SITE BOUNDARY)

DETAIL A
NTS

FILL PLACEMENT AND DRAINAGE DETAILS



DETAIL C-1
TYPICAL BERM AT TOP OF

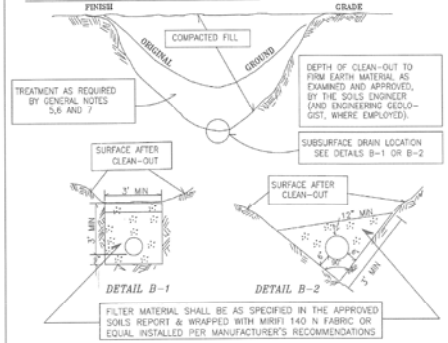
DETAIL C-2
TYPICAL TERRACE DRAIN FOR CUT OR FILL SLOPES

1) TERRACE DRAINS, INTERCEPTOR DRAINS & DOWNDRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. (OR GUNITE) REINFORCED WITH 6 x 6 x 10 x 10 W.W.M. & SHALL BE OF EITHER SEMI-CIRCULAR OR TRIANGULAR CROSS SECTION.

2) MATERIALS FOR INTERCEPTOR DRAINS, TERRACE DRAINS & DOWNDRAINS SHALL MEET STANDARD LAND DEVELOPMENT SPECIFICATIONS, SUBSECTION 201-1 & 400 EXCEPT THAT THE CONCRETE LINED SWALES, V-DITCHES, PAVED TERRACE DRAINS, DOWNDRAINS, BERMS, VELOCITY REDUCERS & OTHER EROSION PROTECTION DEVICES SHALL BE OF CLASS 470-C-2000 UNLESS OTHERWISE SPECIFIED.

DETAIL C
NTS

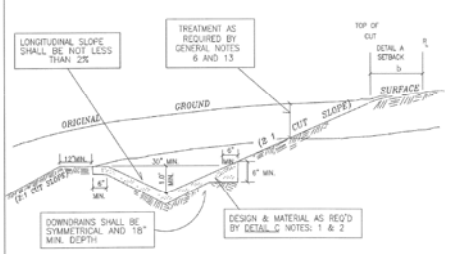
SUBSURFACE DRAINAGE FOR COMPACTED FILL



THE SUBDRAIN PIPE SHALL BE 8" PERFORATED PVC (6" UP TO 500'). THE INLET SHALL BE CAPPED AND THE OUTLET SHALL BE TO AN APPROVED DRAINAGE FACILITY IN A NON-ERODIBLE MANNER.

DETAIL B
NTS

INTERCEPTOR DRAIN AT TOP OF CUT SLOPES AND DOWN DRAINS



TOP OF CUT INTERCEPTOR DRAINS SHALL BE FOUNDED IN FIRM EARTH MATERIAL AS DETERMINED BY THE SOILS ENGINEER, TO RESIST EROSION, SLOUGHING OR CREEP WHICH COULD DAMAGE THE DRAIN.

DETAIL D
NTS

REGISTERED PROFESSIONAL ENGINEER HEATHER M. O'CONNELL No. 73119 Exp. 12-31-14 CIVIL STATE OF CALIFORNIA

WDID: N/A-AG GRADING APN: 694-0-140-120, 694-0-150-170 GP 14-0014

Δ	REVISION	DESCRIPTION	RCE	APP	DATE

SESPE CONSULTING, INC.
468 Poli Street, Ste. 2E • Ventura, CA 93001
(805) 654-1515 • www.sespeconsulting.com
HEATHER M. O'CONNELL R.C.E. 73119 EXP. 12-31-2014 DATE 7/15/14

APPROVED COUNTY OF VENTURA
DATE
BY MANAGER DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

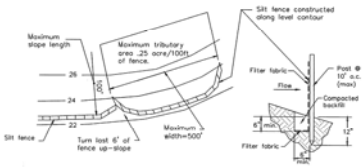
PROJ. NO.

FRENCH RANCH GRADING PLAN
1769 HIDDEN VALLEY ROAD
THOUSAND OAKS, CA 91361

SHEET 1 OF 3

DRAWING NO.

SILT FENCE

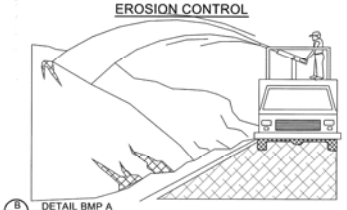


A — DETAIL BMP A
SCALE= N.T.S.

NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAINS IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOE RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOP 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 WIRE OR HOG RINGS.

EROSION CONTROL

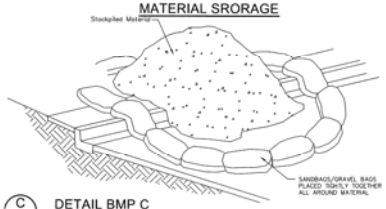


B — DETAIL BMP A
SCALE= N.T.S.

NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO RE-VEGETATE 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 OIL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 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 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.

MATERIAL SRORAGE



C — DETAIL BMP C
SCALE= N.T.S.

NOTES:

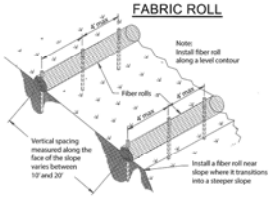
1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

EROSION CONTROL PLAN LEGEND

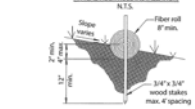
SILT FENCE

FABRIC ROLL

FABRIC ROLL



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

D — DETAIL BMP D
SCALE= N.T.S.

GENERAL NOTES

1. BEST MANAGEMENT PRACTICES (BMPS) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMPS REFER TO THE CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002.
3. THE SWPCP SHALL:
   (a) IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMPS TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   (b) BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   (c) BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON - STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMPS INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

GENERAL NOTES

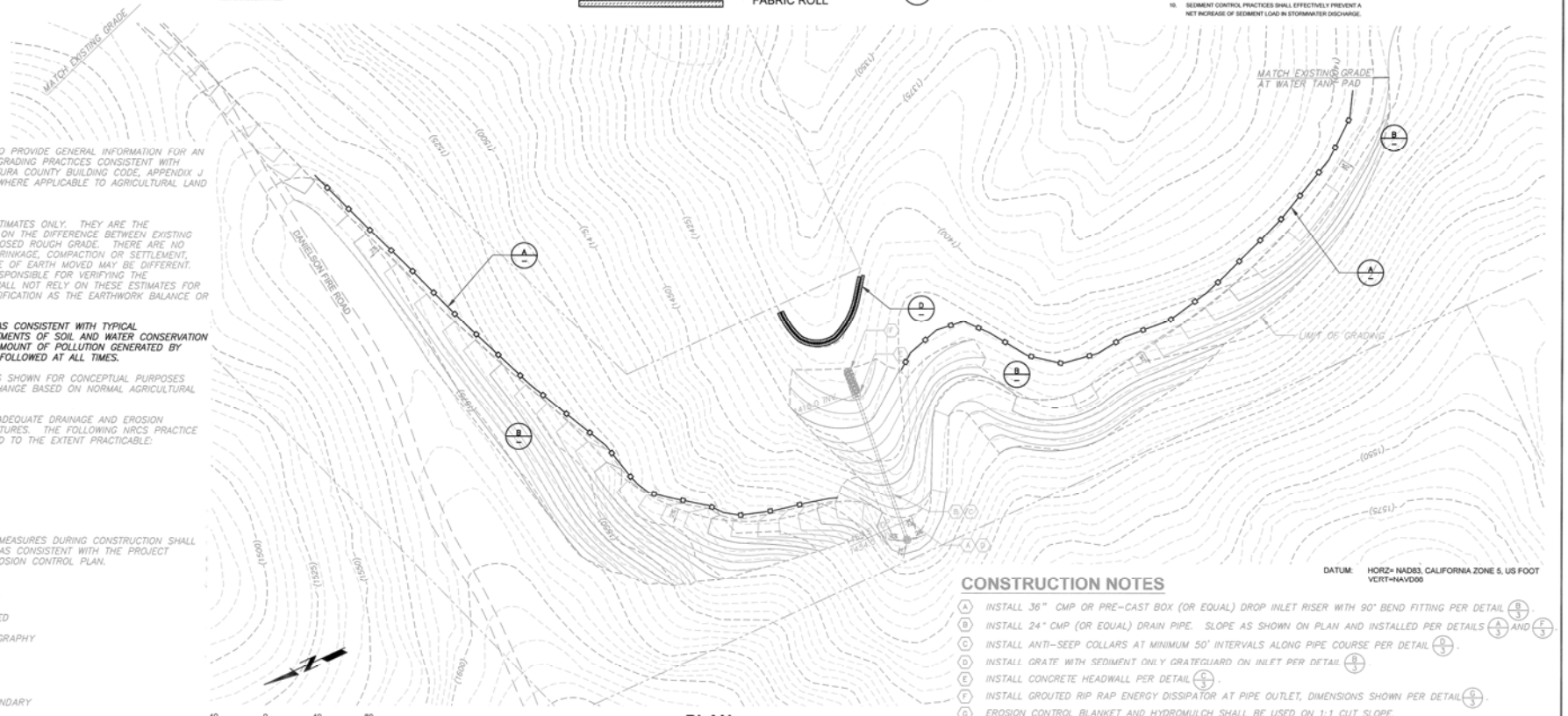
1. THE INTENT OF THIS PLAN IS TO PROVIDE GENERAL INFORMATION FOR AN AGRICULTURAL GRADING PLAN. GRADING PRACTICES CONSISTENT WITH THOSE SET FORTH IN THE VENTURA COUNTY BUILDING CODE, APPENDIX J GRADING SHALL BE FOLLOWED WHERE APPLICABLE TO AGRICULTURAL LAND USES.
2. EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THEY ARE THE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND PROPOSED ROUGH GRADE. THERE ARE NO PROVISIONS FOR STRIPPING, SHRINKAGE, COMPACTION OR SETTLEMENT, THEREFORE THE ACTUAL VOLUME OF EARTH MOVED MAY BE DIFFERENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EARTHWORK QUANTITIES AND SHALL NOT RELY ON THESE ESTIMATES FOR PAYMENT PURPOSES. NO CERTIFICATION AS THE EARTHWORK BALANCE OR ACCURACY IS IMPLIED.
3. **BEST MANAGEMENT PRACTICES AS CONSISTENT WITH TYPICAL AGRICULTURAL USES FOR TREATMENTS OF SOIL AND WATER CONSERVATION TO PREVENT OR REDUCE THE AMOUNT OF POLLUTION GENERATED BY NONPOINT SOURCES SHALL BE FOLLOWED AT ALL TIMES.**
4. GRADING, PIPES, INLETS, BASINS SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE BASED ON NORMAL AGRICULTURAL GRADING PRACTICES.
5. THE INTENT IS TO CONSTRUCT ADEQUATE DRAINAGE AND EROSION CONTROL FEATURES AND STRUCTURES. THE FOLLOWING NRCS PRACTICE STANDARDS SHALL BE FOLLOWED TO THE EXTENT PRACTICABLE:

1) 560 – ACCESS ROAD
2) 620 – UNDERGROUND OUTLET
3) 903 – EARTHFILL
4) 900 – CONCRETE
5) 907 – ROCK RIPRAP
6) 472 – ACCESS CONTROL

6. TEMPORARY EROSION CONTROL MEASURES DURING CONSTRUCTION SHALL BE INSTALLED AND MAINTAINED AS CONSISTENT WITH THE PROJECT SWPCP, AND AS SHOWN ON EROSION CONTROL PLAN.

LEGEND

(E) = EXISTING
(P) = PROPOSED
EXISTING TOPOGRAPHY
FINAL GRADE
PROPERTY BOUNDARY
(P) 24" CMP PIPE
(P) 36" DRAINAGE INLET



PLAN

CONSTRUCTION NOTES

A. INSTALL 36" CMP OR PRE-CAST BOX (OR EQUAL) DROP INLET RISER WITH 90° BEND FITTING PER DETAIL B/S.
B. INSTALL 24" CMP (OR EQUAL) DRAIN PIPE. SLOPE AS SHOWN ON PLAN AND INSTALLED PER DETAILS A/S AND F/S.
C. INSTALL ANTI-SEEP COLLARS AT MINIMUM 50' INTERVALS ALONG PIPE COURSE PER DETAIL D/S.
D. INSTALL GRATE WITH SEDIMENT ONLY GRATEGUARD ON INLET PER DETAIL B/S.
E. INSTALL CONCRETE HEADWALL PER DETAIL C/S.
F. INSTALL GROUTED RIP RAP ENERGY DISSIPATOR AT PIPE OUTLET, DIMENSIONS SHOWN PER DETAIL G/S.
G. EROSION CONTROL BLANKET AND HYDROMULCH SHALL BE USED ON 1:1 CUT SLOPE.

DATUM: HORZ= NAD83, CALIFORNIA ZONE 5, US FOOT
VERT=NAVD88

	REVISION	DESCRIPTION	RCE	APP	DATE

REGISTERED PROFESSIONAL ENGINEER — HEATHER M. O'CONNELL — No. 73119 Exp. 12-31-14 — STATE OF CALIFORNIA — CIVIL

SESPE CONSULTING, INC.
405 Poli Street, Ste. 2E • Ventura, CA 93001
(805) 275-1015 WWW.Sespeconsulting.com

HEATHER M. O'CONNELL R.C.E. 73119 EXP. 12-31-2014 DATE 5/09/14

APPROVED COUNTY OF VENTURA

DATE _____

BY _____
MANAGER DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

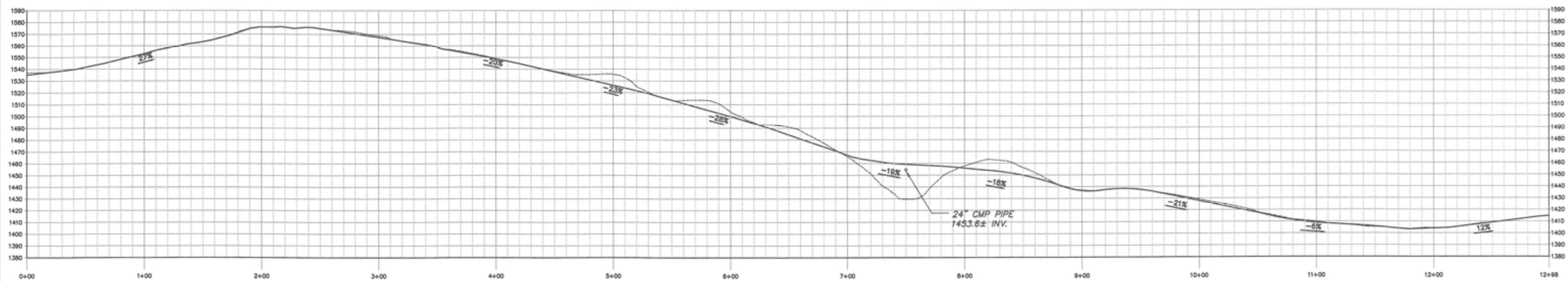
PROJ. NO.

APN: 694-0-140-120, 694-0-150-170 GP: 14-0014

FRENCH RANCH AGRICULTURAL GRADING
EROSION CONTROL PLAN
1769 HIDDEN VALLEY ROAD
THOUSAND OAKS, CA 91361

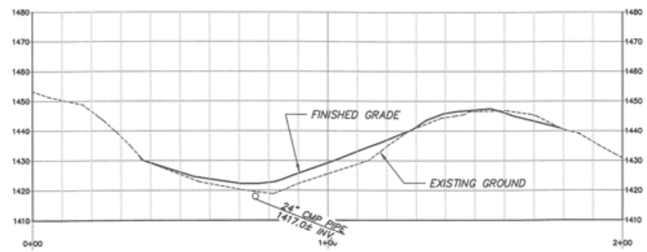
SHEET 1 OF 1

DRAWING NO.



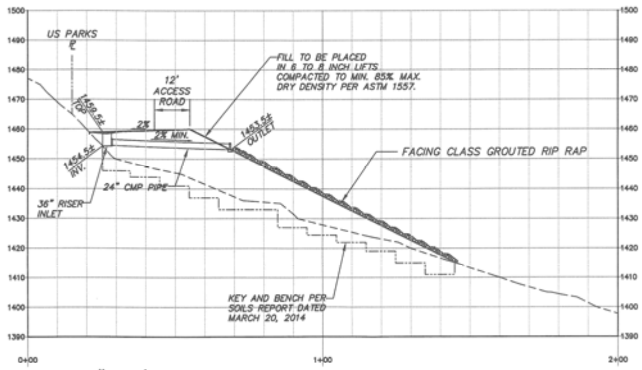
AGRICULTURAL ACCESS ROAD PROFILE

HORZ: 1"=40'
VERT: 1"=40'



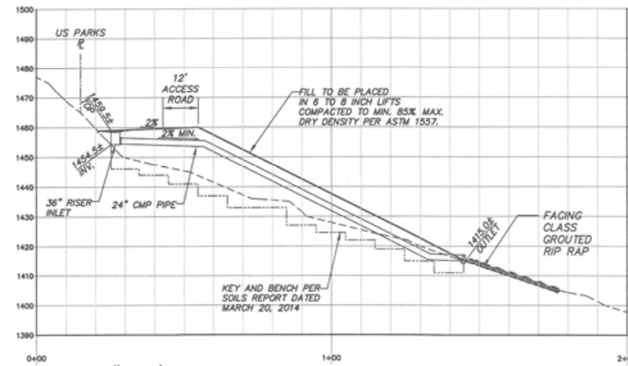
HORZ: 1"=20'
VERT: 1"=20'

SECTION 1-1



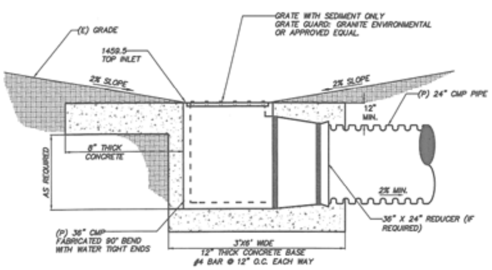
HORZ: 1"=20'
VERT: 1"=20'

DETAIL A



HORZ: 1"=20'
VERT: 1"=20'

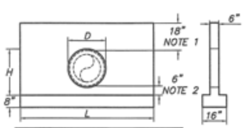
DETAIL A (ALT.)



B — BASIN OUTLET DETAIL

NOTE: IF PRE-FABRICATED CMP 90° FITTING IS NOT AVAILABLE, USE PRECAST 36" MANHOLE OR BOX INLET WITH 24" CUTOUT FOR CMP PIPE CONNECTION WITH WATER TIGHT SEAL.

N.T.S.



D	H	L	APPROX. WEIGHT LBS
12"	3'-4"	4'-0"	1,416
15"	3'-8"	5'-4"	1,980
18"	3'-11"	7'-4"	2,870
21"	4'-3"	8'-0"	3,231
24"	4'-6"	8'-0"	3,295
30"	5'-1"	10'-8"	4,749
36"	5'-8"	13'-4"	6,388
42"	6'-3"	16'-0"	8,190

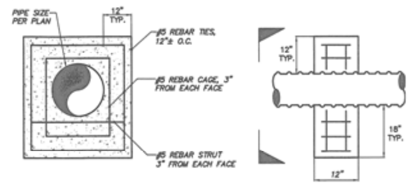
NOTES:

1. 18" UNLESS OTHERWISE ORDERED.
2. 6" UNLESS OTHERWISE ORDERED.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

C — CULVERT HEADWALL DETAIL

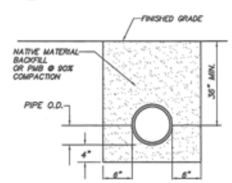
N.T.S.



D — ANTI SLEEP COLLAR – TYPICAL DETAIL

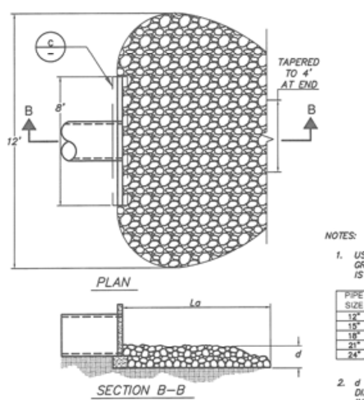
MAXIMUM 50' SPACING BETWEEN COLLARS

N.T.S.



F — TRENCH DETAIL

N.T.S.



NOTES:

1. USE OF THE FOLLOWING TABLE FOR GROUTED ROCK OUTLET PRODUCTION IS RECOMMENDED .

PIPE SIZE	AVRAGE ROCK DIA.	La.
12"	6"	12'
15"	10"	18'
18"	12"	21'
21"	15"	25'
24"	15"	30'

2. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6 INCHES.

G — GROUTED ROCK RIP RAP PIPE OUTLET DETAIL

N.T.S.

GP: 14-0014

APN: 694-0-140-120, 694-0-150-170

REVISION	DESCRIPTION	RCE	APP	DATE

REGISTERED PROFESSIONAL ENGINEER HEATHER M. O'CONNELL No. 73119 Exp. 12-31-14 CIVIL STATE OF CALIFORNIA

SESPE CONSULTING, INC.

7/15/14

HEATHER M. O'CONNELL R.C.E. 73119 EXP. 12-31-2014 DATE

APPROVED COUNTY OF VENTURA

DATE ____________

BY ____________

MANAGER DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

PROJ. NO.

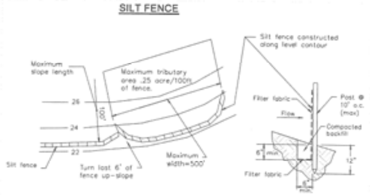
FRENCH RANCH GRADING PLAN

1769 HIDDEN VALLEY ROAD
THOUSAND OAKS, CA 91361

SHEET 3 OF 3

DRAWING NO.

SILT FENCE

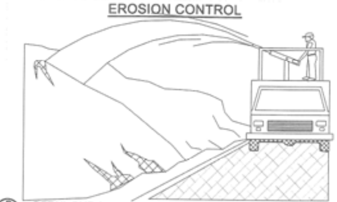


(A) DETAIL BMP A
SCALE= N.T.S.

NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAINS IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOE RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOP 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 WIRE OR HOG RINGS.

EROSION CONTROL

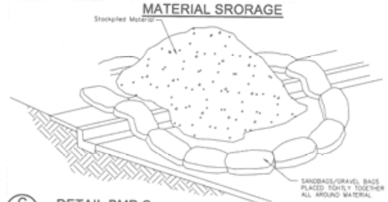


(B) DETAIL BMP A
SCALE= N.T.S.

NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO RE-VEGETATE 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 OIL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 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 L, 500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.

MATERIAL SRORAGE



(C) DETAIL BMP C
SCALE= N.T.S.

NOTES:

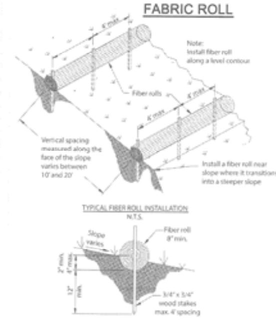
1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

EROSION CONTROL PLAN LEGEND

SILT FENCE

FABRIC ROLL

FABRIC ROLL



(D) DETAIL BMP D
SCALE= N.T.S.

GENERAL NOTES

1. BEST MANAGEMENT PRACTICES (BMPS) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMPS REFER TO THE CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002.
3. THE SWPCP SHALL:
   (a) IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMPS TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   (b) BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   (c) BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON - STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMPS INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

GENERAL NOTES

1. THE INTENT OF THIS PLAN IS TO PROVIDE GENERAL INFORMATION FOR AN AGRICULTURAL GRADING PLAN. GRADING PRACTICES CONSISTENT WITH THOSE SET FORTH IN THE VENTURA COUNTY BUILDING CODE, APPENDIX J GRADING SHALL BE FOLLOWED WHERE APPLICABLE TO AGRICULTURAL LAND USES.
2. EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THEY ARE THE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND PROPOSED ROUGH GRADE. THERE ARE NO PROVISIONS FOR STRIPPING, SHRINKAGE, COMPACTION OR SETTLEMENT, THEREFORE THE ACTUAL VOLUME OF EARTH MOVED MAY BE DIFFERENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EARTHWORK QUANTITIES AND SHALL NOT RELY ON THESE ESTIMATES FOR PAYMENT PURPOSES. NO CERTIFICATION AS THE EARTHWORK BALANCE OR ACCURACY IS IMPLIED.
3. **BEST MANAGEMENT PRACTICES AS CONSISTENT WITH TYPICAL AGRICULTURAL USES FOR TREATMENTS OF SOIL AND WATER CONSERVATION TO PREVENT OR REDUCE THE AMOUNT OF POLLUTION GENERATED BY NONPOINT SOURCES SHALL BE FOLLOWED AT ALL TIMES.**
4. GRADING, PIPES, INLETS, BASINS SHOWN FOR CONCEPTUAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE BASED ON NORMAL AGRICULTURAL GRADING PRACTICES.
5. THE INTENT IS TO CONSTRUCT ADEQUATE DRAINAGE AND EROSION CONTROL FEATURES AND STRUCTURES. THE FOLLOWING NRCS PRACTICE STANDARDS SHALL BE FOLLOWED TO THE EXTENT PRACTICABLE:

1) 560 – ACCESS ROAD
2) 620 – UNDERGROUND OUTLET
3) 903 – EARTHFILL
4) 900 – CONCRETE
5) 907 – ROCK RIPRAP
6) 472 – ACCESS CONTROL

6. TEMPORARY EROSION CONTROL MEASURES DURING CONSTRUCTION SHALL BE INSTALLED AND MAINTAINED AS CONSISTENT WITH THE PROJECT SWPCP, AND AS SHOWN ON EROSION CONTROL PLAN.

LEGEND

(E) = EXISTING
(P) = PROPOSED
EXISTING TOPOGRAPHY
FINAL GRADE
PROPERTY BOUNDARY
(P) 24" CMP PIPE
(P) 36" DRAINAGE INLET

40 0 40 80
SCALE OF FEET

PLAN

DATUM: HORZ= NAD83, CALIFORNIA ZONE 5, US FOOT
VERT=NAVD88

CONSTRUCTION NOTES

(A) INSTALL 36" CMP OR PRE-CAST BOX (OR EQUAL) DROP INLET RISER WITH 90° BEND FITTING PER DETAIL (B/3).
(B) INSTALL 24" CMP (OR EQUAL) DRAIN PIPE. SLOPE AS SHOWN ON PLAN AND INSTALLED PER DETAILS (A/3) AND (F/3).
(C) INSTALL ANTI-SEEP COLLARS AT MINIMUM 50' INTERVALS ALONG PIPE COURSE PER DETAIL (D/3).
(D) INSTALL GRATE WITH SEDIMENT ONLY GRATEGUARD ON INLET PER DETAIL (B/3).
(E) INSTALL CONCRETE HEADWALL PER DETAIL (C/3).
(F) INSTALL GROUTED RIP RAP ENERGY DISSIPATOR AT PIPE OUTLET, DIMENSIONS SHOWN PER DETAIL (G/3).
(G) EROSION CONTROL BLANKET AND HYDROMULCH SHALL BE USED ON 1:1 CUT SLOPE.

APN: 694-0-140-120, 694-0-150-170 GP: 14-0014

△	REVISION	DESCRIPTION	RCE	APP	DATE

REGISTERED PROFESSIONAL ENGINEER — HEATHER M. O'CONNELL — No. 73119 — Exp. 12-31-14 — CIVIL — STATE OF CALIFORNIA

SESPE CONSULTING, INC.
468 Poli Street, Ste. 2E • Ventura, CA 93001
(805) 275-1515 www.Sespeconsulting.com

HEATHER M. O'CONNELL R.C.E. 73119 EXP. 12-31-2014 DATE 7/15/14

APRROVED COUNTY OF VENTURA
DATE ____________
BY ____________
MANAGER DEVELOPMENT SERVICES

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

PROJ. NO.

FRENCH RANCH AGRICULTURAL GRADING
EROSION CONTROL PLAN
1769 HIDDEN VALLEY ROAD
THOUSAND OAKS, CA 91361

SHEET 1 OF 1

DRAWING NO.

EXHIBIT 3

Initial Study Biological Assessment

Initial Study Biological Assessment for French Ranch Agricultural Access Road

April 9, 2015

Prepared for:

Ventura County Planning Division
800 S. Victoria Avenue
Ventura, CA 93009

Prepared by:

R.A. Atmore & Sons, Inc.
Natural Resources Division
2977 Sexton Canyon Road
Ventura, California 93003

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INITIAL STUDY BIOLOGICAL ASSESSMENT – FRENCH RANCH AGRICULTURAL ACCESS ROAD

Original ISBA report date: April 9, 2015

Revision report date(s): N/A

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

Permit type: Grading Permit

Applicant: Joel Shukovsky

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

Total parcel(s) size: 79.75 acres and 96.9 acres, respectively

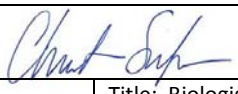
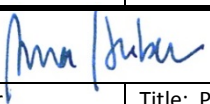
Assessor Parcel Number(s): APN 694-0-150-170; APN 694-0-140-120

Development proposal description:

Joel Shukovsky (applicant/project proponent) is submitting an application for a grading permit from the County of Ventura for the French Ranch Agricultural Access Road (project). The project is being proposed for installation in order to provide the project proponent with improved access to his property. The project consists of the construction of an agricultural access road and associated culvert crossing that will create interior access between two parcels (APN 694-0-150-170 and APN 694-0-140-120). The proposed route will connect the existing Danielson fire road (APN 694-0-150-170) to an existing access road which currently terminates at the two water tanks on APN 694-0-140-120. The proposed project is located at 1769 Hidden Valley Road near the City of Thousand Oaks and is within the Lake Sherwood Area.

Prepared for Ventura County Planning Division by:

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

Qualified Biologist (signature): 			Date: 4/9/15
Name (printed): Christina Sulzman	Title: Biologist	Company: R.A. Atmore & Sons, Inc.	
Phone: 805-644-6851	email: chris@raatmore.com		
Additional Staff (signature): 			Date: 4/9/15
Name (printed): Anna-Maria Huber	Title: Project Manager	Company: R.A. Atmore and Sons, Inc.	
Phone: 805-644-6851	email: anna@raatmore.com		
Role: Assessment co-author, performed vegetation survey, prepared maps			

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

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

N: No impact
LS: Less than significant impact
PS-M: Potentially significant unless mitigation incorporated.
PS: Potentially significant
* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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SUMMARY

Joel Shukovsky (applicant/project proponent) is submitting an application for a grading permit from the County of Ventura for the French Ranch Agricultural Access Road (project). The project is being proposed for installation in order to provide the project proponent with improved access to his property. The project will occur on two parcels (APNs 694-0-150-170 and 694-0-140-120) that are part of the French Ranch. Although the parcels are adjacent, they have no connecting vehicular access route between them. APN 694-0-140-120 is accessed via Hidden Valley Road, while APN 694-0-150-170 must be accessed from Potrero Road, utilizing easements across the property of others. The project consists of the construction of an agricultural access road and associated culvert crossing that will create interior access between the two parcels (project site).

The proposed route will connect the existing Danielson fire road (APN 694-0-150-170) to an existing access road which currently terminates at the two water tanks on APN 694-0-140-120. As French Ranch is located at the western terminus of Hidden Valley, installation of the access road will also provide an alternate escape route in the event a wildfire or other emergency eliminates the primary access from Hidden Valley Road. The route will be approximately 1,300 feet long and 12 feet wide. The amount of excavation will exceed 1,000 cubic yards (CY) and the proposed graded slopes are greater than 40 feet in height.

R.A. Atmore and Sons, Inc. (R.A. Atmore) Biologist Christina Sulzman and Project Manager Anna Huber conducted habitat, plant, and wildlife surveys for this Initial Study Biological Assessment (ISBA) to characterize the vegetation and wildlife species within the project site and surrounding space. The survey area (SA1) consists of the proposed project site and a 300-foot buffer surrounding the project site. Project impacts to wildlife species associated with construction activities were evaluated throughout SA1, while project impacts to habitat and plants were evaluated within a subset of SA1. This area is being referred to as SA1.1 and consists of the project site and a 50-foot buffer.

The project will result in impacts to 1.2 acres of burned habitat that formerly contained Laurel Sumac Scrub and Greenbark Ceanothus Chaparral and 0.2 acre of intact Greenbark Ceanothus Chaparral near a sparsely populated area in the Santa Monica Mountains. Impacts to plant and wildlife species (including special status species), ecological communities, and habitat connectivity as a result of the proposed project and cumulative impacts are anticipated to be less than significant.

Avoidance and Minimization Measures
Incorporation of the following avoidance and minimization measures are recommended to minimize any direct or indirect effects of project activities on biological resources:

- Project design and activities will be the minimum size necessary to achieve the construction of the proposed project.
- If special status species are present, appropriate regulatory agencies will be contacted immediately.
- To avoid impacts to nesting birds the following measures will be followed:
    - Construction activities will be conducted between September 16 and February 28 if feasible, to avoid the bird breeding season (March 1 to September 15).

- If work is conducted during the bird breeding season, a qualified biologist will conduct a preconstruction survey for nesting birds within the project site and suitable nesting habitat within 300 feet of the project site. If the Biologist does not find any active nests within the survey area during the preconstruction survey, the construction work will be allowed to proceed. If the Biologist finds an active nest within the project site and determines that the nest may be impacted, the Biologist will delineate an appropriate buffer zone around the nest prior to initiation of work. The size of the buffer zone will depend on the affected species and the type of construction activity.
- Any active nests observed during the survey will be mapped on an aerial photograph.
- Only construction activities (if any) that have been approved by a Biological Monitor will take place within the buffer zone until the nest is vacated.
- The Biologist shall serve as a Construction Monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

- No work will occur during precipitation events. Should significant precipitation occur while construction is in progress, an appropriate number of "dry-out" days will occur prior to reinitiation of work.
- If precipitation is predicted to occur while construction is in progress, the site will be secured with straw wattles, silt fencing, and other appropriate best management practices to prevent offsite movement of silt and sediment.
- Areas of temporary disturbance/bare soil will be hydroseeded with an appropriate native seed mix and mulch/binder mixture in order to reestablish vegetative cover and to prevent any potential erosion.

Section 1: Construction Footprint Description

Development Proposal Description:
The project proponent is submitting an application for a grading permit from the County of Ventura for the French Ranch Agricultural Access Road (project). The project consists of the construction of the access route and an associated culvert crossing (project site). The access road is being proposed for installation in order to provide the project proponent with improved access to his property. The project will occur on two parcels (APNs 694-0-150-170 and 694-0-140-120) that are part of the French Ranch. Although the parcels are adjacent, they have no connecting vehicular access route between them. APN 694-0-140-120 is accessed via Hidden Valley Road, while APN 694-0-150-170 must be accessed from Potrero Road, utilizing easements across the property of others. As French Ranch is located at the western terminus of Hidden Valley, installation of the access road will also provide an alternate escape route in the event a wildfire or other emergency eliminates the primary access from Hidden Valley Road. Photographs of the proposed project site are presented in Photos P1 to P10.

The route will originate at the existing water tanks on APN 694-0-140-120 and will then extend in a northerly to northeasterly direction along the hillside to join the existing Danielson Fire Road on APN 694-0-150-170. Both cut and fill grading will be required to establish the planned road grades (Attachment A, sheets 1-3).

At approximately the midpoint of its length, the proposed access route crosses a small, unnamed, unmapped episodic drainage. While the majority of the road bed will occur on cut slopes, the topography at this location will necessitate the placement of fill to facilitate construction of the access route. Due to the potential for episodic flow to occur in the drainage a culvert will be installed. The culvert inlet will be installed on the west side of the road, and will comprise a 36" CMP or pre-cast box drop inlet riser. The inlet will be fitted with a 24" CMP drain pipe which will pass under the road to exit on the road's east side. A grouted riprap pad will dissipate flow energy at the pipe's outlet.

Construction Footprint Size
The proposed access route is approximately 1,300 feet long, approximately 12 feet wide, and 1.43 acres in size. Construction impact areas will include the proposed access road, cuts and fills to existing slopes, and structures associated with the creation of the culvert crossing. The amount of excavation will exceed 1,000 cubic yards (CY) and the proposed graded slopes are greater than 40 feet in height.

Project Design for Impact Avoidance or Minimization
The project was designed to be the minimum size necessary to achieve the proposed road construction. The road will connect the existing Danielson fire road (APN 694-0-150-170) to an existing access road which currently terminates at the two water tanks on APN 694-0-140-120. Due to the size and configuration of the two parcels owned by the project proponent, the only available location for the proposed road is limited to the northwest corner of APN 694-0-140-120, where it shares a narrow border with APN 694-0-150-170.

A Stormwater Pollution Control Plan (SWPCP) was prepared for the proposed project as part of the grading permit application process. Soil and slope stabilization practices, including those described in the grading plans and Hydrologic Analysis prepared by Sespe Consulting, Inc., and the Landscape Renovation Plan prepared by S.A. Fausset, have been designed to preserve existing vegetation and revegetate impact areas. Measures will include:

- the installation of temporary erosion control measures, such as straw wattles, silt fences, or other erosion control structures as needed if rain is forecast during construction;

- the installation of erosion control blankets and hydroseeding with a native seed mix in cut and fill areas post construction to achieve revegetation of graded areas;

- the culvert inlet grate will be fitted with a sediment capture filter (sediment only guard) and gravel bags, as needed, to reduce sediment flow;

- a rock rip-rap road drain will be installed at the in-slope side to capture potential sediment transport from the proposed access road; and

- culvert outlet design will include rock rip-rap to capture sediment and dissipate flow from the ephemeral drainage due to storm events.

Coastal Zone/Overlay Zones
The project site is not located within the coastal zone.

Zoning
APN 694-0-140-120 is zoned as Open Space – 20 acres (OS-20 ac). APN 694-0-150-170 is zoned as Agricultural Exclusive – 40 acres (AE-40 ac).

Elevation
The proposed access road will range in elevation from 1,425 to 1,575 feet.

Other
Access to the project site is available from Hidden Valley Road via the main ranch entrance gate, or from Potrero Road approximately 0.9 miles east of the intersection of Potrero Road and Wendy Drive. The Potrero access route occurs on the property of others via easement. No temporary access roads are proposed for the project.

Section 2: Survey Information

2.1 Survey Purpose

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

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

2.2 Survey Area Description

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

Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Survey Area 1 (SA1)

Location

Survey Area 1 (SA1) is located at 1769 Hidden Valley Road near the City of Thousand Oaks and is within the Lake Sherwood Area Plan (Figure 1, Figure 2). SA1 consists of the proposed project site and a 300-foot buffer surrounding the project site. As part of the ISBA preparation process, biological resources with the potential to be impacted by project activities were assessed within SA1. Project impacts to wildlife species associated with construction activities were evaluated throughout SA1, while project impacts to habitat and plants were evaluated within a subset of SA1. This area is being referred to as SA1.1 and consists of the project site and a 50-foot buffer. No impacts to habitat and plants are anticipated to occur beyond the evaluated 50-foot buffer. An assessment of impacts to breeding raptors was also conducted. However, no such habitat occurs within 500 feet of the project site. Therefore, impacts to breeding raptors as a result of the proposed project are not expected to occur.

The project site is located at the western end of Hidden Valley within the Santa Monica Mountains and contains steep east, south, and north-facing slopes. Due to the existing topographical buffer presented by the western Hidden Valley ridgeline, biological resources within the portion of the buffer zones located on the opposite side of the ridgeline are not anticipated to be impacted by project activities and are not included in SA1.

Access to the site is available through Hidden Valley Road, or from Potrero Road approximately 0.9 miles east of the intersection of Potrero Road and Wendy Drive. The Potrero access route occurs on the property of others via easement.

SA1 was not flagged.

Survey Area Environmental Setting

SA1 is located within the northwestern portion of the Santa Monica Mountains and contains steep ridges dominated by native scrub and chaparral plant communities with average natural slopes that exceed 35 percent (Photos P1 through P4). SA1 also contains two existing graded areas. At the southern end of the survey area, two water tanks within a small graded area and an accompanying access road are located. The Danielson Fire Access Road is located along the Hidden Valley ridgeline at the northern end of the survey area (Photos P5 and P6).

Plant communities within SA1 currently consist of burned areas that formerly contained Laurel Sumac Scrub, Bigpod Ceanothus Chaparral, and Greenbark Ceanothus Chaparral, and intact Greenbark Ceanothus Chaparral, as described by the State Classification System (SVC) (CDFW). The Laurel Sumac Scrub, Bigpod Ceanothus Chaparral, and approximately 70 percent of the Greenbark Ceanothus Chaparral within SA1 burned during the Springs Fire in May 2013 (see Section 3). As a result of the fire, vegetation cover in the shrub layer is currently low in these areas, as they are recovering from the impact of this burn. However, vegetation cover with regard to the herbaceous layer was robust on north facing slopes. South facing slopes presented significant species diversity, but for many species, individual stature was small as a result of low rainfall amounts associated with an ongoing drought in the region.

While the project site contains small natural ravines and a small, unnamed, unmapped episodic drainage, there is no riparian vegetation associated with these areas. Chaparral and scrub communities are present at the margins; however the interior portions are devoid of vegetation. Due to the high position in the watershed, flow within these ravines and drainages is episodic, with surface water present only as an immediate response to significant storm events (Photos P7 and P8).

Surrounding Area Environmental Setting

SA1 is located in designated open space and agricultural areas near the City of Thousand Oaks. Primary land uses surrounding the project site include open space, ranchland, and low-density rural residential development (Photo P9). Open space areas adjacent to SA1 include National Park Service and California State Park lands containing chaparral plant communities and patches of non-native grassland.

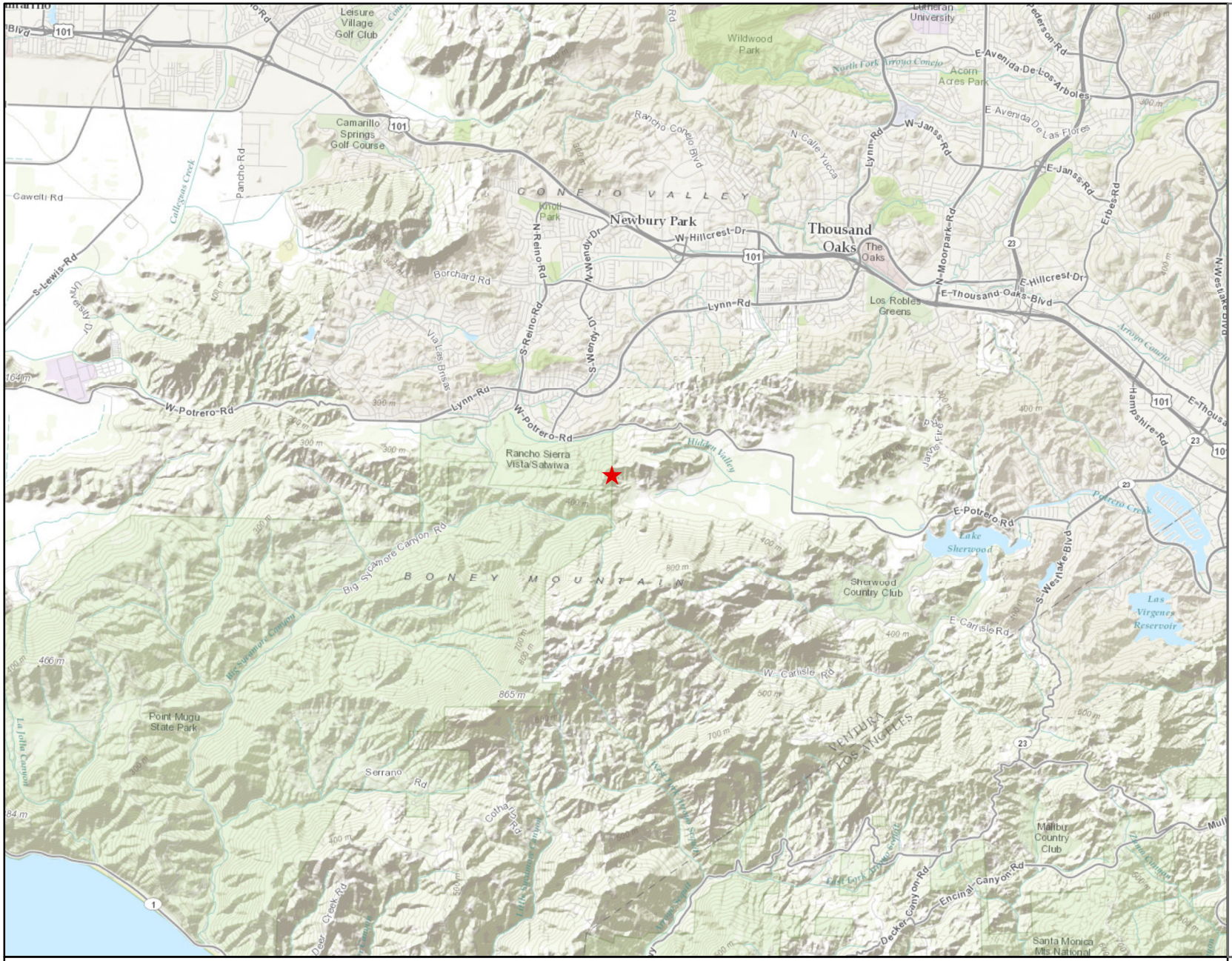
Cover

Survey Area 1
% native vegetation – 19
% non-native vegetation – 1
% recently burned – 75
% bare ground/cleared/graded – 5

2.3 Methodology

R.A. Atmore & Sons, Inc. Biologist Christina Sulzman conducted a wildlife survey and Project Manager Anna Huber conducted habitat and plant surveys to characterize the biological resources within SA1 for the project ISBA on March 17, 2015. Surveys were conducted via pedestrian transects and recording habitat, plant, and wildlife data (Table 1). The wildlife survey was conducted between 07:45 am and 10:30 am on a warm, partly sunny day in order to assess the area during optimal conditions for bird and reptile activity. Prior to the survey, the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2014) was reviewed to identify special status plants, wildlife, and habitats known to occur within 10-miles of the project site. All plant and wildlife species observed were recorded in field notes and are listed in Appendix 2.

Plant species were identified in the field or collected for later identification. All wildlife species detected during the course of the survey were documented in field notes. During the survey, each vegetation type was evaluated for its potential to support special status species that are known or expected to occur in the region. Birds, reptiles, and amphibians were identified by visual and auditory recognition. Mammals were identified by visual recognition, or by searching for and identifying diagnostic signs, including scat, footprints, scratch-outs, dust bowls, burrows, and trails.



Base Map Source: ESRI, 2013

Project Location - Ag Access Road

Figure 1

French Ranch

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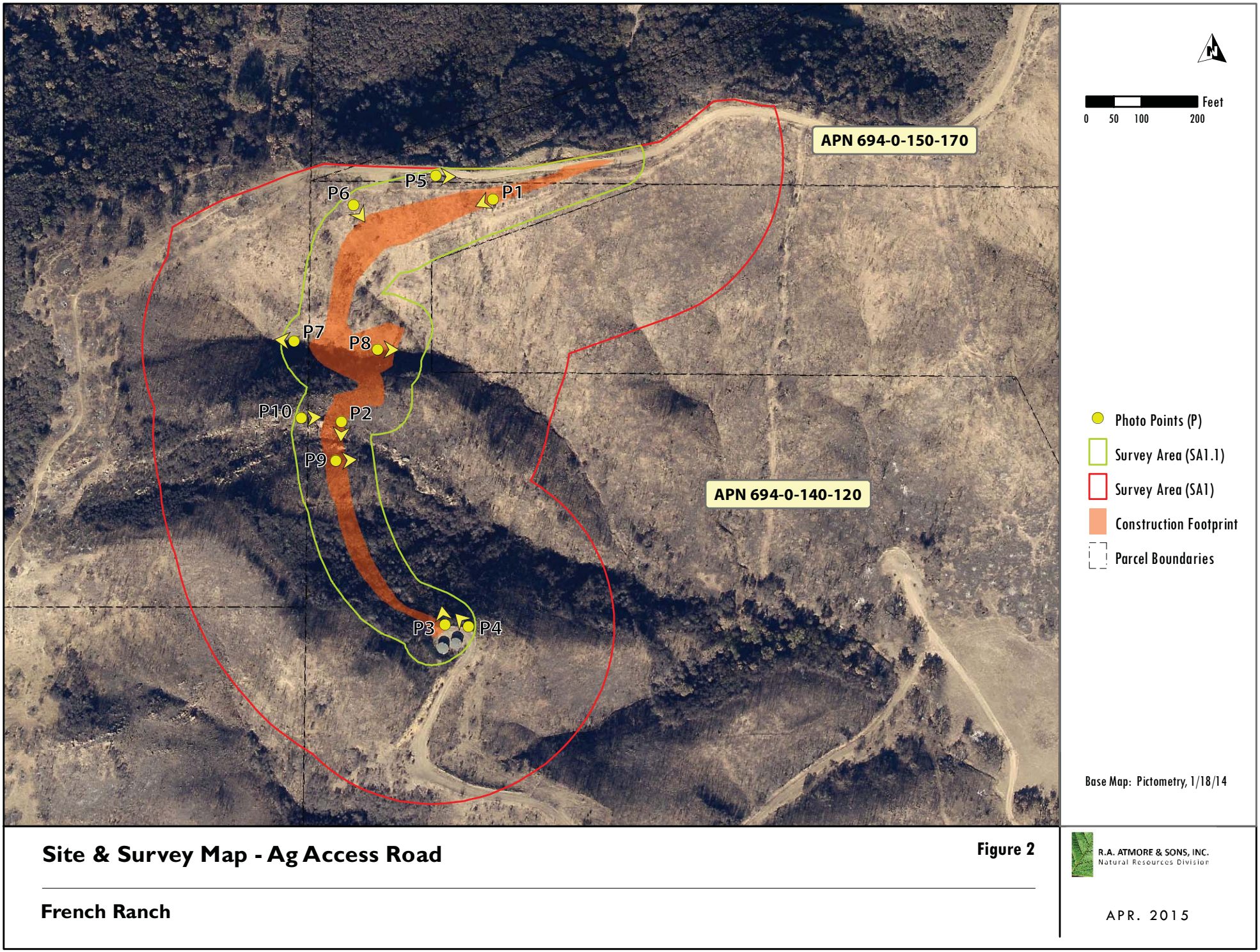

Site & Survey Map - Ag Access Road

Figure 2

French Ranch

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Table 1 – Survey Date and Details

Survey Key (1)	Survey Date (2)	Survey Area Map Key(s) (3)	Survey Type (4)	Time Period (5)	Methods/Constraints (6)	*GPS (7)	Surveyors
SD1	3/17/2015	SA1	ISBA	7:45 am–10:30 am	Pedestrian transects. Portions of SA1 difficult to access due to steep terrain. Survey conducted during a drought year and parts of SA1 burned in a recent fire.	Trimble Geo XH	Christina Sulzman, Biologist Anna Huber, Project Manager
ISBA	Initial Study Biological Assessment						

7) GPS:

*GPS: The GPS unit utilized for this survey was a Trimble® GeoXH™ handheld device. The GeoXH™ is part of the GeoExplorer® 6000 series of handheld computers with an integrated high-accuracy GNSS (Global Navigation Satellite System) receiver. The GeoXH™ uses H-Star™ technology to provide 10 cm accuracy in real time or after postprocessing.

Once data is captured with this unit, it is downloaded from the unit and converted into an ESRI® shapefile with Trimble®'s GPS Pathfinder® Office software, and subsequently imported into a GIS.

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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 Wetlands

Plant Communities

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

Major Plant Communities Summary

Plant communities and other classifications for this section were assigned using the State Vegetation Classification system maintained by CDFW and the additional categories described in the "Initial Study Biological Assessment Standards".

SA1 currently contains one native chaparral community and formerly supported two additional native scrub and chaparral communities: the *Malosma laurina* (Laurel Sumac Scrub) Shrubland Alliance, *Ceanothus megacarpus* (Bigpod Ceanothus Chaparral) Shrubland Alliance, and *Ceanothus spinosus* (Greenbark Ceanothus Chaparral) Shrubland Alliance (Photos P1 to P4). All of the Laurel Sumac Scrub and Bigpod Ceanothus Chaparral, and approximately 70 percent of the Greenbark Ceanothus Chaparral within SA1 burned during the Springs Fire in May 2013. Vegetation cover with regard to the shrub layer is currently lower within the areas recovering from the impact of this burn. However the herbaceous layer currently supports an array of mostly native annual forbs and grasses that commonly appear after fire events. Based on current plant composition and crown sprouting occurring from remaining intact shrub root crowns, the burned areas are anticipated to recover and transition back to their former habitat types in coming years.

The project site contains small natural ravines and a small, unnamed, unmapped episodic drainage. Due to its high position in the watershed, run-off would be present only in response to significant storm events, there is no riparian vegetation associated with these areas. Recovering chaparral and scrub communities are present at the margins; however the interior portions are devoid of vegetation. (Photos P7 and P8).

Areas of Cleared Land are also present within the buffer zone at the northern and southern ends of the project site: a graded area containing two water tanks that is accessed by an existing road that originates below the survey area, within French Ranch, and an existing fire road (Photos P5 and P6).

Brief descriptions of plant communities (intact and anticipated to recover post-fire), including quality of the habitat within SA1, are provided below. A summary of each community as it occurs in SA1 is also provided in Table 2 and illustrated in Figure 3.

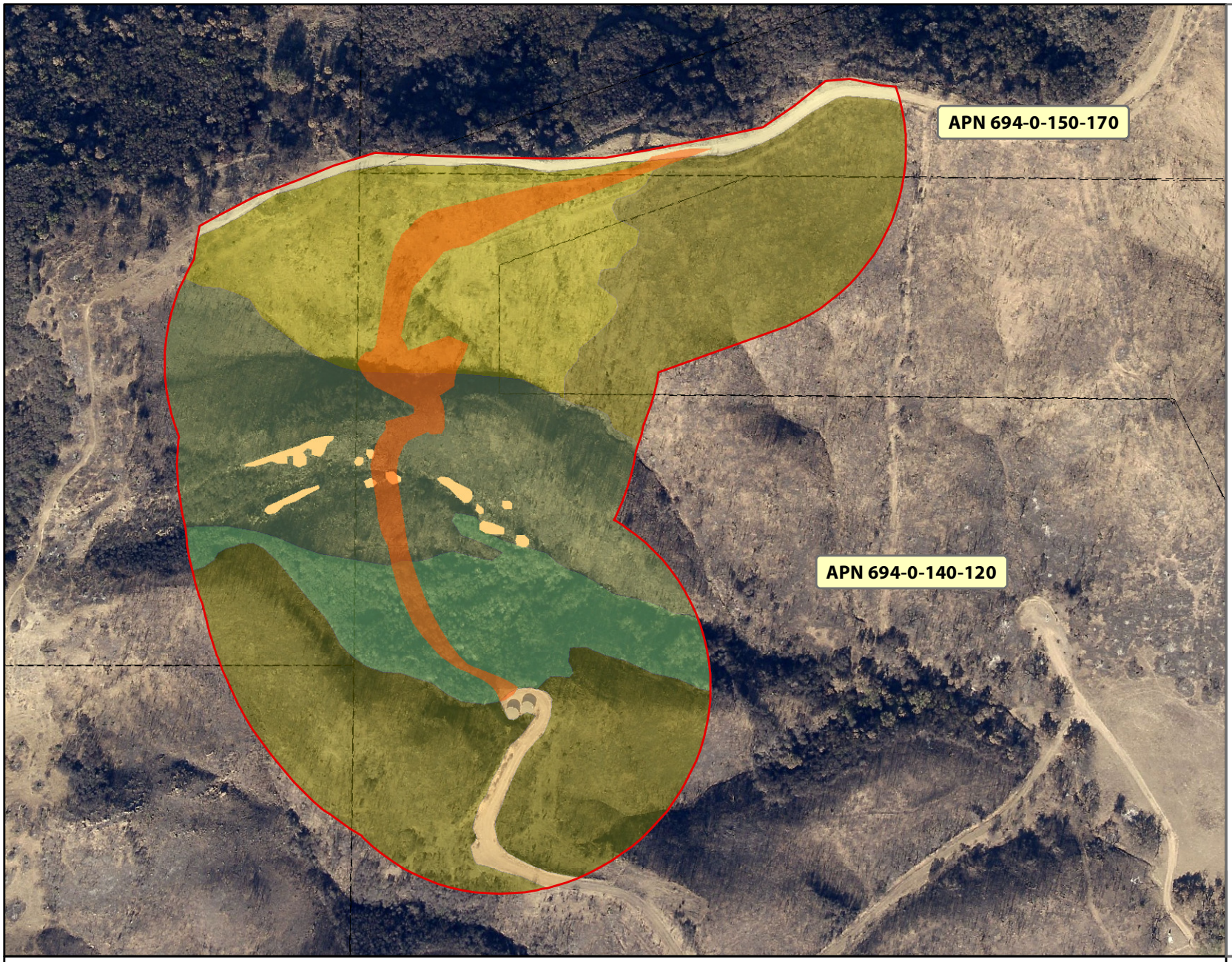
Malosma laurina (Laurel Sumac Scrub) Shrubland Alliance

This alliance was formerly present in the northwest section of SA1 on south-facing slopes. It is typically dominated by laurel sumac (*Malosma laurina*), a large-leaved shrub that can grow up to five meters in height. Laurel Sumac Scrub is often found within areas with steep slopes and fine textured soils.

Table 2 – Plant Communities

Map Key (1)	SVC Alliance	SVC Association	Misc. (2)	Status (3)	Condition (4)	Acres Total	Acres Impacted	Comments (5)
PC1	Laurel Sumac Scrub Shrubland (*Malosma laurina*)	*Malosma laurina*		None	Burned	4.16	0.8	Habitat formerly present in areas that burned during the Springs Fire in May 2013. Region experiencing persistent drought conditions associated with low rainfall amounts.
PC2	Bigpod Ceanothus Chaparral Shrubland (*Ceanothus megacarpus*)	*Ceanothus megacarpus*		None	Burned	8.03	0	Habitat formerly present in areas that burned during the Springs Fire in May 2013. Region experiencing persistent drought conditions associated with low rainfall amounts.
PC3	Greenbark Ceanothus Chaparral Shrubland (*Ceanothus spinosus*)	*Ceanothus spinosus*		None	Intact	2.49	0.2	Thirty percent of this habitat currently present that did not burn during the Springs Fire in May 2013. Region experiencing persistent drought conditions associated with low rainfall amounts.
PC4	Greenbark Ceanothus Chaparral Shrubland (*Ceanothus spinosus*)	*Ceanothus spinosus*		None	Burned	4.98	0.4	Seventy percent of this habitat formerly present in areas that burned during the Springs Fire in May 2013. Region experiencing persistent drought conditions associated with low rainfall amounts.
PC5			Cleared Land	None	Graded – Permits Assumed	0.5	0.03	Graded area containing water tanks and dirt road leading up to water tanks, and existing dirt fire road. Prior to grading these areas contained chaparral communities described in PC1 and PC2.
					Totals	20.4	1.43	

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



Feet
0 50 100 200

Survey Area (SA1)
Construction Footprint
Parcel Boundaries
Rock Outcrops (PF)

Plant Communities (PC)

BP Cean Chap - burned
GB Cean Chap
GB Cean Chap - burned
LS Scrub - burned
Extg Dirt Access Rd
Extg Fire Rd

Base Map: Pictometry, 1/18/14

Plant Communities Map - Ag Access Road

Figure 3

French Ranch

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All of this habitat within SA1 was burned during the Springs Fire in May 2013. Therefore, plant cover in the shrub layer is currently sparse, as native plant species typical to this alliance are just beginning to recover. Significant species diversity was present in the herbaceous layer, but for many species, individual stature was small as a result of low rainfall amounts associated with an ongoing drought in the region.

Typical species observed within this area consisted of California bush sunflower (*Encelia californica*) and deerweed (*Acmispon glaber*). Other native species that were particularly evident in this area because of the recent fire included California morning glory (*Calystegia macrostegia*), white pincushion (*Chaenactis artemisiifolia*), stick-leaf (*Mentzelia micrantha*), caterpillar phacelia (*Phacelia cicutaria*), and sticky phacelia (*Phacelia viscida*). Non-native species present include shortpod mustard (*Hirschfeldia incana*), and wild oat (*Avena* sp.) and brome grass species (*Bromus diandrus*, *B. madritensis*, and *B. madritensis* ssp. *rubens*).

The rarity ranking for this habitat is G4 S4.

Ceanothus megacarpus (Bigpod Ceanothus Chaparral) Shrubland Alliance

This alliance was formerly present in the northeast corner and southern portion of SA1 on south-facing slopes. It is typically dominated by bigpod ceanothus (*Ceanothus megacarpus*), a shallow-rooted evergreen shrub that can grow up to four meters in height.

All of this habitat within SA1 was burned during the Springs Fire in May 2013. As with the Laurel Sumac Scrub, plant cover within this alliance in the shrub layer is currently sparse, as native plant species typical to this alliance are just beginning to recover. Significant species diversity was present in the herbaceous layer, but for many species, individual stature was small as a result of low rainfall amounts associated with an ongoing drought in the region.

Typical species observed within this area consisted of chamise (*Adenostoma fasciculatum*) and laurel sumac. Other native species that were particularly evident in this area because of the recent fire included California bush sunflower, California morning glory, white pincushion, stick-leaf, caterpillar phacelia, and sticky phacelia. Non-native species present in this alliance were consistent with the species found within the Laurel Sumac Scrub.

The rarity ranking for this habitat is G4 S4.

Ceanothus spinosus (Greenbark Ceanothus Chaparral) Shrubland Alliance

This alliance is dominated by greenbark ceanothus, an evergreen shrub with rigid, spiny branches that can grow up to five meters in height. The typical co-dominant species observed within unburned portions of this alliance was big pod ceanothus and sugar bush (*Rhus ovata*). This alliance is found within areas with concave and/or north-facing slopes in well-drained soils that develop from hard sandstone.

The Greenbark Ceanothus Chaparral within SA1 occurs on north facing slopes. Seventy percent of this habitat was burned during the Springs Fire in May 2013. Therefore, plant cover in the shrub layer of the burned portion is currently sparse in burned areas, as species are just beginning to recover post-fire. However, vegetation cover with regard to the herbaceous layer was robust in burned areas.

Beyond Greenbark ceanothus, typical native plants observed within unburned portions of this alliance included hoary leaved ceanothus (*Ceanothus crassifolius*) and bigpod ceanothus. Native species observed with the burned portion of this alliance include cliff aster (*Malacothrix saxatilis*), common eucrypta (*Eucrypta chrysanthemifolia* var. *chrysanthemifolia*), canyon sunflower (*Venegasia carpesiodes*) and heart-leaved penstemon (*Keckiella cordifolia*). Non-native species were present in higher concentrations in burned areas as compared to unburned areas of this alliance. Species included Italian thistle (*Carduus pycnocephalus*), oriental hedge mustard (*Sisymbrium orientale*), smilo grass (*Stipa miliacea* var. *miliacea*) and common groundsel (*Senecio vulgaris*).

The rarity ranking for this habitat is G4 S4.

Physical Features

Several small sandstone rock outcrops are present to the south of the ephemeral drainage in the central portion of SA1 (Photos P3 and P10). These features provide potential shelter habitat for a variety of wildlife species that may occur within the survey area.

Table 3 – Physical Features

Physical Features		
Map Key (1)	Physical Feature (2)	Comments (3)
PF1	Sandstone rock outcrops	Located in central portion of SA1. Provides shelter habitat for wildlife.

Waters and Wetlands

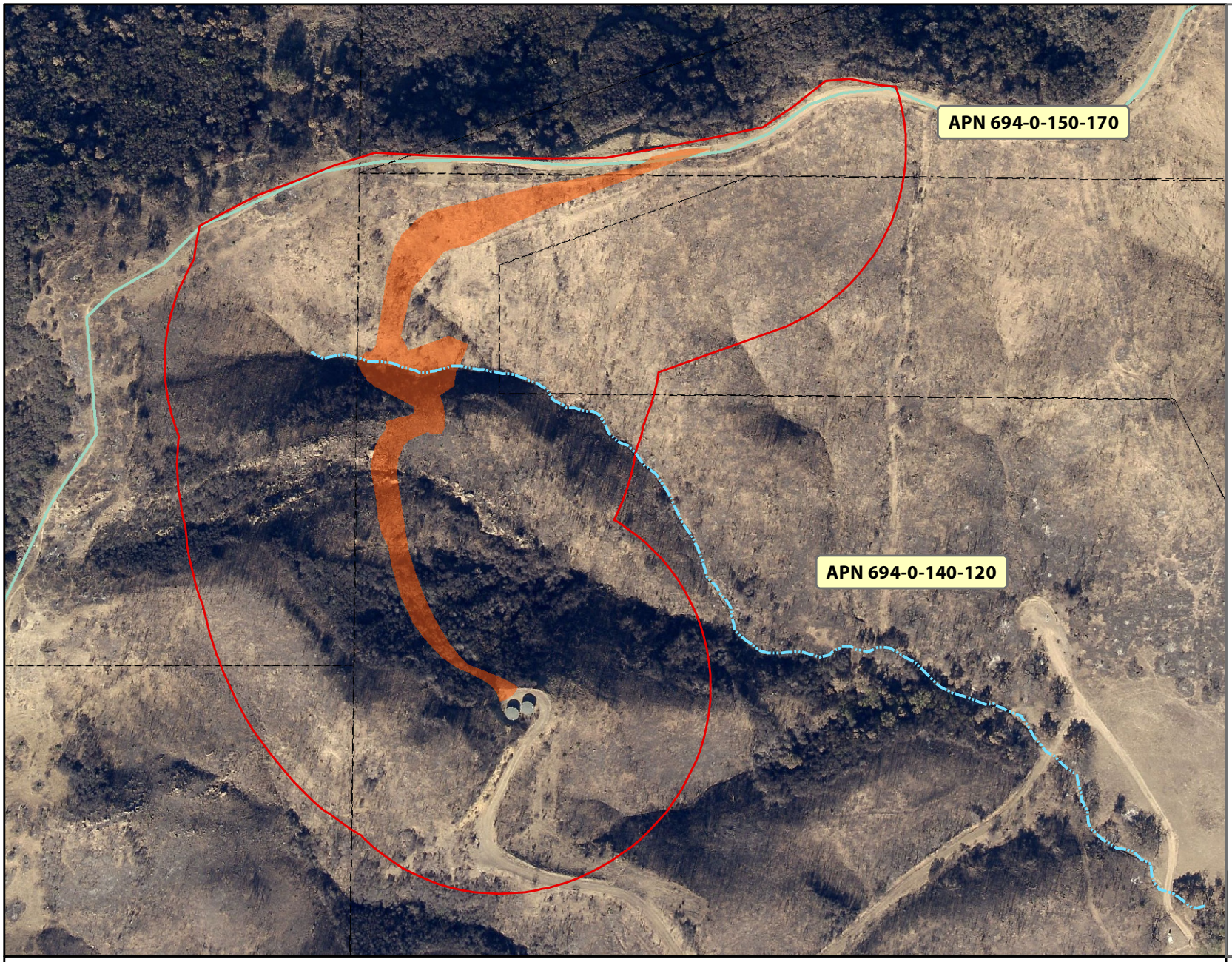
See Appendix One for an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (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

No wetlands are located within or in the vicinity of SA1. A small, unnamed, unmapped episodic drainage (waters) crosses the central portion of the project site (Tables 4 and 5). Due to its high position in the watershed, flow within these ravines and drainages is episodic, with surface water present only as an immediate response to significant storm events. The drainage flows into a sparsely populated area of Hidden Valley, located approximately 600 feet downstream of SA1 (Photos P7 through P9) (Figure 4). A CDFW Streambed Alteration Agreement (SAA) is in the process of being approved for impacts at this location.

Suitable habitat for fish does not occur in this drainage. Habitat quality for amphibians is very low due to the lack of necessary habitat and permanent water sources. While amphibians were not observed



Waters Map - Ag Access Road

Figure 4

French Ranch

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during the wildlife survey, common species such as the Baja California treefrog (*Pseudacris hypochondriaca*) and western toad (*Anaxyrus boreas halophilus*) may occur during years with high rainfall amounts if standing water were to accumulate in areas near the drainage.

Due to its size, location at the upper reaches within the watershed, and the lack of permanent water sources, this drainage does not have regional significance or importance.

Table 4 – Waters and Wetlands

Map Key (1)	Waters/ Wetland Type (2)	Waters/ Wetland Name (if any)	Waters/ Wetland Status (3) (if known)	Waters/Wetland Size (4)	Hydrologic Status (5)	Primary Water Source (6)
W1	Stream/ drainage	Unnamed	Regulated by CDFW	32 inch wide episodic drainage; 570 feet of drainage occurs within SA1; 160 feet (approximately 427 square feet)of drainage will be impacted by installation of culvert crossing	Dry	Episodic drainage - natural runoff (from major storm events)
CDFW .....California Department of Fish & Wildlife						

Table 4 – Waters and Wetlands (con't)

Map Key	County Waters/ Wetland Significance (7)	Waters/ Wetland Distance from Project (8)	Comments (9)
W1	Not Significant	Bisects the project site near its north end	Small, unnamed, unmapped episodic drainage that flows into sparsely populated ranchland in Hidden Valley.

Table 5 – Water/Wetland Buffers Table

Map Key (1)	Recommended Buffer (2)	Comments
W1B1	N/A	Small, unnamed, unmapped episodic drainage is not significant; culvert will be installed to enable flow through drainage during major storm events.

3.2 Species

Observed Species

Plants

A total of 56 plant species were identified during the plant survey. In general, vegetation cover in the shrub layer is low within the approximately three quarters of SA1 that burned during the Springs Fire in 2013. The burned portion of SA1 includes areas that contained Laurel Sumac Scrub, Bigpod Ceanothus Chaparral, and Greenbark Ceanothus Chaparral before the fire. Thirty percent of the Greenbark Ceanothus Chaparral in SA1 is currently intact.

Forty native plant species were observed and include typical species associated with the scrub and chaparral communities described above, such as chamise, bigpod ceanothus, greenbark ceanothus, California bush sunflower, California buckwheat (*Eriogonum fasciculatum*), yucca (*Hesperoyucca*

whipplei), laurel sumac, and sugarbush. Overall plant species diversity was highest within the burned areas. The unburned Greenbark Ceanothus Chaparral had characteristically low species diversity, dominated by a thick shrub layer containing primarily its namesake species.

Sixteen non-native plant species were identified. These species include several that commonly occur in recently disturbed areas, such as various non-native grasses, including foxtail brome (*Bromus madritensis*), red brome (*Bromus madritensis* ssp. *rubens*), ripgut brome (*Bromus diandrus*), and smilo grass (*Stipa miliacea* var. *miliacea*); various thistles, including Italian thistle, tocalote (*Centaurea melitensis*), Russian thistle (*Salsola tragus*), and sow thistle (*Sonchus oleraceus*); and additional species, such as shortpod mustard and bur clover (*Medicago phoymorpha*).

While the project site contains small natural ravines and an ephemeral drainage in which water would be present only in response to significant storm events, there are no riparian vegetation species present within these drainages.

Wildlife

A total of 21 wildlife species or sign were detected during the wildlife survey. In general, species diversity is low due to a lack of vegetation cover in the shrub layer within the recently burned portion of SA1.

Fish

SA1 does not contain suitable habitat for fish species.

Amphibians

Habitat quality for amphibian species is very low. While amphibians were not observed during the wildlife survey, common species such as the Baja California treefrog and western toad may occur during years with high rainfall amounts if standing water were to accumulate in areas within or near the drainage.

Reptiles

A single reptile species was observed during the wildlife survey, the western fence lizard (*Sceloporus occidentalis*), a lizard species common to the region. In addition, suitable habitat for other common reptiles occurs within SA1. Species with the potential to occur include the following: snakes, such as the red racer (*Coluber flagellum piceus*), southern Pacific rattlesnake (*Crotalus oreganus helleri*), California kingsnake (*Lampropeltis californiae*), and San Diego gopher snake (*Pituophis catenifer annecteris*), and lizard species, such as the San Diego alligator lizard (*Elgaria multicarinata webbii*) and western side-blotched lizard (*Uta stansburiana elegans*). Though there are no CNDDB records within 10 miles of the project site for the coast patch-nosed snake, a California Species of Special Concern, SA1 contains suitable habitat and is within its known range for this species.

Birds

Nineteen bird species were detected during the wildlife survey. However, bird activity level was low within SA1, with only single individual or a single pair of most species detected throughout the survey period. The most common species detected was the California towhee (*Pipilo crissalis*), with approximately three territorial males detected within SA1 during the survey period. Additional birds detected include seven common species associated with the scrub and chaparral communities currently present, such as western scrub jay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), and

blue gray gnatcatcher (*Popioptila caerulea*). Suitable breeding habitat for the remaining eleven species does not occur within the survey area. Therefore, these species are only expected to utilize SA1 for foraging and/or as a movement corridor.

Mammals

Due to the sparse vegetation cover within the shrub layer currently present within burned areas in SA1, steep terrain, and loose, rocky soils, mammals are likely to utilize the area primarily as a movement corridor. No mammal burrows or sign of burrowing activity were detected during the survey period. Sign for a single mammal species, the mule deer (*Odocoileus hemionus*), was observed during the survey. Other species anticipated to occur include coyote (*Canis latrans*), bobcat (*Lynx rufus*), mountain lion (*Puma concolor*), brush rabbit (*Sylvilagus bachmani*), and desert cottontail (*Sylvilagus audubonii*). One mammal species that is a California species of special concern, the San Diego desert woodrat (*Neotoma lepida intermedia*), may also occur in unburned portions of SA1. However, signs for this species were not observed.

A complete list of plant and wildlife species identified during the ISBA survey is provided in Appendix 2.

Protected Trees

No protected trees are present within SA1.

Special Status Species and Nests

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

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

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

Special Status Species Summary

No special status species (including locally important species) were detected during the surveys conducted for this ISBA. Historical and current locations for special status species occurring within 10 miles of the project site were determined by conducting a search of the CNDDB (CDFW 2015). The results of this search, as well as the habitat types within SA1, were used to evaluate the potential for special status species to occur. A summary of this search, including the likelihood of occurrence for each special status species, is also provided in Table 6 and illustrated in Figure 5.

Plants

According to the CNDDB search, a total of 27 special status plant species and one special status lichen species are reported to occur within 10 miles of the project site.

Of these 27 species, 9 are federally and/or listed as endangered or threatened, and have a California Rare Plant Rank (RPR) of 1, 2, 3, or 4. As no suitable habitat and/or soils for these species are present within SA1, these species are not expected to occur.

Two of the 27 species are listed as rare by the state of California and have a RPR of 1, 2, 3, or 4. Marginal habitat and/or soils are present for one of these species, the Santa Susana tarplant (*Deinandra*

Table 6 – Observed and Potential Special Status Species Table

Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP1	CNDDB	*Anniella pulchra pulchra*	silvery legless lizard	SSC	None	Prefers foothill pine, coastal scrub, desert scrub, dune, or chaparral habitats with moist, sandy or loose loamy soils.
SSP2	CNDDB	*Aquila chrysaetos*	golden eagle	SFP (nesting & wintering)	Low	Prefers open terrain for foraging, including early successional stages of shrub habitats (such as chaparral).
SSP3	CNDDB	*Astragalus brauntonii*	Braunton's milkvetch	FE	None	Occurs in areas with calcium carbonate (limestone outcrops) soils in chaparral, grassland, coastal sage scrub, and closed-cone pine forest habitats.
SSP4	CNDDB	*Athene cunicularia*	burrowing owl	SSC	None	Prefers open habitats such as dry grasslands, agricultural areas, and desert habitats.
SSP5	CNDDB	*Baccharis malibuensis*	Malibu baccharis	RPR 1B	Low	Occurs in chaparral and grassland habitats.
SSP6	CNDDB	*California macrophylla*	round-leaved filaree	RPR 1B	None	Occurs in open habitats including grassland, scrub, and foothill woodlands with cracking clay soils.
SSP7	CNDDB	*Calochortus clavatus* var. *gracilis*	slender mariposa-lily	RPR 1B	None	Occurs on rocky slopes with shallow gravelly soils over volcanic bedrock in shaded foothill canyons in chaparral habitats.
SSP8	CNDDB	*Calochortus plummerae*	Plummer's mariposa-lily	RPR 4	None	Occurs in dry, rocky soils in chaparral, yellow pine forest, foothill woodland, coastal sage scrub, and grassland habitats.
SSP9	CNDDB	*Centromadia parryi* ssp. *australis*	southern tarplant	RPR 1B	None	Occurs in marshy or grassland habitats near coastal areas, often in areas with alkaline soils.
SSP10	CNDDB	*Chaenactis glabriuscula* var. *orcuttiana*	Orcutt's pincushion	RPR 1B	None	Occurs in coastal bluffs or dunes.
SSP11	CNDDB	*Charadrius alexandrinus nivosus*	western snowy plover	FT	None	Requires sandy beaches or shores of alkaline ponds/lakes.
SSP12	CNDDB	*Chloropyron maritimum* ssp. *maritimum*	salt marsh bird's-beak	FE, SE, RPR 1B	None	Occurs in coastal marshes or dunes.
SSP13	CNDDB	*Deinandra minthornii*	Santa Susana tarplant	SR, RPR 1B	Low	Occurs in chaparral, coastal scrub habitats, often along base of sandstone rocks.
SSP14	CNDDB	*Delphinium parryi* ssp. *blochmaniae*	dune larkspur	RPR 1B	None	Occurs in coastal chaparral and open woodland habitats, often in sandy areas.

Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP15	Sulzman (pers. obs.)	*Dendroica petechial brewsterii*	yellow warbler (nesting)	SSC	None	Requires riparian habitat near water.
SSP16	CNDDB	*Dudleya blochmaniae* ssp. *blochmaniae*	Blochman's dudleya	RPR 1B	None	Occurs on rocky slopes in valley grassland and coastal sage scrub habitats, often in areas with serpentine or clay-dominated soils.
SSP17	CNDDB	*Dudleya cymosa* ssp. *agourensis*	Agoura Hills dudleya	FT, RPR 1B	None	Occurs on open, steep rocky volcanic slopes with dissected gravels of the late Pleistocene.
SSP18	CNDDB	*Dudleya cymosa* ssp. *marcescens*	marcescent dudleya	FT, SR, RPR 1B	None	Occurs on the lower slopes of shaded, rocky volcanic outcrops and cliffs in canyons with perennial moisture, often in chaparral habitat.
SSP19	CNDDB	*Dudleya cymosa* ssp. *ovatifolia*	Santa Monica dudleya	FT, RPR 1B	None	Occurs on shaded, rocky outcrops with sedimentary conglomerate rock or volcanic breccia, often in chaparral and coastal sage scrub habitat.
SSP20	CNDDB	*Dudleya parva*	Conejo dudleya	FT, RPR 1B	None	Occurs on north-facing Miocene Conejo volcanic outcrops at the western end of the Simi Hills and Santa Monica Mountains, often adjacent to grassland.
SSP21	CNDDB	*Dudleya verityi*	Verity's dudleya	FT, RPR 1B	None	Occurs on north-facing Miocene Conejo volcanic outcrops at the western end of the Simi Hills and Santa Monica Mountains, often in chaparral, foothill woodland, and coastal sage scrub habitats.
SSP22	CNDDB	*Elanus leucurus*	white-tailed kite	SFP (nesting)	None	Prefers undisturbed, open grasslands, meadows, farmlands, emergent wetlands for foraging, and large stands of dense deciduous trees for nesting and roosting.
SSP23	CNDDB	*Emys marmorata*	western pond turtle	SSC	None	Uses variety of habitat near open water.
SSP24	CNDDB	*Eriogonum crocatum*	Conejo buckwheat	SR, RPR 1B	None	Occurs on dry, rocky volcanic slopes in chaparral, valley grassland, and coastal sage scrub habitats.
SSP25	CNDDB	*Eucyclogobius newberryi*	tidewater goby	FE	None	Requires brackish water. Occurs in the Ventura River estuary.
SSP26	CNDDB	*Eumops perotis californicus*	western mastiff bat	SSC	Low	Uses variety of habitats for foraging.
SSP27	CNDDB	*Gila orcuttii*	arroyo chub	SSC	None	Requires flowing water.
SSP28	CNDDB	*Lasiurus blossevillii*	western red bat	SSC	Low	Uses variety of habitats for foraging.

Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP29	CNDDB	*Microtus californicus stephensi*	south coast marsh vole	SSC	None	Prefers coastal marshlands.
SSP30	CNDDB	*Monardella hypoleuca* ssp. *hypoleuca*	white-veined monardella	RPR 1B	None	Occurs in rich soils of shady canyon bottoms with chaparral, forest, or oak woodland habitats.
SSP31	CNDDB	*Monardella sinuata* ssp. *sinuata*	southern curly-leaved monardella	RPR 1B	None	Occurs in areas with sandy soils, including coastal strands, dune, sagebrush scrub, coastal chaparral, and oak woodland habitats.
SSP32	CNDDB	*Navarretia ojaiensis*	Ojai navarretia	RPR 1B	None	Occurs in grassland and coastal sage scrub habitats. Prefers full-sun areas on north-facing slopes with clay soils.
SSP33	CNDDB	*Neotoma lepida intermedia*	San Diego desert woodrat	SSC	Moderate	Occurs in a variety of shrub and desert habitats, including chaparral. Primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth.
SSP34	CNDDB	*Nolina cismontana*	chaparral nolina	RPR 1B	None	Occurs in dry chaparral of the Simi Hills in areas with sandstone.
SSP35	CNDDB	*Oncorhynchus mykiss irideus*	southern steelhead trout	FE	None	Requires flowing water.
SSP36	CNDDB	*Orcuttia californica*	California Orcutt grass	FE, SE, RPR 1B	None	Occurs in vernal pool habitat.
SSP37	CNDDB	*Passerculus sandwichensis beldingi*	Belding's savannah sparrow	SE	None	Requires coastal salt marshes and the margins of tidal flats.
SSP38	CNDDB	*Pelecanus occidentalis californicus*	California brown pelican	SFP (nesting & communal roosts)	None	Nests and roosts in coastal areas on dry, rocky substrates, typically on off-shore islands.
SSP39	CNDDB	*Pentachaeta lyonii*	Lyon's pentachaeta	FE, SE, RPR 1B	None	Occurs in transitional areas between grasslands and shrublands with clay soils.
SSP40	CNDDB	*Phrynosoma blainvillii*	coast horned lizard	SSC	None	Prefers open areas with sandy soils and low vegetation in valleys, foothills, and semi-arid mountains, including grasslands, forests, woodlands, chaparral and coastal scrub habitats.
SSP41	CNDDB	*Polioptila californica californica*	coastal California gnatcatcher	FT, SSC	None	Prefers coastal sage scrub habitat.
SSP42	CNDDB	*Riparia riparia*	bank swallow	ST	None	Requires vertical banks/cliffs with fine textured soils near water.
SSP43	CNDDB	*Senecio aphanactis*	chaparral ragwort	RPR 2B	None	Occurs in alkaline flats and dry, open rocky areas.

Map Key (1)	Survey/ Source (2)	Scientific Name (3)	Common Name	Species' Status (4)	Potential to Occur (5)	Habitat Requirements (6)
SSP44	CNDDB	*Sorex ornatus salicornicus*	southern California saltmarsh shrew	SSC	None	Prefers coastal salt marsh habitat.
SSP45	CNDDB	*Streptocephalus woottoni*	Riverside fairy shrimp	FE	None	Requires vernal pool habitat.
SSP46	CNDDB	*Suaeda esteroa*	estuary seablite	RPR 1B	None	Occurs in coastal salt marshes.
SSP47	CNDDB	*Taxidea taxus*	American badger	SSC	None	Prefers open habitats with loose soils.
SSP48	CNDDB	*Texosporium sancti-jacobi*	woven-spored lichen	RPR 3	None	Occurs in arid to semi-arid shrub-steppe, grassland, or savannah habitats in areas with open habitat soils not maintained by fire.
SSP49	CNDDB	*Thamnophis hammondii*	two-striped garter snake	SSC	None	Associated with permanent or semi-permanent bodies of water in a variety of habitats.
SSP50	CNDDB	*Thelypteris puberula var. sonorensis*	Sonoran maiden fern	RPR 2B	None	Occurs along streams or seepage areas.
SSP51	CNDDB	*Tortula californica*	California screw moss	RPR 1B	None	Occurs in valley and foothill grassland habitats in sandy soils.
SSP52	CNDDB	*Vireo bellii pusillus*	least Bell's vireo	FE, SE	None	Requires riparian willow forests near water.

Table 6 – Observed and Potential Special Status Species Table (con't)

Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP1	No	No	0	No suitable soils within SA1.
SSP2	Yes	Yes	0	Marginal foraging habitat within SA1. No suitable breeding habitat within SA1. No small mammal burrows observed within SA1.
SSP3	No	No	0	No suitable soils within SA1. Species is extremely limited in its current distribution. SA1 is located outside of the designated critical habitat for this species.
SSP4	No	No	0	No suitable habitat within SA1. Only records of wintering individuals within Ventura County.
SSP5	Yes	Yes		Marginal habitat within SA1. SA1 outside of the current known range of this species. Species primarily occurs in the Las Virgenes subwatershed within the larger Malibu Creek subwatershed.
SSP6	No	No	0	No suitable habitat within SA1.
SSP7	No	No	0	No suitable habitat within SA1.
SSP8	No	No	0	No suitable soils within SA1.
SSP9	No	No		No suitable habitat within SA1.

Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP10	No	No	0	No recent records of this species within 10 miles of SA1.
SSP11	No	No	0	No suitable habitat within SA1.
SSP12	No	No	0	No suitable habitat within SA1. No recent records of this species within 10 miles of SA1.
SSP13	Yes	Yes		Marginal habitat within SA1. SA1 outside of the current known range of this species.
SSP14	No	No	0	No suitable soils within SA1.
SSP15	No	No	0	No suitable habitat within SA1.
SSP16	No	No	0	No suitable habitat within SA1.
SSP17	No	No	0	No suitable habitat within SA1.
SSP18	No	No	0	No suitable habitat within SA1.
SSP19	No	No	0	No suitable habitat within SA1.
SSP20	No	No	0	No suitable habitat within SA1.
SSP21	No	No	0	No suitable habitat within SA1.
SSP22	No	No	0	No suitable foraging, roosting, or nesting habitat within SA1.
SSP23	No	No	0	No suitable habitat within SA1.
SSP24	No	No	0	No suitable habitat within SA1.
SSP25	No	No	0	No suitable habitat within SA1.
SSP26	Yes	Yes		Only suitable foraging habitat within SA1. Forage at much greater heights in rugged terrain. Primarily nocturnal and typically forage at dawn and dusk. Not likely to be impacted by project activities.
SSP27	No	No	0	No suitable habitat within SA1.
SSP28	Yes	Yes		Only suitable foraging habitat within SA1. Prefers forests and woodlands for roosting.
SSP29	No	No	0	No suitable habitat within SA1. No recent records of this species within 10 miles of SA1.
SSP30	No	No	0	No suitable soils within SA1.
SSP31	No	No	0	No suitable soils within SA1.
SSP32	No	No	0	No suitable habitat within SA1.
SSP33	Yes	Yes	0.2 acre	Currently suitable habitat in unburned areas within SA1.
SSP34	No	No	0	No suitable soils within SA1. SA1 outside of the current known range of this species.
SSP35	No	No	0	No suitable habitat within SA1.
SSP36	No	No	0	No suitable habitat within SA1.
SSP37	No	No	0	No suitable habitat within SA1.
SSP38	No	No	0	No suitable breeding or roosting habitat in SA1.
SSP39	No	No	0	No suitable habitat within SA1.

Map Key	Adequate Habitat Onsite	Adequate Habitat Size (7)	Acreage Impacted	Comments (8)
SSP40	No	No	0	No suitable soils within SA1.
SSP41	No	No	0	No suitable habitat within SA1.
SSP42	No	No	0	No suitable habitat within SA1. No recent records of this species within 10 miles of SA1.
SSP43	No	No	0	No suitable habitat within SA1.
SSP44	No	No	0	No suitable habitat within SA1. No recent records of this species within 10 miles of SA1.
SSP45	No	No	0	No suitable habitat within SA1. SA1 is located outside of the designated critical habitat for this species.
SSP46	No	No	0	No suitable habitat within SA1.
SSP47	No	No	0	No suitable habitat within SA1.
SSP48	No	No	0	No suitable habitat within SA1.
SSP49	No	No	0	No suitable habitat within SA1.
SSP50	No	No	0	No suitable habitat within SA1. No recent records of this species within 10 miles of SA1.
SSP51	No	No	0	No suitable habitat within SA1.
SSP52	No	No	0	No suitable habitat within SA1. SA1 is located outside of the designated critical habitat for this species.

FE .....Federal Endangered
FT .....Federal Threatened
FC .....Federal Candidate Species
FSC .....Federal Species of Concern
SFP .....California Fully Protected Species
SE .....California Endangered
ST .....California Threatened
SR .....California Rare
SSC .....California Species of Special Concern
CDFG/NatureServe Rank
G1 or S1 - Critically Imperiled Globally or Subnationally (state)
G2 or S2 - Imperiled Globally or Subnationally (state)
G3 or S3 - Vulnerable to extirpation or extinction Globally or Subnationally (state)
California Rare Plant Rank (RPR)
RPR 1A - California Native Plant Society/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

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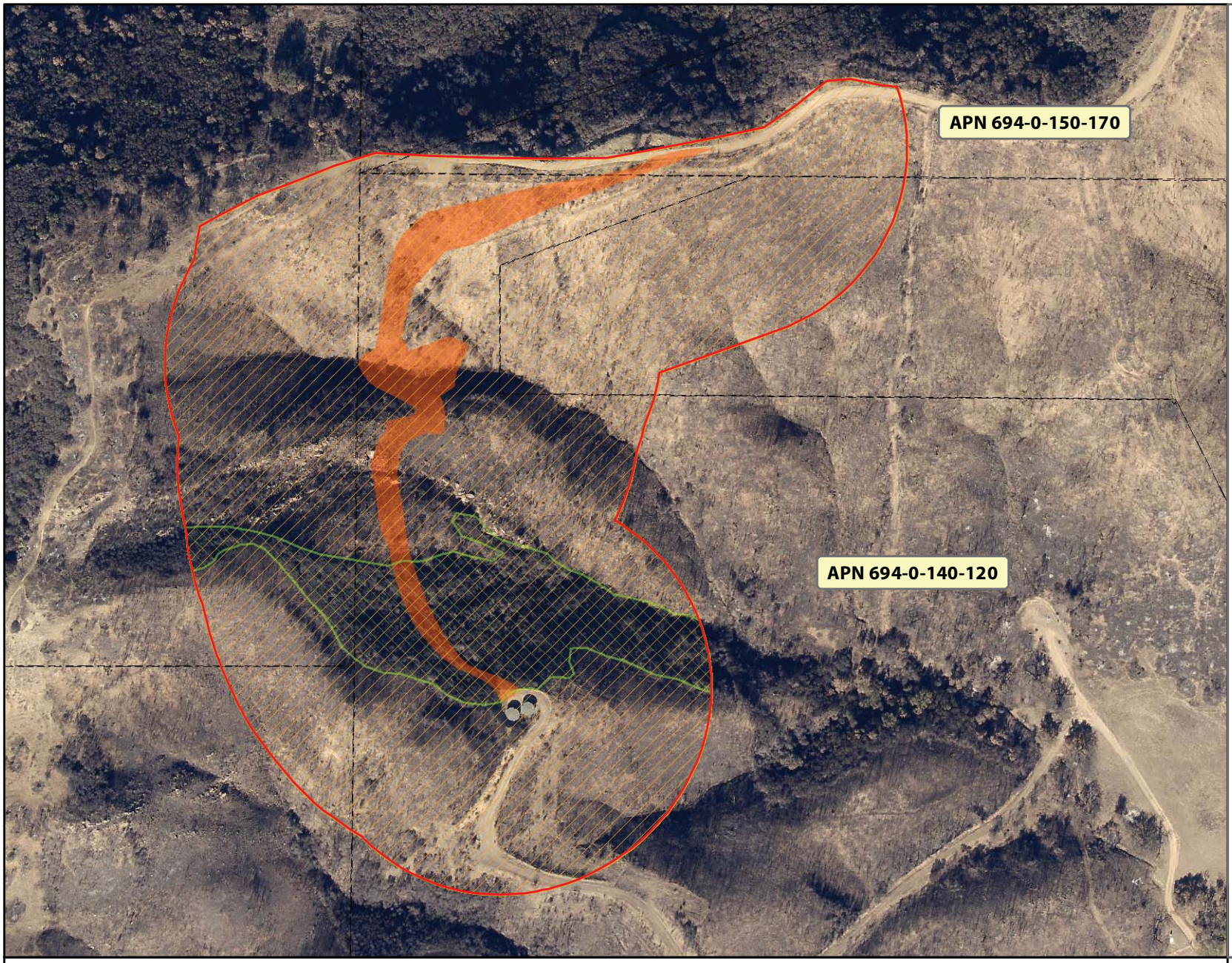

Feet
0 50 100 200

Survey Area (SA1)
Construction Footprint
Low Potential for Species Occurence*
Moderate Potential for Species Occurence^
Parcel Boundaries

*Low Occurence Potential:
Wildlife
SSP2 - golden eagle
SSP26 - w. mastiff bat
SSP28 - w. red bat
Plants
SSP5 - Malibu baccharis
SSP13 - Santa Susana tarplant

^Moderate Occurence Potential:
SSP33 - SD desert woodrat

Base Map: Pictometry, 1/18/14

Species Map - Ag Access Road

Figure 5

French Ranch

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minthornii). However, SA1 is located outside the current known range of this species. Therefore, the likelihood of its occurrence is low.

The remaining 16 species have a RPR of 1, 2, 3, or 4 only. Marginal habitat for one of these species occurs within SA1: Malibu baccharis (*Baccharis malibuensis*). This species is currently known to occur almost exclusively in the Las Virgenes subwatershed within the larger Malibu Creek subwatershed. Therefore, the likelihood that it occurs in SA1 is low. There is no suitable habitat and/or soils present within SA1 for the remaining 15 species. Therefore, these species are not expected to occur.

Plant species designated as locally important by the County that are known to occur within Laurel Sumac Scrub, Bigpod Ceanothus Chaparral, and/or Greenbark Ceanothus Chaparral habitats, and which have affinity for the soils present in SA1 would have a moderate potential to occur.

Wildlife

According to the CNDDB search, a total of 23 special status wildlife species are reported to occur within 10 miles of the project site. An additional special status species that did not appear in the CNDDB search, the yellow warbler (*Dendroica petechial brewsterii*), is also known to occur within 10 miles of the project site (Sulzman, pers. obs.). Of these 24 species, 8 are federally and/or state listed as endangered or threatened. SA1 does not contain suitable habitat for any of these species; therefore they are not expected to occur. SA1 is also located beyond the designated critical habitat for each of these species.

The remaining 16 wildlife species are listed only by the state of California as either species of special concern or fully protected. Suitable habitat for one of these species, the San Diego desert woodrat (*Neotoma lepida intermedia*), occurs within SA1; therefore this species has a moderate potential to occur (Figure 5). Three of these species, the golden eagle (*Aquila chrysaetos*), western red bat (*Lasiurus blossevillii*), and the western mastiff bat (*Eumops perotis californicus*), have a low potential for occurrence, as only foraging habitat occurs within SA1. Suitable habitat for the remaining twelve species is not present within SA1; these species are not expected to occur.

Thirteen wildlife species are currently listed only by Ventura County as locally important species. Suitable habitat for four of these species, the Matilija shoulderband snail, (*Helminthoglypta willeti*), the walking stick (*Timema monikensis*), the San Diego mountain kingsnake (*Lampropeltis zonata pulchra*), and the California glossy snake (*Arizona elegans occidentallis*), is present in SA1. As such, these species have a moderate potential to occur. Of the nine species that remain, no suitable habitat or marginal/low quality habitat is present within the survey area for eight of these species, and the project site is located outside the current range of the ninth species. Therefore, these species are not expected to occur.

Nesting Bird Summary

Wildlife habitat value within the areas that formerly contained Laurel Sumac Scrub, Bigpod Ceanothus Chaparral habitat, and Greenbark Ceanothus Chaparral habitat in SA1 is currently limited due to the impact from the Springs Fire in May 2013. In particular, habitat quality for breeding birds within this area is low due the current lack of vegetation cover within the shrub layer. However, 30 percent of the Greenbark Ceanothus Chaparral habitat within SA1 is relatively unaltered, providing moderate to good quality habitat for birds that utilize this habitat type for nesting. The presence of additional chaparral habitat and large trees within the open space and sparsely populated area of Hidden Valley in the vicinity of SA1 also provide important habitat components for bird species expected to inhabit and breed in the general area.

Nineteen bird species were detected during the wildlife survey. However, bird activity level was low within SA1, with only single individual or a single pair of most species detected throughout the survey period. No active nests were found. Only eight species with the potential to breed/nest within the scrub and chaparral habitat present were detected: western scrub jay, Anna's hummingbird, California towhee, blue-gray gnatcatcher, wrentit (*Chamaea fasciata*), northern mockingbird (*Mimus polyglottos*), spotted towhee (*Pipilo maculatus*) and Bewick's wren (*Thyromanes bewickii*). The most common species was the California towhee, with approximately three territorial males detected within the survey area.

Suitable breeding/nesting habitat for the remaining 11 species encountered and for breeding raptors does not occur within SA1. Therefore, these species are only expected to utilize the survey area for foraging and/or as a movement corridor. Common migratory species with the potential to breed/nest within the habitat present within SA1 are also anticipated to occur later in the bird breeding season.

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

SA1 is not situated in any mapped or otherwise documented wildlife movement corridors or linkages. However it is located within a section of the County identified as wildlife habitat (Ventura County Planning). SA1 is also located at the northern limits of a large expanse of open space within the Santa Monica Mountains that provides for wildlife movement within the region (Table 7).

Table 7 – Connectivity Features

Map Key (1)	Type of Connectivity Feature (2)	Description (3)	Species Observed (4)	Evidence (5)	Functional Group/Species Expected (6)	Habitats Connected (7)	Comments
C1	corridor	ephemeral drainage	mule deer	tracks	Mammals, birds, reptiles	Wildlife habitat within Santa Monica Mountains	Provides a small movement corridor for wildlife within area designated by the County as wildlife habitat, not officially designated as a wildlife linkage or movement corridor by the County
C2	route	fire road along ridgeline	mule deer	tracks	Mammals	Wildlife habitat within Sexton Canyon	Rarely utilized fire road that provides a movement route for mammals within an area designated by the County as wildlife habitat, not officially designated as a wildlife linkage or movement corridor by the County

Crossing Structures Table

As described in Section 1, at approximately the midpoint of its length, the proposed access route crosses an ephemeral drainage. While the majority of the road bed will be situated on cut slopes, the topography at the drainage location will necessitate the placement of fill to facilitate construction of the access route (Attachment A, sheets 1-3). Due to the potential for episodic flow to occur in the drainage, a culvert is part of the project design. The culvert inlet will be installed on the west side of the road, and will comprise a 36" CMP or pre-cast box drop inlet riser. The inlet will be fitted with a 24" CMP drain pipe which will pass under the road to exit on the road's east side. A grouted riprap pad will dissipate flow energy at the pipe's outlet.

The proposed access route will consist of a narrow dirt road. As a result, vehicle speeds greater than 10 miles per hour over the proposed crossing are not anticipated to be feasible. Use of the road is also anticipated to be infrequent, limited to vehicles utilized by the project proponent for property access and maintenance (Table 8).

Table 8 – Roadway Crossing Structures

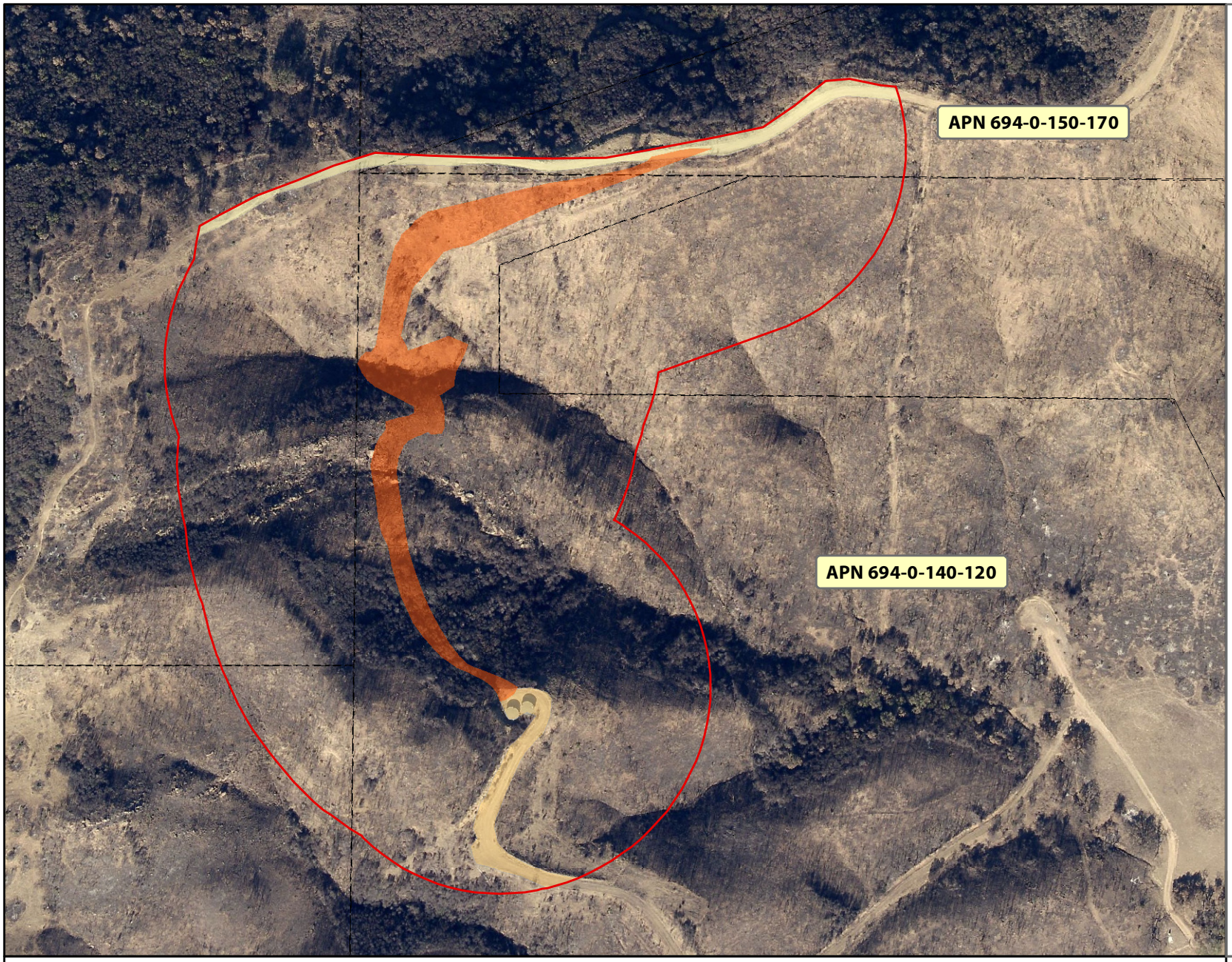
Roadway Crossing Structures						
Map Key (1)	Type of Crossing Structure (2)	Passable? (3)	Functional Group/Species Expected (4)	Species Observed (5)	Evidence	Comments
CS1	proposed culvert with 36" CMP or precast box drop inlet and 24" CMP drain pipe	The proposed box drop inlet will contain a grate covered with a sediment only guard, allowing passage for wildlife over grate.	Small, medium, & large sized mammals, reptiles			Inlet side will be next to a steep slope; where wildlife movement is likely minimal. Proposed road also will receive a minimal amount of vehicular use.

Connectivity Barriers Table

Two existing dirt roads within SA1 may represent minor connectivity barriers for small mammals and reptiles. The first consists of a fire road that is located along the ridgeline located to the west and north of the project site. A second existing dirt road provides access from the valley floor to two water tanks located in a small, graded area at the southern end of the project site. The proposed project, which will involve the construction of an access road that connects these two existing roads, may create an additional minor connectivity barrier within SA1 (Table 9). These three narrow dirt roads have limited potential to impede the movement of small mammals and reptiles (larger species are not affected). However, the steep, rugged terrain associated with both existing roads and the width of the proposed access road prohibit any vehicles that utilize them from attaining high speeds; vehicle speeds greater than 10 miles per hour are not feasible. Vehicular use on all roads is also anticipated to be infrequent, limited to activities such as emergencies (fires) or vehicles utilized by the project proponent for property access and maintenance (Figure 6). Therefore, any impediment to wildlife movement is anticipated to be minimal.

Table 9 – Connectivity Barriers

Barriers			
Map Key (1)	Barrier Type (2)	Species/Functional Groups Affected (3)	Comments (4)
B1	Existing dirt road providing access to graded area containing two water tanks.	Small mammals and reptiles.	A small, short, dirt road that provides access from property residence in Hidden Valley to graded area with water tanks. Road receives a minimal amount of vehicular use. Steep terrain prohibits high speeds (speeds limited to maximum of 10 miles per hour).
B2	Existing dirt fire road at top of ridgeline.	Small mammals and reptiles.	A narrow, dirt fire road that receives a minimal amount of vehicular use. Steep, rugged terrain prohibits high speeds (speeds limited to maximum of 10 miles per hour).
B3	Proposed dirt access road to connect B1 and B2.	Small mammals and reptiles.	A proposed narrow, dirt road that will receive a minimal amount of vehicular use. Speeds will be limited to 10 miles per hour.



Feet
0 50 100 200

Survey Area (SA1)
Construction Footprint
Extg Dirt Access Rd (B)
Extg Fire Rd (B)
Parcel Boundaries

Base Map: Pictometry, 1/18/14

Connectivity Map - Ag Access Road

Figure 6

French Ranch

R.A. ATMORE & SONS, INC.
Natural Resources Division

APR. 2015

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Section 4: Recommended Impact Assessment and Mitigation

4.1 Sufficiency of Biological Data

Additional information needed to make CEQA findings and develop mitigation measures:
None required.

Additional biology-related surveys or permits needed prior to issuance of land use permit:
The project site contains an ephemeral drainage. As such, an SAA is in the process of being acquired from CDFW.

4.2 Impacts and Mitigation

A. Species	Project: Less than Significant	Cumulative: Less than Significant

Plant Species
A total of 56 plant species (40 native and 16 non-native) were detected during the survey conducted for the ISBA. Native plants observed during the plant survey consisted of species commonly associated with the three native scrub and chaparral communities that currently or formerly occupied the site prior to the Springs Fire in May 2013. All of the Laurel Sumac Scrub and Bigpod Ceanothus Chaparral, and approximately 70 percent of the Greenbark Ceanothus Chaparral within SA1 burned during this fire. Vegetation cover in the shrub layer is currently low within the areas currently recovering from the impact of this burn. However, vegetation cover with regard to the herbaceous layer was robust on north facing slopes. South facing slopes presented significant species diversity, but for many species, individual stature was small as a result of low rainfall amounts associated with an ongoing drought in the region.

Wildlife Species
A total of 21 wildlife species or sign were detected during the survey conducted for the ISBA. Wildlife habitat value within these areas is currently limited due to impacts from the Springs Fire in May 2013

A single reptile species was observed during the wildlife survey, the western fence lizard, a lizard species common to the region. In addition, suitable habitat for several additional common reptiles occurs within SA1.

The majority of wildlife species detected (19) were bird species. Eight of these species have the potential to breed/nest within the habitat present within SA1. Suitable breeding/nesting habitat for the remaining 11 bird species encountered and for breeding raptors does not occur within SA1. Therefore, these species are only expected to utilize the survey area for foraging and/or as a movement corridor. The most common species was the California towhee, with approximately three territorial males detected within the survey area.

Sign for a single mammal species, the mule deer, was observed during the survey. Additional mammal species common to the habitat present within SA1 also may occur. Due to the sparse vegetation cover currently present within the shrub layer in burned areas within SA1, steep terrain, and loose, rocky soils, mammals are likely to utilize the area primarily as a movement corridor. No mammal burrows or sign of burrowing activity were detected during the survey period.

Special Status Species

No special status species were detected. No federally or state listed species known to occur within 10 miles of the project site have the potential to occur within SA1. In addition, the survey area is outside the designated critical habitat for all federally listed species known to occur within 10 miles.

A total of six special status species have a potential to occur within SA1. One wildlife species designated as California species of special concern has a moderate potential to occur. An additional three such species have a low potential to occur as foraging species only. Two special status plant species have a low potential to occur. One of these species is listed as rare by the state of California and has a California RPR of 1B, while the other has an RPR of 1B. Suitable habitat for four locally important wildlife species is also present in SA1. As such, these species have a moderate potential to occur.

Project Impacts

Grading and construction activities for the proposed project will result in the removal of 0.8 acres of former Laurel Sumac Scrub and 0.4 acres of former Greenbark Ceanothus Chaparral, and 0.2 acre of intact Greenbark Ceanothus Scrub. This habitat removal will impact up to 40 native plant species observed during the survey. However, cut and fill portions of the impact area will be hydroseeded with a native seed mix appropriate for the site in order to revegetate graded areas.

In addition, the overall acreage of the proposed access road is small relative to the existing amount of scrub and chaparral habitat, and large expanse of open space that are located adjacent to SA1.1. Therefore, impacts to habitat and plants as a result of the proposed project, including special status and locally important species, are expected to be less than significant.

There is currently no suitable habitat for fish or amphibian species present within SA1. Therefore, impacts to these species as a result of the proposed project are not expected to occur. Potential impacts as a result of project activities to other wildlife species known to occur or with the potential to occur include the following:

- removal of a small amount of breeding, sheltering, and/or foraging habitat;
- minimal potential for injury or fatality of smaller wildlife species (small mammals and reptiles) from vehicles and heavy equipment;
- impacts to wildlife within 300 feet of the project site related to noise generated during construction activities; and
- the creation of a minor impediment to the movement and migration of smaller wildlife within the general area.

However, due to the following factors, impacts to wildlife species, including special status and locally important species, are expected to be less than significant:

- The small scale of the project will only require a small amount of heavy equipment to complete.
- The steep, rugged terrain associated with both existing roads and the proposed access road prohibits any vehicles that utilize them from attaining high speeds.

- The width and the overall acreage of the proposed access road are small relative to the amount of suitable habitat for wildlife that is present within SA1 and in the large expanse of open space adjacent to SA1.

- Vehicular use on existing roads and the proposed access road is also anticipated to be infrequent, limited to activities such as emergencies (fires) or vehicles utilized by the project proponent for property access and maintenance.

Impacts to bird species have the greatest potential to occur if project construction occurs during the bird breeding season, including several species protected by the Migratory Bird Treaty Act and the California Fish and Game Code (see Appendix 1). However, overall bird activity level was low, with only single individual or a single pair of most species detected throughout the survey period. In addition, habitat quality for breeding birds within the area is low due the lack of vegetation cover in the shrub layer as a result of impacts from the Springs Fire. Due to these factors and the incorporation of the avoidance and minimization measures described below, the impacts to bird species are anticipated to be less than significant.

As described in this ISBA, unburned portions of SA1 and the surrounding area contain thick vegetation, and the general nature of the terrain is steep and rugged. As burned areas recover and transition back to their former scrub and chaparral habitat types, vegetation density will characteristically increase. Therefore, the proposed access road may also have a beneficial outcome by providing an additional movement route for medium and large mammals in such areas that are difficult to traverse.

Cumulative Impacts
The project is proposed to occur in a sparsely populated area of Hidden Valley at the northern limits of an undeveloped portion of the Santa Monica Mountains. A significant portion of this area is currently designated as open space or protected as state and federal parks, including the Santa Monica Mountains National Recreation Area and Boney Mountains State Wilderness Area. Therefore, cumulative impacts to species are anticipated to be less than significant.

Overall significance finding for species:

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

Avoidance and Minimization Measures
Incorporation of the following avoidance and minimization measures are recommended to minimize any direct or indirect effects of project activities on plant and wildlife species:

- Project design and activities will be the minimum size necessary to achieve the construction of the proposed project.

- If special status species are present, appropriate regulatory agencies will be contacted immediately.

- To avoid impacts to nesting birds the following measures will be followed:

- Construction activities will be conducted between September 16 and February 28 if feasible, to avoid the bird breeding season (March 1 to September 15).
- If work is conducted during the bird breeding season, a qualified biologist will conduct a preconstruction survey for nesting birds within the project site and suitable nesting habitat within 300 feet of the project site. If the Biologist does not find any active nests within the survey area during the preconstruction survey, the construction work will be allowed to proceed. If the Biologist finds an active nest within the project site and determines that the nest may be impacted, the Biologist will delineate an appropriate buffer zone around the nest prior to initiation of work. The size of the buffer zone will depend on the affected species and the type of construction activity.
- Any active nests observed during the survey will be mapped on an aerial photograph.
- Only construction activities (if any) that have been approved by a Biological Monitor will take place within the buffer zone until the nest is vacated.
- The Biologist shall serve as a Construction Monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

- No work will occur during precipitation events. Should significant precipitation occur while construction is in progress, an appropriate number of "dry-out" days will occur prior to reinitiation of work.
- If precipitation is predicted to occur while construction is in progress, the site will be secured with straw wattles, silt fencing, and other appropriate best management practices to prevent offsite movement of silt and sediment.
- Areas of temporary disturbance/bare soil will be hydroseeded with an appropriate native seed mix and mulch/binder mixture in order to reestablish vegetative cover and to prevent any potential erosion.

B. Ecological Communities Project: Less than Significant Cumulative: Less than Significant

Sensitive Plant Communities
SA1 does not contain any sensitive plant communities.

Waters and Wetlands
No wetlands are located within or in the vicinity of SA1.1. A small, unnamed, unmapped episodic drainage (waters) crosses the central portion of the project site. Surface water is present only as an immediate response to significant storm events. The drainage flows into a sparsely populated area of Hidden Valley, located approximately 900 feet downstream of SA1.1 (Photos P7 through P9). A CDFW SAA is in the process of being approved for proposed impacts at this location.

At approximately the midpoint of its length, the proposed access route crosses the drainage. The topography at this location will necessitate the placement of fill and the creation of a culvert crossing to facilitate construction of the access route. These activities will result in impacts to a 0.01 acre (427 square foot) area of the drainage.

Project Impacts
Due to the small size of the project, its location at the upper reaches within the watershed, the limited potential for use and habitation by wildlife, and the lack of permanent water sources, impacts to this drainage as a result of the proposed project will be less than significant.

Cumulative Impacts
The project is occurring in a sparsely populated area of Hidden Valley at the northern limits of an undeveloped portion of the Santa Monica Mountains. A significant portion of this area is currently designated as open space or protected as state and federal parks, including the Santa Monica Mountains National Recreation Area and Boney Mountains State Wilderness Area. Therefore, cumulative impacts to waters are anticipated to be less than significant.

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

C. Habitat Connectivity (migration corridors)	Project: Less than Significant Cumulative: Less than Significant

SA1 is not situated in any mapped or otherwise documented wildlife movement corridors or linkages. However it is located within a section of the County identified as wildlife habitat (Ventura County Planning). SA1 is also located at the northern limits of a large expanse of open space within the Santa Monica Mountains that provides for wildlife movement within the region.

The proposed project will result in the creation of a small, narrow dirt access road with a minimal potential to impact habitat connectivity in the general area. Presently, there are two small connectivity barriers currently present within SA1. The first consists of an existing fire road that is located along the ridgeline located to the west and north of the project site. A second existing road provides access to two water tanks located in a small, graded area at the southern end of the project site.

Project Impacts to Habitat Connectivity
The project site is relatively small as compared to the expanse of open space that surrounds it. The steep, rugged terrain associated with both existing roads and the proposed access road prohibit any vehicles that utilize them from attaining high speeds; vehicle speeds in excess of 10 miles per hour are not feasible. Vehicular use on all roads is also anticipated to be infrequent, limited to activities such as emergencies (fires) or vehicles utilized by the project proponent for property access and maintenance. Due to its limited use and narrow width, the proposed access road is anticipated to present a minor impediment to movement for small mammal and reptile species and a minute risk of fatality for terrestrial wildlife. Therefore, impacts to habitat connectivity as a result of the proposed project will be less than significant.

As described in this ISBA, unburned portions of SA1 and the surrounding area contain thick vegetation, and the general nature of the terrain is steep and rugged. As burned areas recover and transition back to their former scrub and chaparral habitat types, vegetation density will characteristically increase. Therefore, the proposed access road may also have a beneficial outcome by providing an additional movement route for medium and large mammals in such areas that are difficult to traverse.

Cumulative Impacts

The project is proposed to occur in a sparsely populated area of Hidden Valley at the northern limits of an undeveloped portion of the Santa Monica Mountains. A significant portion of this area is currently designated as open space or protected as state and federal parks, including the Santa Monica Mountains National Recreation Area and Boney Mountains State Wilderness Area. Therefore, cumulative impacts to species are anticipated to be less than significant.

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

Section 5: Photos

Photos	
Location	
SA1	
Map Key	
P1	
View Direction	
West	
Description	
Photo 1 of burned Laurel Sumac Scrub, Bigpod Ceanothus Chaparral (right), and Greenbark burned Ceanothus Chaparral (left) along northern portion of route of proposed access road; 11/5/2015. Note upstream end of ephemeral drainage that bisects two habitat types in center of photo.	
Location	
SA1	
Map Key	
P2	
View Direction	
South	
Description	
Photo 2 of burned (foreground) and intact (background) Greenbark Ceanothus Chaparral and Bigpod Ceanothus Chaparral along western portion of proposed access road that will connect to graded area with two water tanks (center left); 3/17/2015.	

Photos	
Location	
SA1	
Map Key	
P3	
View Direction	
Northwest	
Description	
Photo 3 of western portion of proposed access road and adjacent habitat in SA1 containing sandstone rock outcrops (center), burned scrub and chaparral communities, and intact chaparral (left); 3/17/2015. Also note ephemeral drainage bisects center of photo.	
Location	
SA1	
Map Key	
P4	
View Direction	
West	
Description	
Photo 4 of view from water tanks of unburned Greenbark Ceanothus Chaparral at southern end of SA1, 3/17/2015.	

Photos	
Location SA1 **Map Key** P5 **View Direction** East **Description** Photo 2 of existing dirt fire road (Cleared Land) to which proposed access road will connect and recently burned Laurel Sumac Scrub on the northern end of SA1; 7/15/2013.	
Location SA1 **Map Key** P6 **View Direction** **Southeast** **Description** Photo 6 of existing dirt access road and two water tanks (Cleared Land) and intact Greenbark Ceanothus Scrub (background), and recently burned Laurel Sumac Scrub, Bigpod Ceanothus Chaparral, and Greenbark Ceanothus Chaparral (foreground) in SA1; 7/15/2013.	

Photos	
Location SA1 **Map Key** P7 **View Direction** West **Description** Photo 7 of upstream end of ephemeral drainage that crosses central portion of project site; 1/23/2015. Note the drainage does not support any wetland or riparian habitat.	
Location SA1 **Map Key** P8 **View Direction** East **Description** Photo 8 of downstream end of ephemeral drainage that crosses central portion of project site; 1/23/2015. Note the drainage does not support any wetland or riparian habitat.	

Photos	
Location	
SA1	
Map Key	
P9	
View Direction	
East	
Description	
Photo 9 of burned and unburned scrub and chaparral communities and sparsely populated area of Hidden Valley located to the east of SA1.	
Location	
SA1	
Map Key	
P10	
View Direction	
East	
Description	
Photo 10 of large rock outcrop in middle of route for the proposed access road; 3/17/2015.	

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Appendix 1 – Summary of Biological Resource Regulations

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Summary of Biological Resource Regulations

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

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

Sensitive Status Species Regulations

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

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

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

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

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.
The USFWS requires permits for the "take" of any federally listed endangered or threatened species. "Take" is defined by the USFWS as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering."

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

a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

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

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

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

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

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

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

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

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

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

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

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

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

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

RPR 2: Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.
Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

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

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

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

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

Locally Important Species
Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."
For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

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

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

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state “fully protected” birds. NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

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

Global and Subnational Rankings

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

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

CDFG Rare

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

Environmentally Sensitive Habitat Areas

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

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

Locally Important Communities

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

Tree Regulations

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

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

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

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

planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

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

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

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

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

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

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

Waters and Wetlands Regulations

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

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

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

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

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

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

401 Certification (Regional Water Quality Control Board)

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

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

Streambed Alteration Agreement (California Department of Fish and Game)

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

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

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

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

Ventura County General Plan

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

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

Biological Resources Policy 1.5.2-4 states:

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

Coastal Habitat Regulations

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

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).
Section 30240 of the Coastal Act states:

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

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

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

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

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

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

Wildlife Migration Regulations

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

Locally Important Species/Communities Regulations

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

Locally Important Species

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

Locally Important Animal Species Criteria
Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

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

Locally Important Plant Species Criteria

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

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

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

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

Appendix 2 – Observed Species Tables

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Observed Species Table

Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS			
Acmispon glaber	deerweed	native	
Acmispon maritimus var. *maritimus*	coastal lotus	native	
Adenostoma fasciculatum	chamise	native	
Amsinckia sp.	fiddleneck species	native	
Apiastrum angustifolium	wild parsley	native	
Avena sp.	wild oats species	non-native	
Bromus diandrus	ripgut brome	non-native	
Bromus madritensis	foxtail brome	non-native	
Bromus madritensis ssp. *rubens*	red brome	non-native	
Calystegia macrostegia	CA morning glory	native	
Carduus pycnocephalus	Italian thistle	non-native	
Caulanthus lasiophyllus	CA mustard	native	
Ceanothus crassifolius	hoary leaved ceanothus	native	
Ceanothus megacarpus	bigpod ceanothus	native	
Ceanothus spinosus	greenbark ceanothus	native	
Centaurea melitensis	tocalote	non-native	
Chaenactis artemisiifolia	white pincushion	native	
Cirsium occidentale	cobweb thistle	native	
Cryptantha muricata	popcorn flower	native	
Emmenanthe penduliflora	whispering bells	native	
Encelia californica	CA bush sunflower	native	
Eriogonum fasciculatum	CA buckwheat	native	
Erodium cicutarium	redstemmed filaree	non-native	
Eucrypta chrysanthemifolia var. *chrysanthemifolia*	common eucrypta	native	
Eulobus californicus	mustard evening primrose	native	
Hazardia squarrosa	sawtooth goldenbush	native	
Hesperoyucca whipplei	yucca	native	
Heteromeles arbutifolia	toyon	native	
Hirschfeldia incana	shortpod mustard	non-native	
Hypochaeris glabra	smooth cat's ear	non-native	
Keckiella cordifolia	heart-leaved penstemon	native	

Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
PLANTS (con't)			
Lactuca serriola	prickly lettuce	non-native	
Lupinus hirsutissimus	stinging lupine	native	
Malacothrix saxatilis	cliff aster	native	
Malosma laurina	laurel sumac	native	
Marah macrocarpa	wild cucumber	native	
Medicago polymorpha	bur clover	non-native	
Mentzelia micrantha	stick-leaf	native	
Mirabilis laevis var. *crassifolia*	wishbone bush	native	
Phacelia cicutaria	caterpillar phacelia	native	
Phacelia distans	fern-leaf phacelia	native	
Phacelia parryi	Parry's phacelia	native	
Phacelia viscida	sticky phacelia	native	
Pseudognaphalium biolettii	two-color rabbit tobacco	native	
Pseudognaphalium californicum	CA everlasting	native	
Pteridium aquilinum var. *pubescens*	western bracken fern	native	
Rhamnus ilicifolia	hollyleaf redberry	native	
Rhus ovata	sugarbush	native	
Salsola tragus	Russian thistle	non-native	
Salvia mellifera	black sage	native	
Senecio vulgaris	common groundsel	non-native	
Sisymbrium orientale	oriental hedge mustard	non-native	
Solanum xanti	chaparral nightshade	native	
Sonchus oleraceus	sow thistle	non-native	
Stipa miliacea var. *miliacea*	smilo grass	non-native	
Venegasia carpesiodes	canyon sunflower	native	
ANIMALS			
Reptiles			
Sceloporus occidentalis	western fence lizard	native	Detected within SA1.
Birds			
Aphelocoma californica	western scrub jay	native	Detected within SA1. Suitable breeding habitat within SA1.
Accipiter cooperi	Cooper's hawk	native	Detected flying over valley to the east of SA1.

Scientific Name (Species or Genus)	Common Name	Native (1)	Notes (2)
ANIMALS			
Birds (con't)			
Calypte anna	Anna's hummingbird	native	Detected within SA1. Suitable breeding habitat within SA1.
Chamaea fasciata	wrentit	native	Detected in chaparral habitat. Suitable breeding habitat within SA1.
Colaptes auratus	northern flicker	native	No suitable breeding habitat within SA1.
Corvus brachyrhynchos	American crow	native	Detected flying over SA1. No suitable breeding habitat within SA1.
Corvus corax	common raven	native	Detected flying over SA1. No suitable breeding habitat within SA1.
Haemorhous mexicanus	house finch	native	No suitable breeding habitat within SA1.
Junco hyemalis	dark-eyed junco	native	No suitable breeding habitat within SA1.
Melanerpes formicivorus	acorn woodpecker	native	No suitable breeding habitat within SA1.
Melozone crissalis	California towhee	native	A few territorial males detected within SA1. Suitable breeding habitat within SA1.
Mimus polyglottos	northern mockingbird	native	No suitable breeding habitat within SA1.
Pipilo maculatus	spotted towhee	native	Detected in chaparral habitat. Suitable breeding habitat within SA1.
Popioptila caerulea	blue-gray gnatcatcher	native	Single individual detected within SA1. Suitable breeding habitat within SA1.
Spinus psaltria	lesser goldfinch	native	Detected flying over SA1. No suitable breeding habitat within SA1.
Thyromanes bewickii	Bewick's wren	native	Detected in chaparral habitat. Suitable breeding habitat within SA1.
Turdus migratorius	American robin	native	No suitable breeding habitat within SA1.
Tyrannus vociferans	Cassin's kingbird	native	No suitable breeding habitat within SA1.
Zenaida macroura	mourning dove	native	No suitable breeding habitat within SA1.
Mammals			
Odocoileus hemionus	mule deer	native	Tracks observed along wildlife trail in SA1.

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Appendix 3 – CNDDB Search Results

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Results of CNDDB Search within 10 Miles of Project Site

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Anniella pulchra pulchra	silvery legless lizard	Presumed Extant	20090918	20090918	None	None	G3G4T3T4Q	S3	
Aquila chrysaetos	golden eagle	Presumed Extant	1989XXXX	1989XXXX	None	None	G5	S3	
Aquila chrysaetos	golden eagle	Presumed Extant	1989XXXX	1989XXXX	None	None	G5	S3	
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	XXXXXXXX	XXXXXXXX	Endangered	None	G2	S2	1B.1
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	20060512	20060512	Endangered	None	G2	S2	1B.1
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	20030729	20030729	Endangered	None	G2	S2	1B.1
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	20070611	20070611	Endangered	None	G2	S2	1B.1
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	20070512	20070512	Endangered	None	G2	S2	1B.1
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	20000XXX	20000XXX	Endangered	None	G2	S2	1B.1
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	20060505	20060505	Endangered	None	G2	S2	1B.1
Astragalus brauntonii	Braunton's milk-vetch	Presumed Extant	20070723	20070723	Endangered	None	G2	S2	1B.1
Athene cunicularia	burrowing owl	Presumed Extant	20100408	20100408	None	None	G4	S3	
Athene cunicularia	burrowing owl	Presumed Extant	20091124	20091124	None	None	G4	S3	

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Baccharis malibuensis	Malibu baccharis	Presumed Extant	19910927	19910927	None	None	G1	S1	1B.1
California macrophylla	round-leaved filaree	Presumed Extant	19990919	19990919	None	None	G2	S2	1B.1
Calochortus clavatus var. *gracilis*	slender mariposa-lily	Presumed Extant	201006XX	201006XX	None	None	G4T2T3	S2S3	1B.2
Calochortus clavatus var. *gracilis*	slender mariposa-lily	Presumed Extant	19600521	19600521	None	None	G4T2T3	S2S3	1B.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	XXXXXXXX	XXXXXXXX	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	20090713	20090713	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	1989XXXX	19820622	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	1992XXXX	1992XXXX	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	19940501	19940501	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	1992XXXX	1992XXXX	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	20050629	20050629	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	20100707	20100707	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	20100615	20100615	None	None	G4	S4	4.2

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	20060625	20060625	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	20100617	20100617	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	19920620	19920620	None	None	G4	S4	4.2
Calochortus plummerae	Plummer's mariposa-lily	Presumed Extant	20070629	20070629	None	None	G4	S4	4.2
Centromadia parryi ssp. australis	southern tarplant	Presumed Extant	20030629	20030629	None	None	G3T2	S2	1B.1
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	Presumed Extant	18980320	18980320	None	None	G5T1	S1	1B.1
Charadrius alexandrinus nivosus	western snowy plover	Presumed Extant	1988XXXX	1988XXXX	Threatened	None	G3T3	S2	
Chloropyron maritimum ssp. *maritimum*	salt marsh bird's-beak	Presumed Extant	19350626	19350626	Endangered	Endangered	G4?T1	S1	1B.2
Deinandra minthornii	Santa Susana tarplant	Presumed Extant	197805XX	197805XX	None	Rare	G2	S2	1B.2
Deinandra minthornii	Santa Susana tarplant	Presumed Extant	XXXXXXXX	XXXXXXXX	None	Rare	G2	S2	1B.2
Deinandra minthornii	Santa Susana tarplant	Presumed Extant	19860226	19860226	None	Rare	G2	S2	1B.2
Deinandra minthornii	Santa Susana tarplant	Presumed Extant	19851016	19851016	None	Rare	G2	S2	1B.2

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Deinandra minthornii	Santa Susana tarplant	Presumed Extant	19870929	19870929	None	Rare	G2	S2	1B.2
Deinandra minthornii	Santa Susana tarplant	Presumed Extant	19920428	19920428	None	Rare	G2	S2	1B.2
Deinandra minthornii	Santa Susana tarplant	Presumed Extant	19890119	19890119	None	Rare	G2	S2	1B.2
Delphinium parryi ssp. *blochmaniae*	dune larkspur	Presumed Extant	19890419	19890419	None	None	G4T2	S2	1B.2
Delphinium parryi ssp. *blochmaniae*	dune larkspur	Presumed Extant	1987XXXX	1987XXXX	None	None	G4T2	S2	1B.2
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	19850510	19850510	None	None	G2T2	S2	1B.1
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	20100518	20100518	None	None	G2T2	S2	1B.1
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	199506XX	199506XX	None	None	G2T2	S2	1B.1
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	20101008	20101008	None	None	G2T2	S2	1B.1
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	20100519	20100519	None	None	G2T2	S2	1B.1
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	19890419	19890419	None	None	G2T2	S2	1B.1
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	20100817	20100817	None	None	G2T2	S2	1B.1

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Presumed Extant	20140615	20140615	None	None	G2T2	S2	1B.1
Dudleya cymosa ssp. agourensis	Agoura Hills dudleya	Presumed Extant	19800525	19800525	Threatened	None	G5T1	S2	1B.2
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	Presumed Extant	199003XX	199003XX	Threatened	None	G5T1	S2	1B.2
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	Presumed Extant	19920529	19920529	Threatened	None	G5T1	S2	1B.2
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	Presumed Extant	19860520	19860520	Threatened	None	G5T1	S2	1B.2
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	Presumed Extant	199003XX	199003XX	Threatened	None	G5T1	S2	1B.2
Dudleya cymosa ssp. *agourensis*	Agoura Hills dudleya	Presumed Extant	199003XX	199003XX	Threatened	None	G5T1	S2	1B.2
Dudleya cymosa ssp. *agourensis*	marcescent dudleya	Presumed Extant	19780801	19780801	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. *agourensis*	marcescent dudleya	Presumed Extant	19320507	19320507	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. *agourensis*	marcescent dudleya	Presumed Extant	19840510	19840510	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. *agourensis*	marcescent dudleya	Presumed Extant	19820521	19820521	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. *agourensis*	marcescent dudleya	Presumed Extant	19940304	19940304	Threatened	Rare	G5T2	S2	1B.2
Dudleya cymosa ssp. *ovatifolia*	Santa Monica dudleya	Presumed Extant	19800525	19800525	Threatened	None	G5T1	S1	1B.1

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Dudleya parva	Conejo dudleya	Presumed Extant	20100630	20100630	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	2010XXXX	2010XXXX	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	20100716	20100716	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	20100621	20100621	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	20100809	20100809	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	19870305	1980XXXX	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	19980527	19980527	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	2010XXXX	2010XXXX	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	19910508	19910508	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	20100802	20100802	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	2010XXXX	2010XXXX	Threatened	None	G2	S2	1B.2
Dudleya parva	Conejo dudleya	Presumed Extant	2010XXXX	2006XXXX	Threatened	None	G2	S2	1B.2
Dudleya verityi	Verity's dudleya	Presumed Extant	1980XXXX	1980XXXX	Threatened	None	G1	S1	1B.1

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Dudleya verityi	Verity's dudleya	Presumed Extant	1980XXXX	1980XXXX	Threatened	None	G1	S1	1B.1
Dudleya verityi	Verity's dudleya	Presumed Extant	19890419	19890419	Threatened	None	G1	S1	1B.1
Elanus leucurus	white-tailed kite	Presumed Extant	20090811	20090811	None	None	G5	S3S4	
Emys marmorata	western pond turtle	Presumed Extant	1987XXXX	1987XXXX	None	None	G3G4	S3	
Emys marmorata	western pond turtle	Possibly Extirpated	1987XXXX	195502XX	None	None	G3G4	S3	
Emys marmorata	western pond turtle	Presumed Extant	20000818	20000818	None	None	G3G4	S3	
Emys marmorata	western pond turtle	Possibly Extirpated	1987XXXX	197006XX	None	None	G3G4	S3	
Emys marmorata	western pond turtle	Presumed Extant	19930513	19930513	None	None	G3G4	S3	
Emys marmorata	western pond turtle	Presumed Extant	19980624	19980624	None	None	G3G4	S3	
Emys marmorata	western pond turtle	Presumed Extant	19960809	19960809	None	None	G3G4	S3	
Eriogonum crocatum	conejo buckwheat	Presumed Extant	20101008	20101008	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	20100519	20100519	None	Rare	G1	S1	1B.2

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Eriogonum crocatum	conejo buckwheat	Presumed Extant	20101110	20101110	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	20030501	20030501	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	19910124	19910124	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	20030627	20030627	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	19830606	19830606	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	20100802	20100802	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	19830412	19830412	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	19830412	19830412	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	19830412	19830412	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	19900725	19900725	None	Rare	G1	S1	1B.2
Eriogonum crocatum	conejo buckwheat	Presumed Extant	20101104	20101104	None	Rare	G1	S1	1B.2
Eucyclogobius newberryi	tidewater goby	Possibly Extirpated	19931118	19400608	Endangered	None	G3	S2S3	
Eumops perotis californicus	western mastiff bat	Presumed Extant	200407XX	200407XX	None	None	G5T4	S3S4	

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Gila orcuttii	arroyo chub	Presumed Extant	20000614	20000614	None	None	G2	S2	
Gila orcuttii	arroyo chub	Presumed Extant	20000518	20000518	None	None	G2	S2	
Gila orcuttii	arroyo chub	Presumed Extant	20000606	20000606	None	None	G2	S2	
Gila orcuttii	arroyo chub	Presumed Extant	19931113	19931113	None	None	G2	S2	
Gila orcuttii	arroyo chub	Presumed Extant	20000505	20000505	None	None	G2	S2	
Lasiurus blossevillii	western red bat	Presumed Extant	200407XX	200407XX	None	None	G5	S3	
Microtus californicus stephensi	south coast marsh vole	Presumed Extant	19410921	19410921	None	None	G5T1T2	S1S2	
Monardella hypoleuca ssp. *hypoleuca*	white-veined monardella	Presumed Extant	20080531	20080531	None	None	G4T2T3	S2S3	1B.3
Monardella sinuata ssp. *sinuata*	southern curly-leaved monardella	Presumed Extant	19340430	19340430	None	None	G3T2	S2	1B.2
Monardella sinuata ssp. *sinuata*	southern curly-leaved monardella	Presumed Extant	19760602	19760602	None	None	G3T2	S2	1B.2
Navarretia ojaiensis	Ojai navarretia	Extirpated	20060721	20050620	None	None	G1	S1	1B.1
Neotoma lepida intermedia	San Diego desert woodrat	Presumed Extant	19920716	19920716	None	None	G5T3T4	S3S4	
Nolina cismontana	chaparral nolina	Presumed Extant	20120314	20120314	None	None	G2	S2	1B.2

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Nolina cismontana	chaparral nolina	Presumed Extant	20120313	20120313	None	None	G2	S2	1B.2
Nolina cismontana	chaparral nolina	Presumed Extant	20120313	20120313	None	None	G2	S2	1B.2
Oncorhynchus mykiss irideus	southern steelhead - southern California DPS	Presumed Extant	199211XX	19930409	Endangered	None	G5T1Q	S1	
Oncorhynchus mykiss irideus	southern steelhead - southern California DPS	Presumed Extant	20130426	20130426	Endangered	None	G5T1Q	S1	
Orcuttia californica	California Orcutt grass	Presumed Extant	XXXXXXXX	XXXXXXXX	Endangered	Endangered	G1	S1	1B.1
Orcuttia californica	California Orcutt grass	Presumed Extant	20070425	2005XXXX	Endangered	Endangered	G1	S1	1B.1
Orcuttia californica	California Orcutt grass	Presumed Extant	20030729	20030729	Endangered	Endangered	G1	S1	1B.1
Passerculus sandwichensis beldingi	Belding's savannah sparrow	Presumed Extant	20060420	20060420	None	Endangered	G5T3	S3	
Pelecanus occidentalis californicus	California brown pelican	Presumed Extant	2000XXXX	2000XXXX	Delisted	Delisted	G4T3	S3	
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	199111XX	199111XX	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19880427	19880427	Endangered	Endangered	G2	S2	1B.1

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Pentachaeta lyonii	Lyon's pentachaeta	Extirpated	1997XXXX	19640507	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19920521	19920521	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20120605	20120605	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20120531	20060601	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20120522	20120522	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19990516	19990516	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	1997XXXX	1997XXXX	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19960509	19960509	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20100505	20100505	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20040401	20040401	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	1994XXXX	1994XXXX	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	1998XXXX	1998XXXX	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20000514	20000514	Endangered	Endangered	G2	S2	1B.1

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19980519	19980519	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Possibly Extirpated	1994XXXX	1994XXXX	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20080625	20080625	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	1994XXXX	1994XXXX	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20010717	20010717	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19920529	19920529	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19980507	19980507	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20060613	20060613	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20011117	20011117	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	19890718	19890718	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	199212XX	199212XX	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	20120524	20120524	Endangered	Endangered	G2	S2	1B.1
Pentachaeta lyonii	Lyon's pentachaeta	Presumed Extant	1997XXXX	1997XXXX	Endangered	Endangered	G2	S2	1B.1

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Phrynosoma blainvillii	coast horned lizard	Presumed Extant	19600411	19600411	None	None	G3G4	S3S4	
Phrynosoma blainvillii	coast horned lizard	Presumed Extant	20070417	20070417	None	None	G3G4	S3S4	
Polioptila californica californica	coastal California gnatcatcher	Presumed Extant	20121019	20121019	Threatened	None	G3T2	S2	
Polioptila californica californica	coastal California gnatcatcher	Presumed Extant	20080218	20080218	Threatened	None	G3T2	S2	
Polioptila californica californica	coastal California gnatcatcher	Presumed Extant	20090816	20090816	Threatened	None	G3T2	S2	
Riparia riparia	bank swallow	Extirpated	19640602	19640602	None	Threatened	G5	S2	
Senecio aphanactis	chaparral ragwort	Presumed Extant	19620330	19620330	None	None	G3?	S2	2B.2
Senecio aphanactis	chaparral ragwort	Presumed Extant	20030312	20030312	None	None	G3?	S2	2B.2
Sorex ornatus salicornicus	southern California saltmarsh shrew	Presumed Extant	19410921	19410921	None	None	G5T1?	S1	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	1934XXXX	1934XXXX	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	1935XXXX	1935XXXX	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	1934XXXX	1934XXXX	None	None	G4	S4	

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	1934XXXX	1934XXXX	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	19870112	19870112	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	19870112	19870112	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	1934XXXX	1934XXXX	None	None	G4	S4	
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	Presumed Extant	198706XX	198706XX	None	None	G2	S2.1	
Southern Riparian Forest	Southern Riparian Forest	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Riparian Scrub	Southern Riparian Scrub	Presumed Extant	198701XX	198701XX	None	None	G3	S3.2	
Southern Riparian Scrub	Southern Riparian Scrub	Presumed Extant	198701XX	198701XX	None	None	G3	S3.2	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	1935XXXX	1935XXXX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	198701XX	198701XX	None	None	G4	S4	

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	198701XX	198701XX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Possibly Extirpated	1934XXXX	1934XXXX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	1934XXXX	1934XXXX	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Presumed Extant	19871228	19871228	None	None	G4	S4	
Streptocephalus woottoni	Riverside fairy shrimp	Presumed Extant	20110407	20110407	Endangered	None	G1G2	S1S2	
Suaeda esteroa	estuary seablite	Presumed Extant	19800910	19800910	None	None	G3	S2	1B.2

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Suaeda esteroa	estuary seablite	Presumed Extant	19680716	19680716	None	None	G3	S2	1B.2
Taxidea taxus	American badger	Presumed Extant	20060710	20060710	None	None	G5	S3	
Texosporium sancti-jacobi	woven-spored lichen	Presumed Extant	20030329	20030329	None	None	G3	S1	3
Thamnophis hammondii	two-striped garter snake	Presumed Extant	199504XX	199504XX	None	None	G4	S3S4	
Thamnophis hammondii	two-striped garter snake	Presumed Extant	19980624	19980624	None	None	G4	S3S4	
Thamnophis hammondii	two-striped garter snake	Presumed Extant	20071120	20071120	None	None	G4	S3S4	
Thamnophis hammondii	two-striped garter snake	Presumed Extant	20090406	20090406	None	None	G4	S3S4	
Thamnophis hammondii	two-striped garter snake	Presumed Extant	19960809	19960809	None	None	G4	S3S4	
Thelypteris puberula var. *sonorensis*	Sonoran maiden fern	Presumed Extant	19660326	19660326	None	None	G5T3	S2	2B.2
Thelypteris puberula var. sonorensis	Sonoran maiden fern	Presumed Extant	19630609	19630609	None	None	G5T3	S2	2B.2
Tortula californica	California screw moss	Presumed Extant	20060402	20060402	None	None	G2?	S2	1B.2
Tortula californica	California screw moss	Presumed Extant	20040201	20040201	None	None	G2?	S2	1B.2
Tortula californica	California screw moss	Presumed Extant	20060521	20060521	None	None	G2?	S2	1B.2

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Presumed Extant	19850424	19850424	None	None	G3	S3.1	
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Presumed Extant	19850611	19850611	None	None	G3	S3.1	
Valley Oak Woodland	Valley Oak Woodland	Presumed Extant	198701XX	198701XX	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Extirpated	198701XX	1934XXXX	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Extirpated	1987XXXX	1934XXXX	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Extirpated	198701XX	1934XXXX	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Presumed Extant	198701XX	1934XXXX	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Presumed Extant	1987XXXX	1934XXXX	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Presumed Extant	198701XX	198701XX	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Presumed Extant	19871223	19871223	None	None	G3	S2.1	
Valley Oak Woodland	Valley Oak Woodland	Presumed Extant	198701XX	198701XX	None	None	G3	S2.1	
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	1978XXXX	1978XXXX	Endangered	Endangered	G5T2	S2	
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	20070802	20070802	Endangered	Endangered	G5T2	S2	

Results of CNDDB Search within 10 Miles of Project Site (con't)

SCIENTIFIC NAME	COMMON NAME	PRESENCE	SITE DATE	ELEMENT DATE	FEDERAL LISTING	STATE LISTING	GLOBAL RANK	STATE RANK	RARE PLANT RANK
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	20080423	20080423	Endangered	Endangered	G5T2	S2	
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	20100524	20100524	Endangered	Endangered	G5T2	S2	
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	20090622	20090622	Endangered	Endangered	G5T2	S2	
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	20090515	20090515	Endangered	Endangered	G5T2	S2	
Vireo bellii pusillus	least Bell's vireo	Presumed Extant	20090811	20090811	Endangered	Endangered	G5T2	S2	

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EXHIBIT 4

Geotechnical and Geologic Engineering Report

JCR CONSULTING

PERCOLATION TESTING, ENGINEERING GEOLOGY, SOILS ENGINEERING AND CONSULTING

March 20, 2014
File No. JCR14-01137

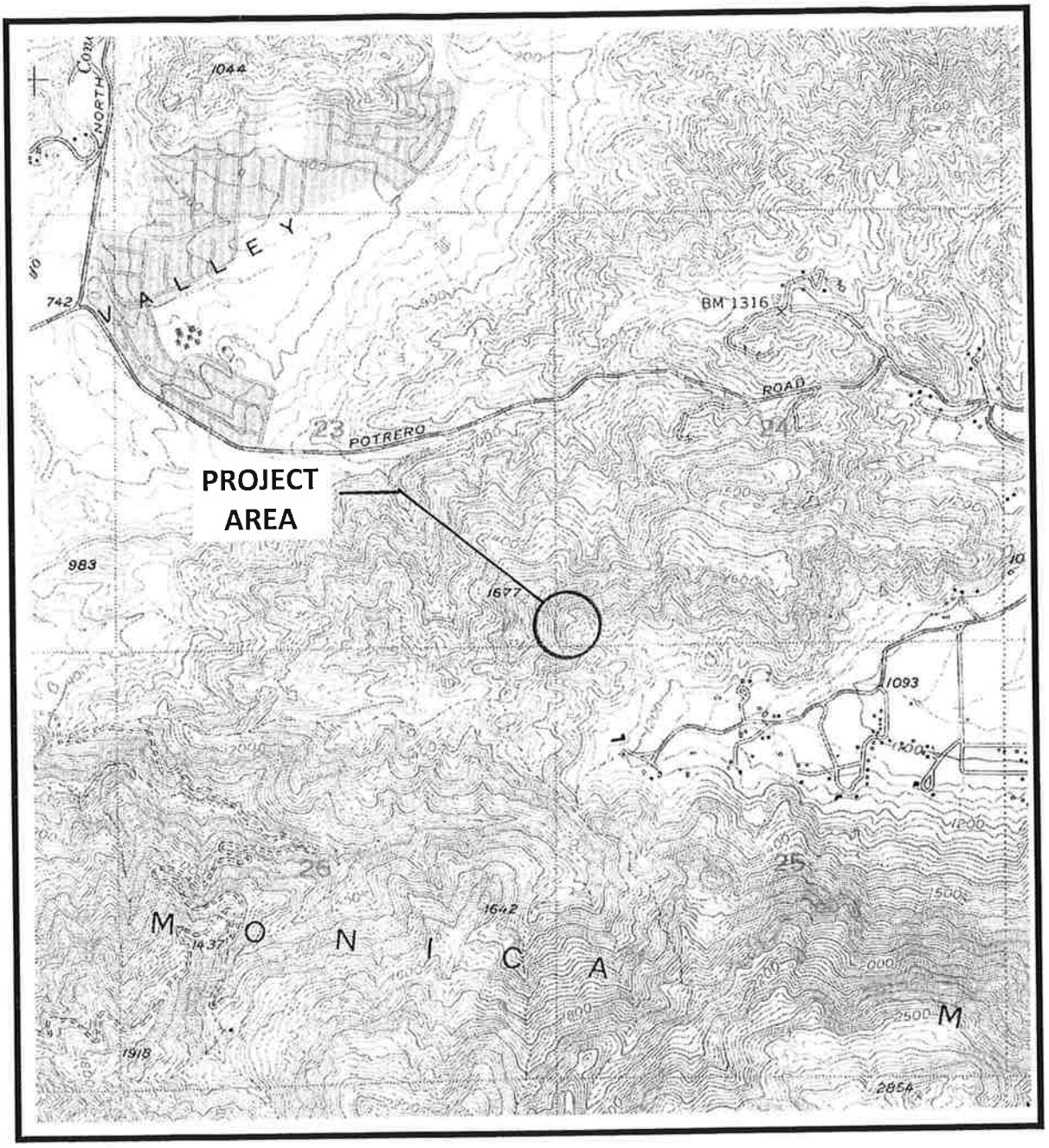
R.A. Atmore & Sons
2977 Sexton Canyon Road
Ventura, CA 93003
Attn. Mr. Richard Atmore

SUBJECT: Geologic and Geotechnical Engineering Report for Proposed Agricultural Road, APN's 694-0-140-120 and 694-0-150-170, 1769 Hidden Valley Road, Hidden Valley Area of Ventura County.

Dear Mr. Atmore:

In accordance with your request, we have prepared this report to present our findings of the combined geotechnical engineering and engineering geologic investigation in order to determine the feasibility of constructing the planned agricultural road on the subject property located at 1769 Hidden Valley Road in the Hidden Valley area of Ventura County, see Site Location Map, Figure 1. The scope of our work included the completion of the following: 1) review of the Preliminary French Ranch Grading Plan, prepared by Sespe Consulting, Inc., 2) site visits on February 9 and 25, 2014 to perform field mapping and sampling of soils and bedrock material, 3) preparation of this report to provide a description and evaluation of the soil and geologic materials, define the geologic conditions, and provide engineering geologic and geotechnical engineering recommendations for the planned agricultural road.

The property incorporates both hillside and flatland terrain with a single family residence situated at the westerly terminus of Hidden Valley Road. The planned agricultural road will be located near the westerly property boundary and will allow vehicular access between two adjacent parcels. Natural slopes in the area of the planned road vary from moderate to steep.



BASE MAP:
USGS 7.5 MinuteTopographic Map of the Newbury Park Quadrangle, 1950 (rev 1967)

NORTH
SCALE = 1" = 2000'

JCR CONSULTING	**SITE LOCATION MAP** 1769 Hidden Valley Rd., Hidden Valley	**DATE:** Mar-14 **FILE NO.:** JCR14-01137 **FIGURE 1**

PROPOSED DEVELOPMENT

Based upon our review of the proposed grading plans and on visual observations made at the time of our site visit, the planned agricultural road will start in the vicinity of the existing water tanks and will extend in a northerly to northeasterly direction along the hillside and eventually join with Danielson Fire Road. The planned road will range in elevation from approximately 1,425 to 1,575 feet. Both cut and fill grading will be required to establish the planned road grades. Cut slopes of up to 70 feet and fill slopes of up to 45 feet are planned.

INVESTIGATION

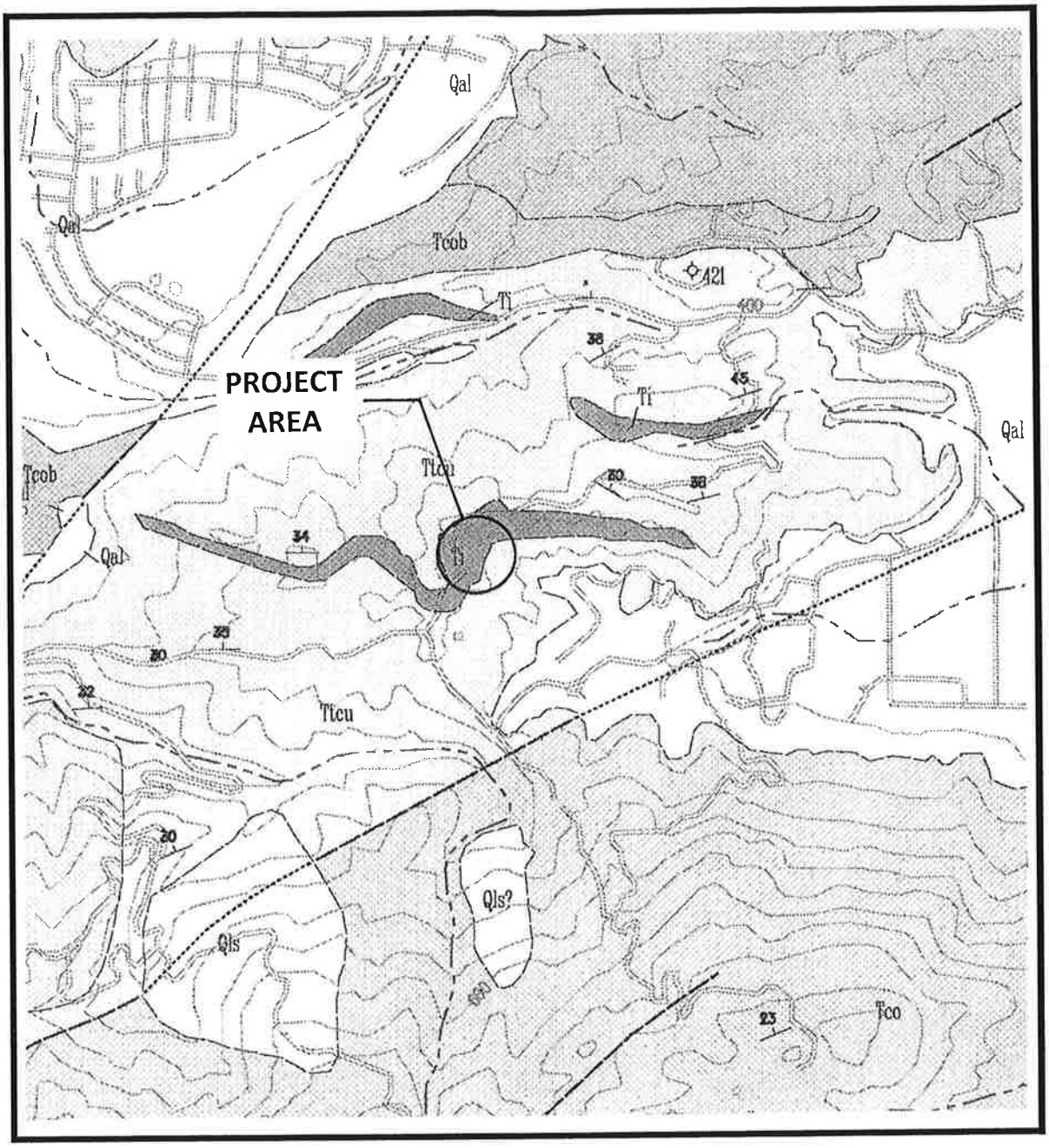
Due to the steepness of the slopes in the area of the planned road combined with the fact that the planned road would be limited to agricultural usage, it was determined that an extensive preliminary subsurface investigation was not necessary. Our field investigation was limited to geologic mapping of bedrock exposures and the collection of bulk samples for laboratory analysis. Due to the presence of a thin colluvial mantle throughout much of the site combined with thick chaparral in the southern portion of the study area, the locations of the geologic contacts shown on the Plot Plan/Geologic Map (Plate 1) are inferred based upon previously published geologic maps by Yerkes and Campbell (1997, see Figure 2.1) and Dibblee (1990/2010, see Figure 2.2). Reconnaissance level field mapping did not reveal any significant geologic structural features that were not shown on the referenced geologic maps.

Artificial Fill (Af)

Artificial fill was observed along the easterly side of the water tank pad and in the vicinity of Danielson Fire Road. The fill material is primarily composed of bedrock derived material with lesser colluvial soils.

Colluvium (Qc)

Colluvium (slope wash and sheetflow deposits generated from sheet flow and mass wasting processes) varying from 0.5 to 1.5 feet thick. The colluvium varies in color from yellowish



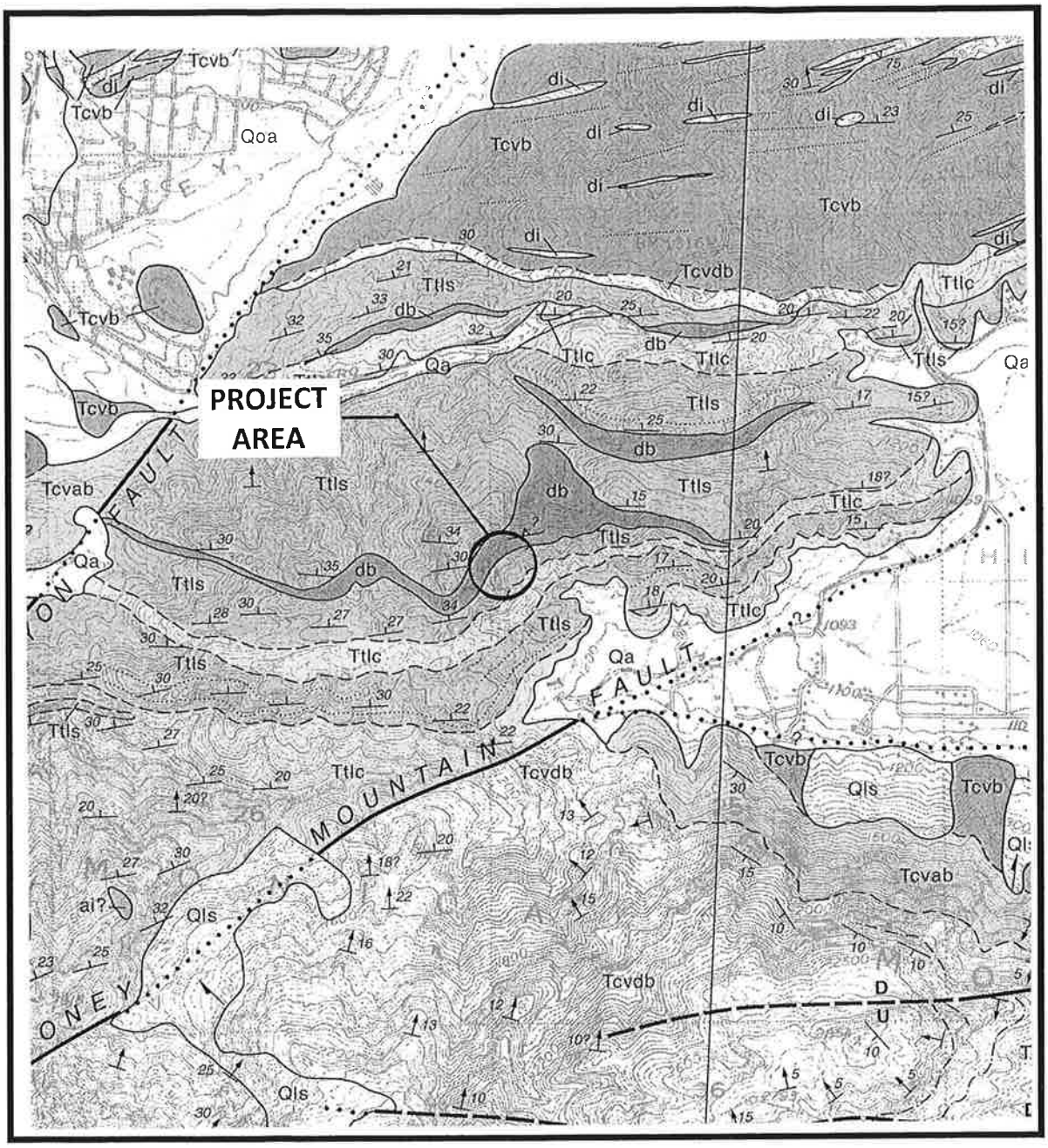
BASE MAP:

Yerkes & Campbell, Preliminary Geologic Map Of the Newbury Park Quadrangle (1997)

NORTH

SCALE: 1" = 2000'

JCR CONSULTING	**GEOLOGIC SITE LOCATION MAP** 1769 Hidden Valley Rd., Hidden Valley	**DATE:** Mar-14 **FILE NO.:** JCR14-01137 **FIGURE** 2.1



BASE MAP:

T.W. Dibblee, Jr., Geologic Map of Camarillo and Newbury Park Quadrangles, 1990

NORTH

SCALE: 1" = 2000'

JCR CONSULTING	**GEOLOGIC SITE LOCATION MAP** 1769 Hidden Valley Rd., Hidden Valley	**DATE:** Mar-14 **FILE NO.:** JCR14-01137 **FIGURE** 2.2

brown to grayish brown to brown, and is composed of sandy clay to clayey sand.

Conejo Volcanics (Tcv)

The northerly two-thirds of the planned road alignment are underlain by volcanic bedrock comprised of grayish yellow dacite. The bedrock is locally exposed on the natural slopes and along the ridgeline to the north, but is concealed by colluvium within most of the project area. It is anticipated that the bedrock is moderately weathered in the upper one to three feet, becoming hard to very hard below the weathered zone. The bedrock is considered to be suitable for the planned road for the support of the planned road and associated fill.

Topanga Formation (Tt)

The southern portion of the planned road alignment is underlain by sedimentary bedrock assigned to the Topanga Formation of the early Miocene Geologic Epoch (approximately 16 to 23 million years ago). The Topanga Formation bedrock is comprised of grayish yellow to yellowish brown sandstone with lesser interbedded gray siltstone. The bedrock is locally oxidized, moderately jointed, and hard to very hard. The bedrock will provide good for support of the proposed agricultural road.

Geologic Structure

Data obtained from our field mapping and from our review of the referenced geologic maps indicate that the underlying sedimentary bedrock, Topanga Formation, dips at 25 to 35 degrees to the north. The Conejo Volcanics are generally considered to have intruded into the Lower Topanga Formation as sills and therefore have a parallel orientation. Both the Topanga Formation and Conejo Volcanics are well jointed with jointing typically dipping steeply with a primarily east-west strike.

Landslides

Ancient or recent landslides were not observed on the property nor have any been previously mapped in the area. No surficial slope failures were observed on the property.

Groundwater

High groundwater levels are not anticipated and will not affect the planned agricultural road.

Faulting and Seismicity

The site is located in the westerly part of the Transverse Ranges Geomorphic Province, characterized by predominantly east-west trending fault systems, mountain ranges, and valleys. The property is not known to be underlain by any seismically active or potentially active faults, and the property is not situated within an Earthquake Fault Rupture Zone of the State of California.

SLOPE STABILITY

Global stability analysis of the proposed fill slope and cut slopes was performed using the Visual Slope computer program (Version 4.3, 2007-2009). The program performs a two-dimensional limit equilibrium analysis that searches for the most critical surface. Bishop's Simplified Method was utilized to search for the most critical circular potential failure surface. A minimum of 500 surfaces were analyzed. Both static and pseudo-static conditions were analyzed for global stability. A seismic coefficient of 0.2g was used to simulate an average horizontal force under seismic shaking.

Shear strength parameters used in our analysis for engineered fill were obtained from direct shear tests performed on a representative sample of the anticipated fill materials obtained from the site. An ultimate friction angle value of 30 degrees and an ultimate cohesion value of 155 psf was used for the engineered fill for static conditions and a peak friction angle value of 30 degrees and a peak cohesion value of 190 psf was used for pseudo-static conditions.

Shear strength parameters used for the Conejo Volcanic bedrock and Topanga Formation bedrock in our analysis were obtained from the strengths reported in the CDMG (2002) *Seismic Hazard Zone Report 054* for the *Camarillo 7.5 Minute Quadrangle.* Based on representative tests in the region presented on Table 2.1 of SHZR 054, an ultimate friction angle value of 40 degrees and an ultimate cohesion value of 481 psf for Conejo Volcanics and an ultimate friction angle value of 34 degrees and an ultimate cohesion value of 411 psf for Topanga Formation bedrock were used in the slope stability analysis. The reported mean ultimate cohesion and ultimate friction angle were used for both static and pseudo-static conditions.

The county municipal code specifies 1.5 as the minimum acceptable static factor of safety and 1.1 as the minimum acceptable seismic factor of safety. Based on our analyses, the fill slopes and cut slopes are globally stable having a minimum factor of safety exceeding 1.5 for static conditions and a minimum factor of safety of 1.1 for pseudostatic conditions. The results of the analyses are presented with this report.

Analysis of Cross-Sections

The approach of the slope stability analysis is (1) to determine the weakest potential failure surfaces based on the site plan and subsurface soils and geologic conditions, and (2) to locate any potential failure surfaces less than the minimum code requirements to establish a foundation setback line, if necessary. Potential circular modes of failure were analyzed using the above mentioned bedrock shear strengths.

Based on *Cross-Section A-A'* and *B-B'*, our analyses indicated factor of safety values exceeding 1.5 in static conditions and 1.1 in seismic conditions for all modes of failure. The results of the analyses are presented in Appendix I. The 10 most critical failure surfaces determined by the slope stability analysis are shown on the corresponding computer generated print outs in Appendix I.

CONCLUSIONS AND RECOMMENDATIONS

The findings of our investigation indicate that the property is suitable for the proposed rough grading and development of an agricultural road that will allow vehicular access between the subject parcels. Based upon our test results and geologic and geotechnical analysis of the project, the following recommendations for grading are provided for your consideration. Applicable elements of these recommendations should be incorporated into the plans. If changes occur to the proposed development as presented to this office, the recommendations contained in this report may need to be revised and additional site investigation work may be necessary.

Site Preparations

The proposed grading area shall be prepared by removing any loose uncertified fill, colluvium, loose weathered bedrock extending down into underlying dense Topanga Formation or Conejo Volcanics bedrock. It is recommended that a minimum of the upper of 24 inches of colluvium and weathered bedrock be removed in the planned cut areas.

Placement of Fill

Materials to be placed as compacted fill shall be cleansed of tree roots, significant vegetation and any debris. After loose soil and weathered bedrock removal has been performed, the exposed bottom areas shall be scarified to a depth of 6-8 inches, moisture conditioned to optimum moisture content, and compacted to 90% of the material's maximum dry density prior to placement of compacted fill. The existing on-site earth materials may be utilized for placement as compacted fill provided they are cleansed of root systems, debris, significant vegetation and rocks greater than eight (8) inches in width.

All fill shall be placed in layers approximately 6-8 inches in maximum thickness, brought to optimum moisture content and compacted to a minimum of 85% of the material's maximum dry density determined in accordance with ASTM 1557. Compaction tests shall be performed by the geotechnical engineer or his appointed representative for every two (2) vertical feet of fill placed,

every 1,000 cubic yards, or as otherwise necessary to verify the minimum specified degree of compactive effort.

Fill Slope Construction

Fill slopes should be planned not to exceed a 2:1 slope ratio. An equipment width key shall be provided at the toe of all fills placed on an existing slope steeper than 5:1 (horizontal to vertical). The key shall extend a minimum of 24 inches deep into underlying dense Topanga Formation or Conejo Volcanics bedrock. As the fill is placed, it shall be properly benched into dense bedrock materials as work progresses upslope. We recommend that the resulting fill slopes be overfilled and trimmed back in order to ensure proper compaction at the face of the slope. Alternatively, the slope faces may be compacted by vibratory sheepsfoot, or other method found acceptable, to achieve 90% relative compaction at the exposed slope face.

Subdrains should be placed along the back of the first bench above the fill slope keyway that can be daylighted. The subdrain should consist of a 4 inch diameter perforated schedule 40 PVC pipe surrounded by a minimum of 3 cubic feet of clean gravel wrapped in a layer of geotextile filter fabric.

Shrinkage and Import Material

Removal and recompaction of the native soil to 90% of the material's maximum dry density will cause a volumetric decrease (shrinkage) of the material. A shrinking factor of about 10 to 20 percent is estimated. Additional losses will result from removal of existing trees, root systems and other debris from the site. Regardless of shrinkage, importation of earth material will be required to achieve the planned grades. Any earth materials that are to be imported to the site for use as engineered fill shall be observed and approved by a representative of this office **prior** to transport to the site. Imported fill material shall be free of debris and rocks greater than eight (8) inches at the widest point and have a very low expansion index (less than 20). The rock-to-soil ratio of the import material shall not exceed 50 percent.

FOUNDATION SYSTEMS

Conventional spread footings founded entirely into certified compacted fill or entirely into bedrock can be used to support the proposed retaining walls. The following foundation recommendations may be used in the design of conventional shallow footings.

Foundation Design

Where appropriate, foundation elements for building support should be deepened per the California Building Code slope setbacks. Actual foundation depths will depend on the structural design. The geotechnical recommendations for foundations are provided in the following sections.

Shallow Foundations

Conventional spread footings founded into certified compacted fill or bedrock can be used to support the proposed retaining walls. The following foundation recommendations may be used in the design of conventional shallow footings.

Minimum Exterior Footing Embedment Depth, Inches	Minimum Interior Footing Embedment Depth, Inches	Minimum Wall Width, Inches	Minimum Isolated or Spread Footing Width, Inches
12	12	6	24

These embedment depths are below the lowest adjacent, final grade. Where located adjacent to existing footings, retaining walls, or utility trenches, footings shall extend below a one-to-one plane projected upward from the inside bottom of footing, retaining wall footing, or the trench. When located next to a descending 3(H):1(V) slope or steeper, the base of footings 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 Bearing Pressure and Lateral Resistance

Allowable net vertical soil bearing pressure, including dead and live loads, are given below for footings founded on compacted fill and bedrock at the minimum required embedment depths, provided the footing width equals or exceeds the recommended minimum. This allowable bearing value includes a safety factor of 3 or more and can be increased by ⅓ when considering short duration wind of seismic loads.

Support Material	Allowable Bearing Pressure, psf	Allowable Sliding Friction Coefficient	Allowable Passive Resistance, psf per foot of depth	Maximum Passive Resistance, psf
COMPACTED FILL	2000	0.3	300	2000
BEDROCK	3000	0.4	500	3000

This bearing value may be increased by 150 psf for each additional foot of footing width and 150 psf for each additional foot of embedment above the minimum to a maximum allowable bearing capacity of 2500 psf for compacted fill and 3500 for bedrock. The bearing capacity can be increased by 1/3 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.

Steel Reinforcement

All foundations 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. The supporting soils have an expansion index category of *low*. If the soil type encountered during grading differs from the specimen tested during this study, expansion index tests should be performed at the time of grading to confirm that more expansive soils are not present, and if they are present the designs may need to be revised. Due to the potential movements during seismic events and to the expansive nature of the soils, any spread footings should be structurally tied to wall footings with grade beams.

RETAINGING WALL DESIGN

Foundations

Foundations for retaining walls can be designed in accordance with the *Site Preparation* and *Foundations* sections.

Lateral Earth Pressures

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 pressures are 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).

Wall Movement	Equivalent Fluid Unit Weight, pcf			
	Clean Sand or Gravel Backfill (GW, GP, SW, SP)	Silty Gravel Backfill (GM, GM-GP, SM-SP)	Clayey Sand, Clayey Gravel Backfill (SC, SG)	Silts, Clays, Silty Fine Sand Backfill (CL, ML, SM)
FREE TO DEFLECT	30	40	45	55
RESTRAINED	45	60	70	80

In areas where the backslopes are steeper than 5(H):1(V), the equivalent unit weights in the above table should be increased by 13 pcf for gradients of 2(H):1(V) and 30 pcf for gradients of 1.5(H):1(V). The above values are applicable for backfill placed between the wall stem and an imaginary plane rising at a 45-degree angle from below the edge (heel) of the wall footing. If the on-site soil is used as backfill within this zone, the equivalent fluid unit weight associated with a soil classification of SC should be used. 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.

Backfill and Drainage

Except for the upper 2 feet, 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 2 feet. Weep holes and/or drainpipes, as appropriate, should be installed at the base of these walls. In lieu of filter material, crushed stone protected from clogging with the use of synthetic fabric between the natural soil and the gravel or a manufactured drainage structure (e.g., Miradrain) may be used. Subdrain pipe material should consist of a minimum 4-inch diameter perforated PVC pipe meeting ASTM D2729 or better. Accordion or similar type pipe is *not* acceptable for subdrain pipe. The top 2 feet 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. Waterproofing exterior retaining walls should be considered to mitigate the potential for efflorescence on the face of the walls.

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. The retaining wall backfill should be benched into the backcut where the backcut is sloped less than (flatter than) 0.75(H):1.0(V).

Decking

Decking that caps a retaining wall should be provided with a flexible joint to allow for the normal 1 to 2% deflection of the retaining wall. Decking that does not cap a retaining wall, should not be tied to the wall. The spacing between the wall and deck will require periodic caulking to prevent water intrusion into the retaining wall backfill.

PAVEMENT STRUCTURAL DESIGN

Grading

All areas to be paved (if any) should be graded in accordance with the general recommendation for site grading as described in the *Site Preparation* section. *Prior* to placing base or subbase materials, the subgrade should be scarified to a depth of at least 12 inches, moisture conditioned as required to obtain a moisture content of at least 2% but no more than 4% above optimum, and recompacted to at least 95% of the maximum dry density, if test results show that these moisture and compaction requirements do not exist just *prior* to placing base or subbase materials. The subgrade should be proof-rolled to check for soft spots.

Base materials are *not* required beneath curbs and gutters. However, if base materials are not utilized beneath the curbs and gutters, it is recommended at the subgrade soils be scarified 12 inches and recompacted to at least 95% relative compaction. Compaction tests will be required for the recommended asphalt concrete and aggregate base. A minimum relative compaction of 95% is required for the asphalt concrete, aggregate base, and upper 12 inches of subgrade soils. The aggregate base should have a minimum *R*-value of 78 and meet Caltrans Class II

specifications. Base materials should be placed and compacted in lifts not exceeding 6 inches. Asphalt should *not* be placed if the base is pumping.

Confirmation of R-Value

Testing to determine the *R*-value of the subgrade soils should be performed during the grading of the site in order to determine a pavement structural section. It should be noted that the pavement structural section design recommendations presented in this report may change once the *R*-value of the subgrade soils is determined at the conclusion of the site grading.

Maintenance

Pavement section design assumes that proper maintenance practices, such as sealing and repair of localized areas of distress, are employed throughout the design life of the pavement.

Asphalt Concrete Pavements

Structural section calculations were performed for asphalt concrete pavement design for a range of traffic indexes. Selection of the appropriate traffic index to use should be made by your Civil Engineer based on their knowledge of traffic flow and loadings. The structural sections for asphalt concrete pavement were computed in general accordance with the Caltrans method (**California Department of Transportation Highway Design Manual**). We have used an assumed R-value of 25 to determine the preliminary structural section. The results of the analyses, using an *R*-value of 25, are summarized in the following table:

Traffic Index	Thickness, Inches Aggregate Base	Thickness, Inches Asphalt Concrete
5	3.0	7
6	3.5	9
7	4	11

If the agricultural road is not to be paved, a section consisting of 4 inches of 95 percent aggregate base may be utilized. It is recommended that exposed aggregate base be provided with a coating

such as emulsion in order to reduce the potential for wind and storm water erosion.

Site Drainage and Planting

Final fine grading shall provide positive drainage away from any slopes faces. All manufactured slopes shall be planted with deep rooting fire resistant groundcover to help prevent erosion.

Plan Review

A set of grading plans should be submitted to this office for review and verification of plan compliance with the geotechnical recommendations in this report. The geotechnical review should be performed prior to your submittal to the appropriate governmental agencies for construction permitting purposes. Additional geotechnical analysis and recommendations beyond those presented in this report may be necessary when the actual site development plans become available, depending upon the final scope of the project.

Observations and Testing

During site preparations and construction, it is recommended that all site preparations and foundation construction work be observed and approved by appropriate testing by the soils engineer. The following observations and testing is recommended:

1. All fill key-way and sub-drain excavations shall be observed and approved by the geologist or his appointed representative prior to placement of any fill.

2. Any fill placed for engineering purposes shall be tested and approved by the soils engineer or his appointed representative.

Note: Please advise this office at least 24 hours prior to any required observations or testing.

Remarks

This report is issued to the owner with the understanding that it is the owner's responsibility or his representative's responsibility to assure that the information and recommendations contained in this report are called to the attention of the designers and builders for the project. The conclusions and recommendations provided in this soils engineering report should be reviewed by this office when the construction plans become available, and may need to be revised or modified after our review.

Please be informed that the conclusions and soils engineering recommendations provided in this report are based on the surface conditions and anticipated subsurface conditions expected at the site. For the purposes of this report it can only be assumed by us that the subsurface conditions do not deviate significantly in the unexplored areas of the property from those at the exposed similar locations. If conditions are encountered during construction which are different from those anticipated, we must be notified so that we can evaluate the site conditions and need for revisions or modifications to our recommendations.

Please call this office at (805) 300-4564 if you have any questions regarding this report. Thank you for the opportunity to be of professional service.

Respectfully submitted,

JCR CONSULTING

John C. Rubenacker, CEG 2200

R. Mark Workman, Jr., RCE 68557

cc: addressee (3)

APPENDIX I

Plot Plan/Geologic Map and Geologic Cross Sections

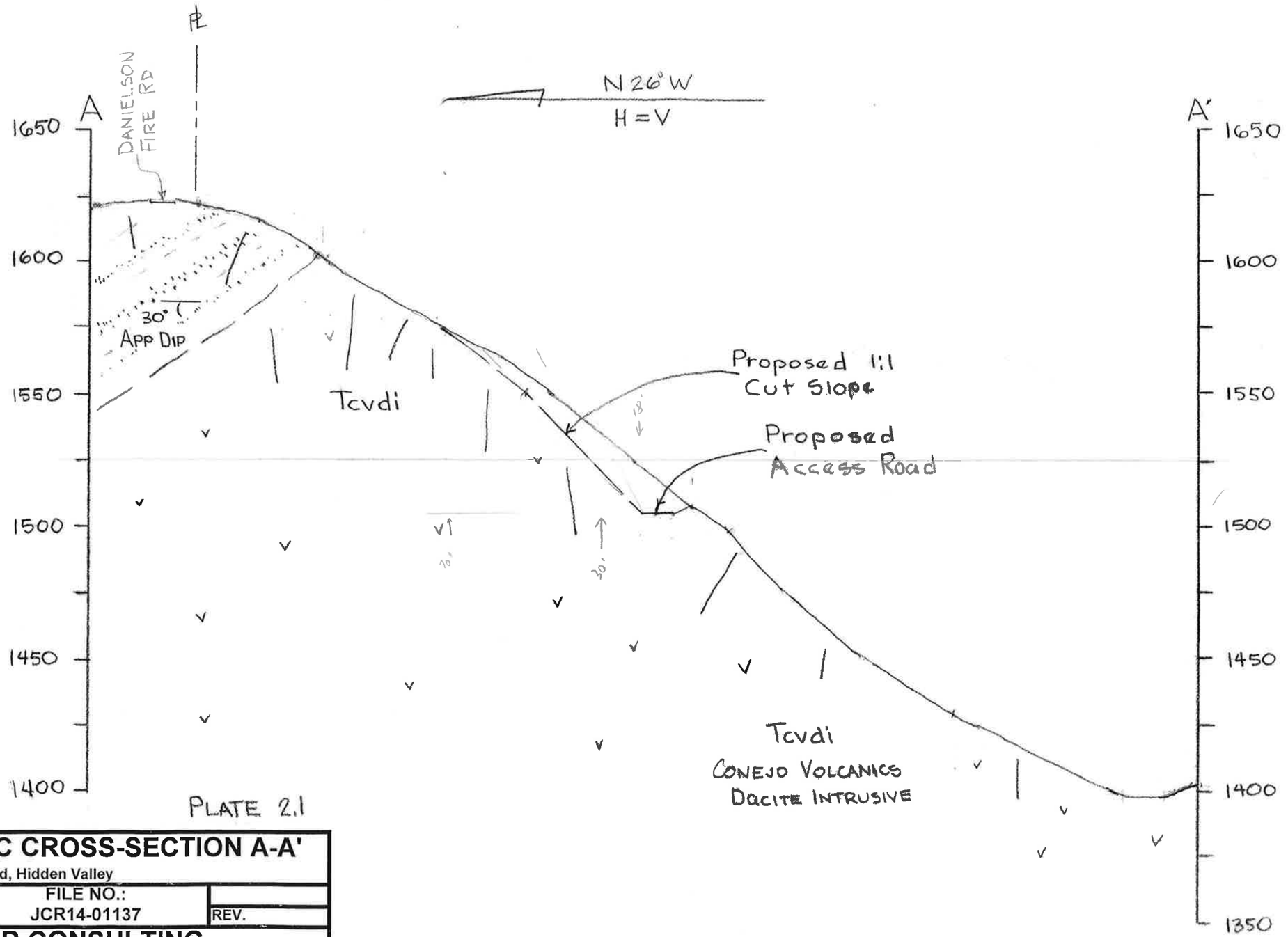


PLATE 2.1

GEOLOGIC CROSS-SECTION A-A'		
1769Hidden Valley Road, Hidden Valley		
1" = 40'	FILE NO.:	
DATE: 02-14	JCR14-01137	REV.
JCR CONSULTING		
444 MOONDANCE STREET, THOUSAND OAKS, CA 91360 * (805) 300-4564		

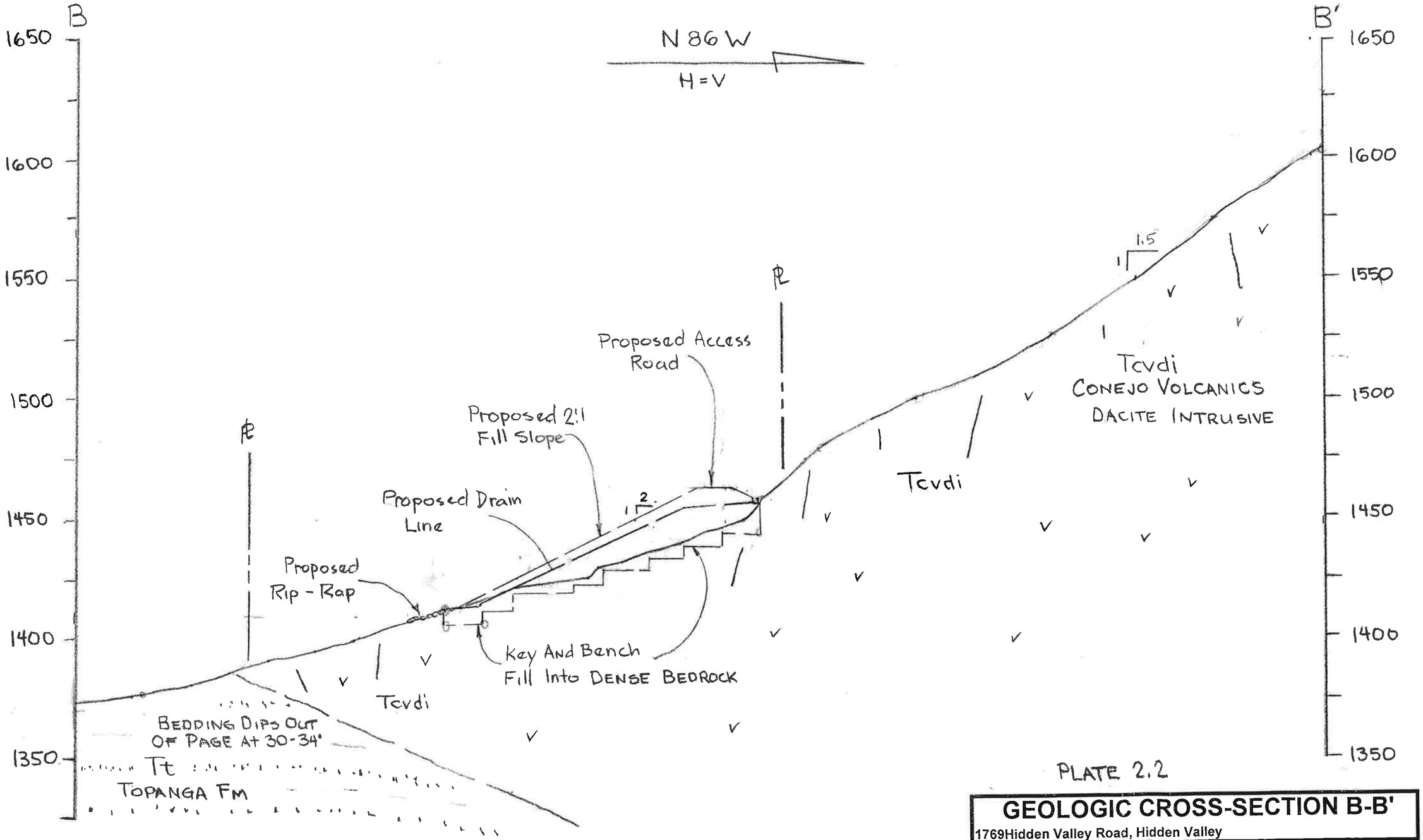


PLATE 2.2

GEOLOGIC CROSS-SECTION B-B'		
1769Hidden Valley Road, Hidden Valley		
1" = 40'	FILE NO.: JCR14-01137	
DATE: 02-14		REV.
JCR CONSULTING		
444 MOONDANCE STREET, THOUSAND OAKS, CA 91360 * (805) 300-4564		

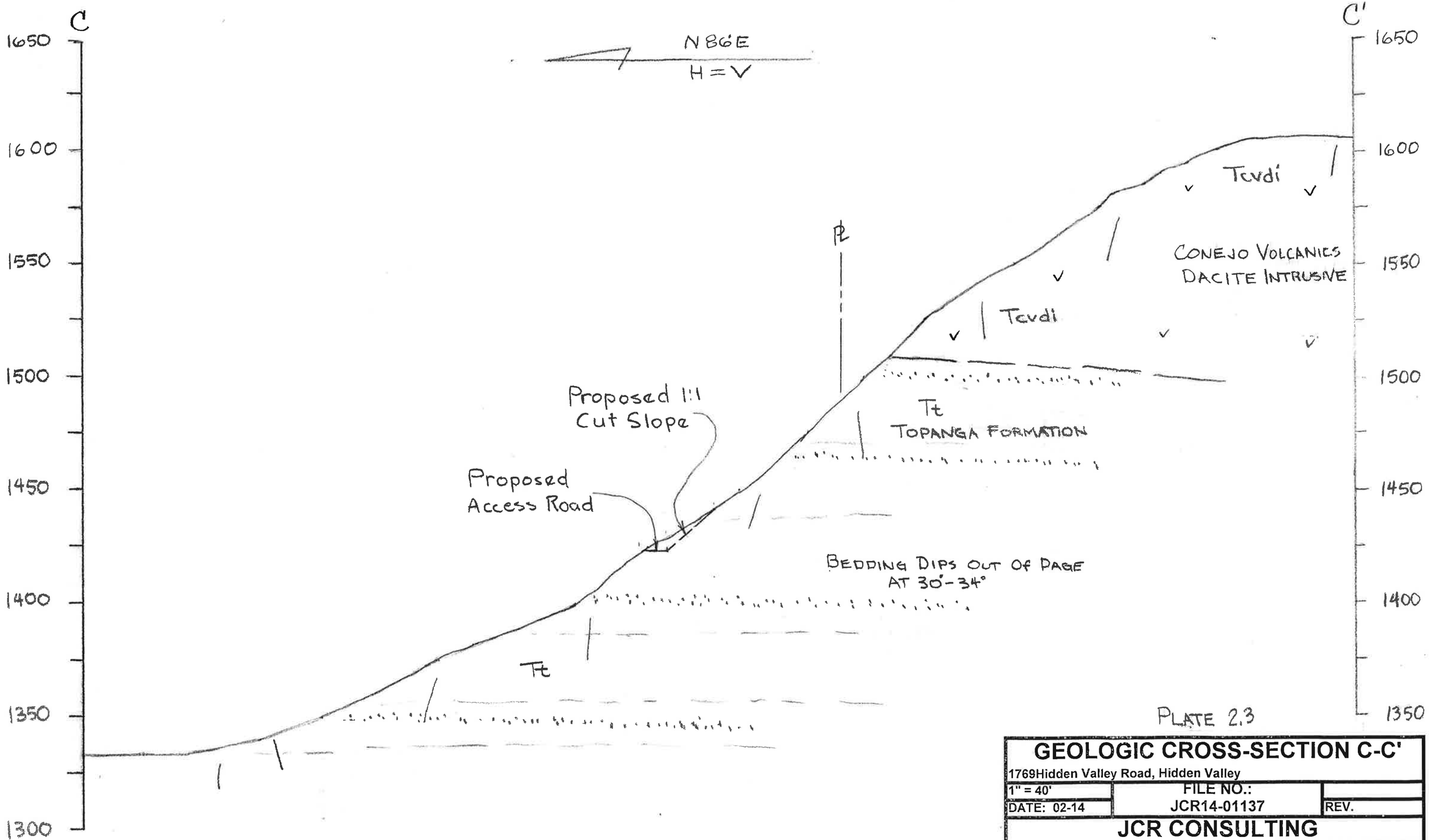


PLATE 2.3

GEOLOGIC CROSS-SECTION C-C'		
1769Hidden Valley Road, Hidden Valley		
1" = 40'	FILE NO.: JCR14-01137	
DATE: 02-14		REV.
JCR CONSULTING		
444 MOONDANCE STREET, THOUSAND OAKS, CA 91360 * (805) 300-4564		

APPENDIX II

Laboratory Results

SOIL LABWORKS LLC

SL14.1603
March 13, 2014

Workman Engineering & Consulting
P.O. Box 391
Ojai, California 93024

Attn: R. Mark Workman

Subject: Laboratory Testing

Site: Hidden Hills, California

Job: WORKMAN / FRENCH RANCH

Laboratory testing for the subject property was performed by Soil Labworks, LLC., under the supervision of the undersigned Engineer in conjunction with a geotechnical investigation. Samples of the earth materials were obtained from the subject property by personnel of Workman Engineering & Consulting and transported to the laboratory of Soil Labworks for testing and analysis. The laboratory tests performed are described and results are attached.

Services performed by this facility for the subject property were conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

Respectfully Submitted:

SOIL LABWORKS, LLC

REGISTERED PROFESSIONAL ENGINEER
JON ALAN IRVINE
GE 2891
Exp. 6-30-14
GEOTECHNICAL
STATE OF CALIFORNIA

JON A. IRVINE
G.E. 2891

Enc: Appendix

2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

SOIL LABWORKS LLC

SL14.1603
March 13, 2014

APPENDIX

Laboratory Testing

Sample Retrieval - Hand Labor

A bulk bag sample of earth materials was obtained from a stockpile on site for transportation to the laboratory.

Compaction Character

Compaction tests were performed on bulk samples of the earth materials in accordance with ASTM D1557-12. The results of the tests are provided on the table below and on the "Moisture-Density Relationship", A-Plates. The specific gravity of the bedrock was estimated from the compaction curves.

Test Pit/Boring No.	Sample Depth (Feet)	Soil Type	Maximum Dry Density (pcf)	Optimum Moisture Content (Percent)
HP2	0-3	Bedrock	107.9	12.5

Shear Strength

The peak and ultimate shear strengths of the bedrock were determined by performing consolidated and drained direct shear tests in conformance with ASTM D3080/D3080M-11. The tests were performed in a strain-controlled machine manufactured by GeoMatic. The rate of deformation was 0.01 inches per minute. Samples were sheared under varying confining pressures, as shown on the "Shear Test Diagrams," B-Plates. Remolded samples were prepared at 90 percent of the maximum density for shear tests. The remolding procedure consists of selecting a representative sample from a bulk bag and sieving it through a No. 4 sieve. The moisture content of the material is then determined. A formula is then used to calculate the weight of the material that must fit in a ring when compacted to 90 percent of the maximum density. This calculated amount of material is then weighed out and pounded into a ring until all the material is used and the ring is full. . The moisture conditions during testing are shown on the following table and on the B-Plates. The samples indicated as saturated were artificially saturated in the laboratory. All saturated samples were sheared under submerged conditions.

Test Pit/ Boring No.	Sample Depth (Feet)	Dry Density (pcf)	As-Tested Moisture Content (percent)
HP2*	0-3	97.1	28.1

* Sample remolded to 90 % of the laboratory maximum density.

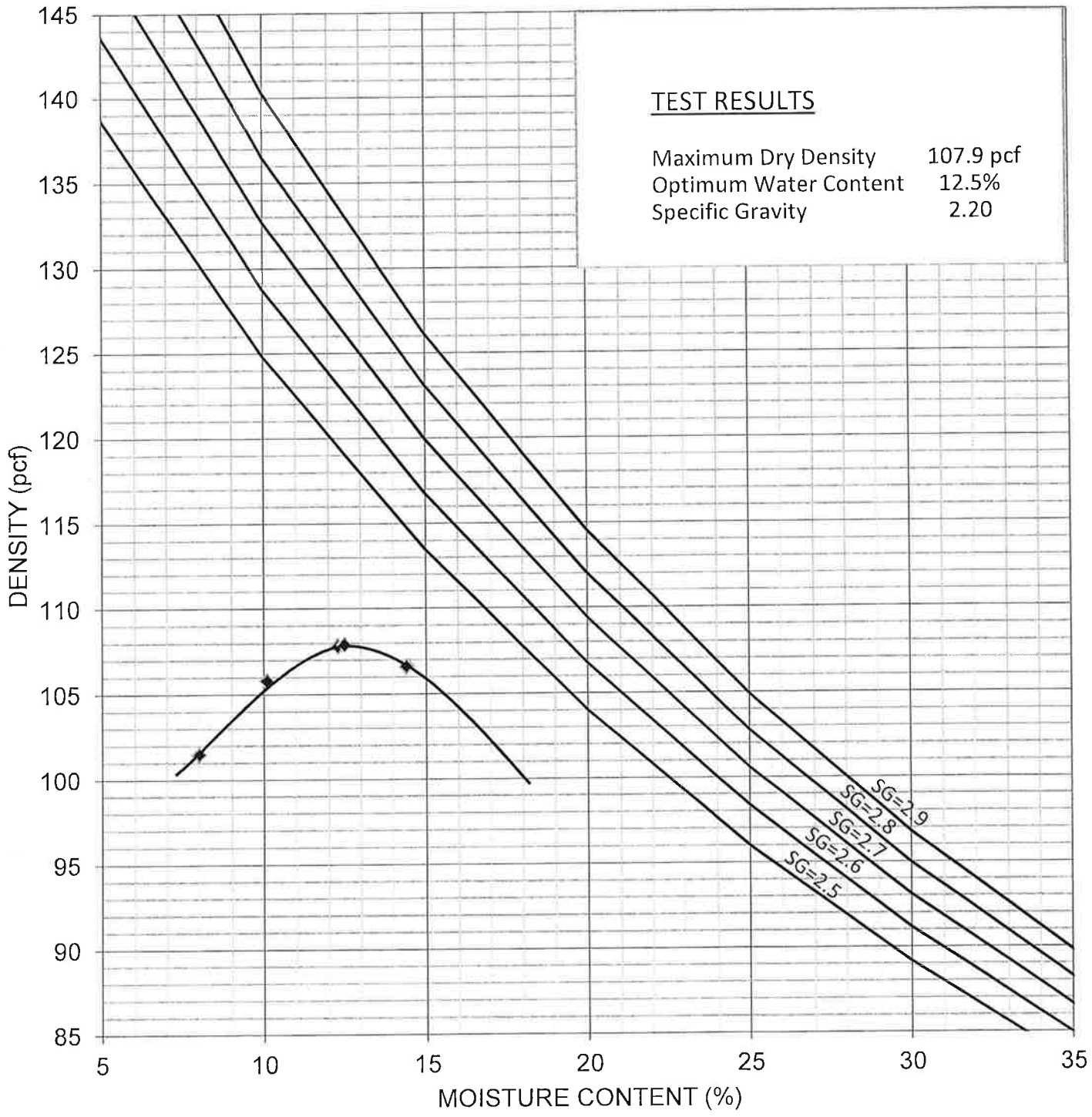
2500 Townsgate Road, Suite E, Westlake Village, California 91361
(805) 370-1338 FAX (805) 371-4693

SOIL LABWORKS LLC

MOISTURE-DENSITY RELATIONSHIP A-1

JN: SL14.1603 CONSULTANT: JAI
CLIENT: WORKMAN/FRENCH RANCH
HP2 @ 0-3'
EARTH MATERIAL: BEDROCK

NOTE: ASTM Test Method D-1557-12



SOIL LABWORKS LLC

SHEAR DIAGRAM B-1

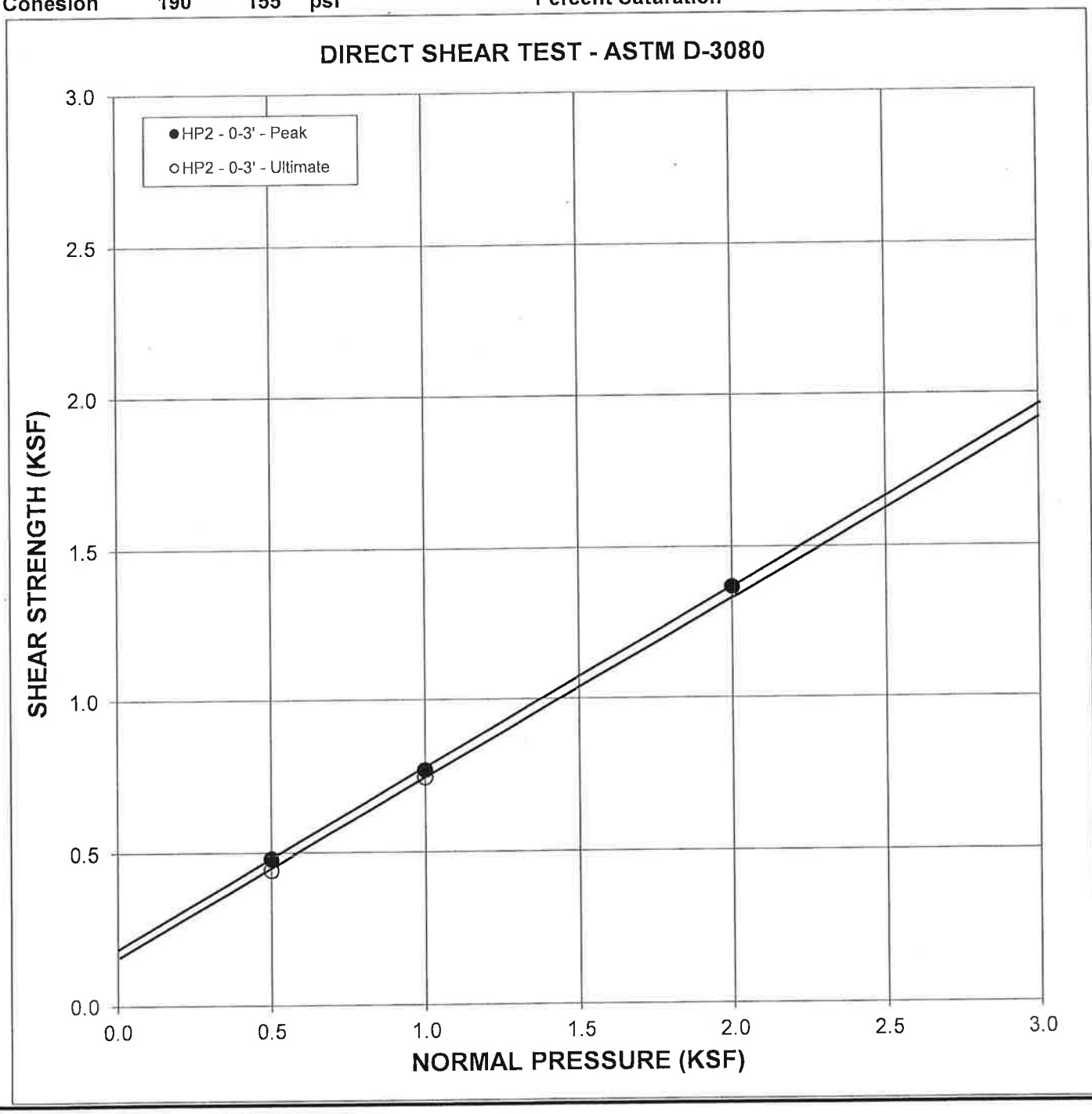
JN: SL14.1603 CONSULTANT JAI
CLIENT: Workman/French Ranch-Hidden Hills

EARTH MATERIAL: BEDROCK

Sample remolded to 90 % of the laboratory maximum density

	PEAK	ULTIMATE	
Phi Angle	30	30	degrees
Cohesion	190	155	psf

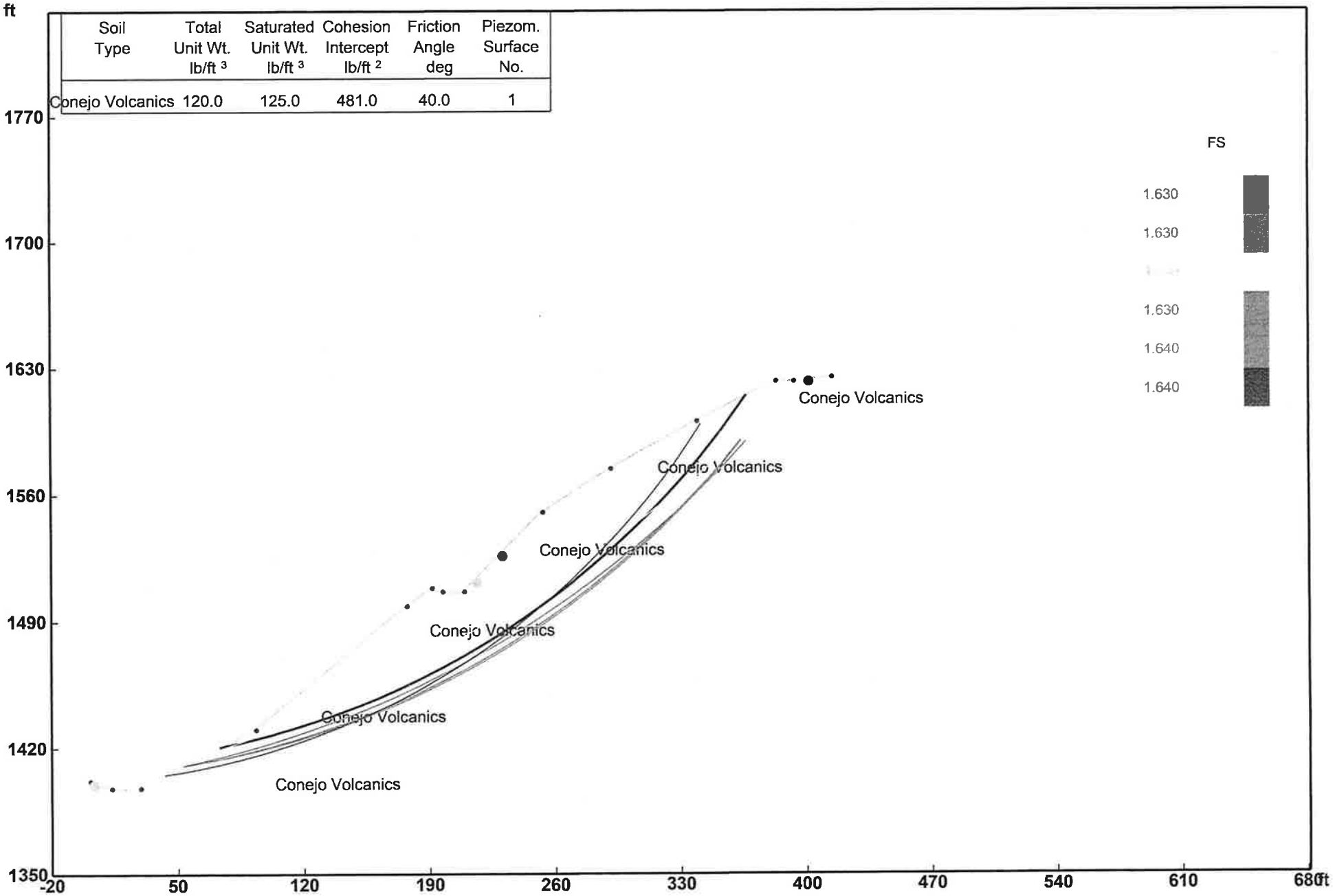
Average Moisture Content	28.1%
Average Dry Density (pcf)	97.1
Percent Saturation	100.0%



APPENDIX III

Slope Stability Analysis

French Ranch
Section A-A



FSmin = 1.630Bishop Method

(ASD)

User Name: Mark C:\Visual Slope V5\French AA Global Stat.slp

Visual Slope

Visual Slope

Slope Stability Analysis and Reinforced Slope Design

Project Information: French Ranch

Section A-A

User Name : Mark Calculation Method : ASD Method

Input Data

Line #	X-Left ft	Y-Left ft	X-Right ft	Y-Right ft	Soil Name
1	0.00	1402.00	12.00	1398.00	Conejo Volcanics
2	12.00	1398.00	28.00	1398.00	Conejo Volcanics
3	28.00	1398.00	92.00	1430.00	Conejo Volcanics
4	92.00	1430.00	176.00	1498.00	Conejo Volcanics
5	176.00	1498.00	190.00	1508.00	Conejo Volcanics
6	190.00	1508.00	196.00	1506.00	Conejo Volcanics
7	196.00	1506.00	208.00	1506.00	Conejo Volcanics
8	208.00	1506.00	252.00	1550.00	Conejo Volcanics
9	252.00	1550.00	290.00	1574.00	Conejo Volcanics
10	290.00	1574.00	338.00	1600.00	Conejo Volcanics
11	338.00	1600.00	382.00	1622.00	Conejo Volcanics
12	382.00	1622.00	413.20	1624.40	Conejo Volcanics
13	0.00	1402.00	12.00	1398.00	Conejo Volcanics
14	12.00	1398.00	28.00	1398.00	Conejo Volcanics
15	28.00	1398.00	92.00	1430.00	Conejo Volcanics
16	92.00	1430.00	176.00	1498.00	Conejo Volcanics
17	176.00	1498.00	190.00	1508.00	Conejo Volcanics
18	190.00	1508.00	196.00	1506.00	Conejo Volcanics
19	196.00	1506.00	208.00	1506.00	Conejo Volcanics

	20	208.00	1506.00	252.00	1550.00	Conejo Volcanics
	21	252.00	1550.00	290.00	1574.00	Conejo Volcanics
	22	290.00	1574.00	338.00	1600.00	Conejo Volcanics
	23	338.00	1600.00	382.00	1622.00	Conejo Volcanics
	24	382.00	1622.00	392.00	1622.00	Conejo Volcanics

Soil Data

Soil Name	Unsat Unit WT. lb/ft^3	Saturated Unit WT. lb/ft^3	Cohesion Intercept psf	Friction Angle (degree)	Pore Pressure psf	Pressure Constant ft	Piez. Surface
Conejo Volcanics	120	125	481	40	0	0	1

Seismic Loads

Horizontal Acceleration g	Vertical Acceleration g
0.2	0.0

Results

Circular Failure Analysis Method: Modified Bishop Method

Searched From 2.0 ft To 214.8 ft

Total : 500 Surfaces Following 6 Most Critical Surfaces

Defined By : 54 Points FS= 1.13

Center X = -67.017 Y = 1986.04 Radius= 588.02

Point X-Coord Y-Coord

	ft	ft
1	52.67	1410.33
2	60.37	1411.65
3	68.04	1413.08
4	75.7	1414.63
5	83.33	1416.29
6	90.94	1418.08
7	98.51	1419.98
8	106.06	1422.0
9	113.57	1424.13
10	121.05	1426.38
11	128.5	1428.74
12	135.9	1431.22
13	143.27	1433.81
14	150.6	1436.51
15	157.88	1439.33
16	165.13	1442.26
17	172.32	1445.3
18	179.47	1448.45
19	186.57	1451.71
20	193.61	1455.07
21	200.61	1458.55
22	207.55	1462.13
23	214.43	1465.82
24	221.26	1469.62
25	228.03	1473.52
26	234.73	1477.52
27	241.38	1481.63
28	247.96	1485.84
29	254.47	1490.15
30	260.92	1494.55
31	267.3	1499.06
32	273.61	1503.67
33	279.85	1508.37
34	286.01	1513.17
35	292.1	1518.06
36	298.11	1523.04

37	304.05	1528.12
38	309.91	1533.28
39	315.68	1538.54
40	321.38	1543.88
41	326.99	1549.32
42	332.52	1554.83
43	337.97	1560.44
44	343.32	1566.12
45	348.59	1571.89
46	353.77	1577.73
47	358.86	1583.66
48	363.85	1589.66
49	368.76	1595.74
50	373.57	1601.9
51	378.28	1608.13
52	382.9	1614.42
53	387.42	1620.79
54	388.59	1622.51

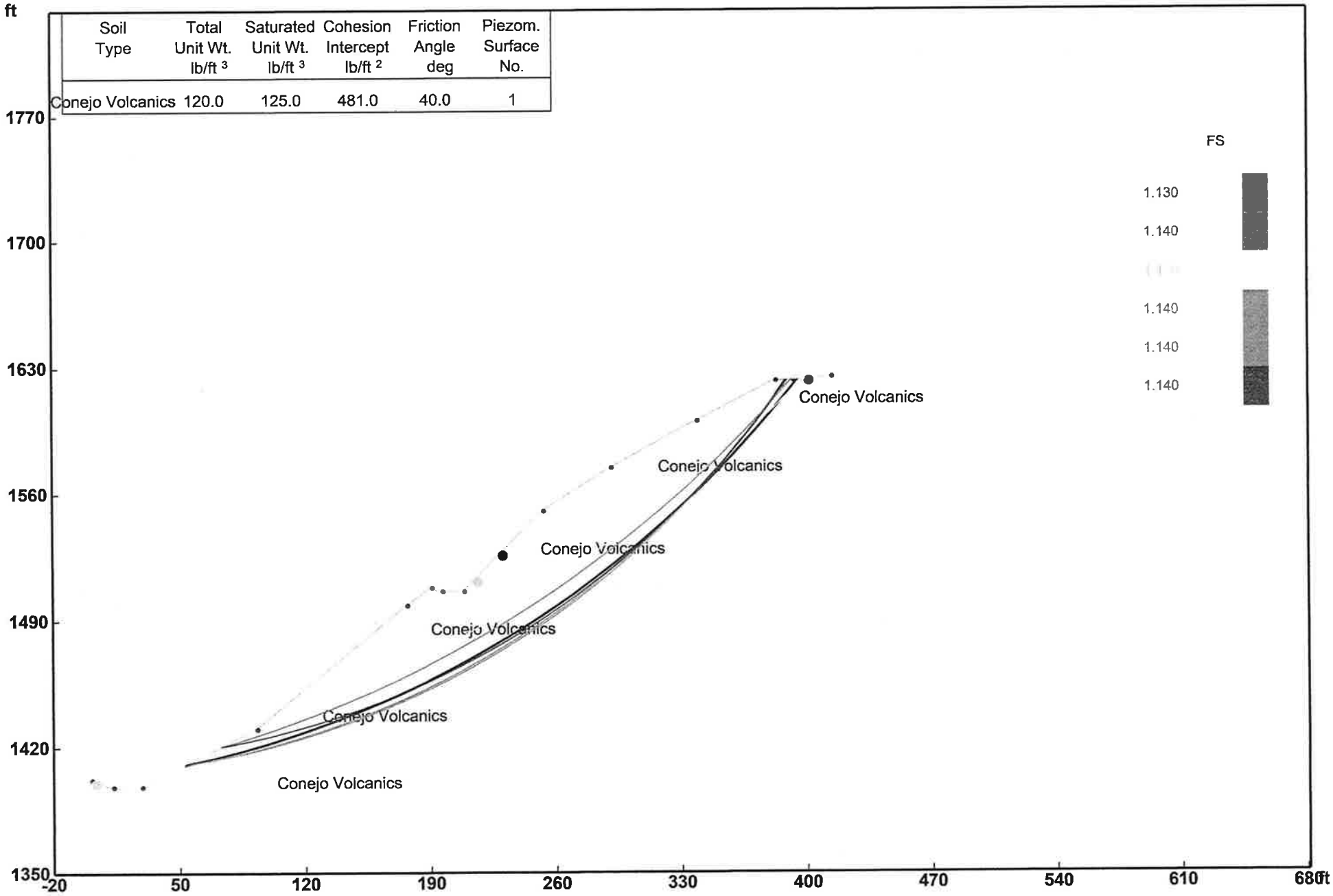
Defined By : 53 Points FS= 1.14

Center X = -28.787 Y = 1911.293 Radius= 507.542

Point	X-Coord ft	Y-Coord ft
1	62.8	1415.4
2	70.15	1418.03
3	77.49	1420.72
4	84.8	1423.48
5	92.08	1426.29
6	99.34	1429.17
7	106.58	1432.11
8	113.79	1435.1
9	120.98	1438.16
10	128.14	1441.28
11	135.28	1444.46
12	142.39	1447.69

13	149.47	1450.99
14	156.52	1454.35
15	163.54	1457.76
16	170.54	1461.24
17	177.51	1464.77
18	184.44	1468.36
19	191.35	1472.01
20	198.22	1475.71
21	205.07	1479.48
22	211.88	1483.3
23	218.66	1487.18
24	225.41	1491.11
25	232.12	1495.1
26	238.8	1499.15
27	245.45	1503.25
28	252.06	1507.41
29	258.64	1511.62
30	265.18	1515.89
31	271.68	1520.22
32	278.15	1524.59
33	284.58	1529.03
34	290.98	1533.51
35	297.34	1538.05
36	303.65	1542.64
37	309.93	1547.29
38	316.17	1551.98
39	322.37	1556.73
40	328.54	1561.53
41	334.66	1566.39
42	340.74	1571.29
43	346.77	1576.25
44	352.77	1581.25
45	358.72	1586.31
46	364.64	1591.41
47	370.51	1596.56
48	376.33	1601.77
49	382.11	1607.02

French Ranch
Section A-A



FSmin = 1.130Bishop Method

(ASD)

User Name: Mark C:\Visual Slope V5\French AA Global Seis.slp.DXF

Visual Slope

	50		387.85		1612.32	
	51		393.54		1617.67	
	52		399.19		1623.06	
	53		399.48		1623.34	
		Defined By :	54	Points FS=	1.14	
Center	X =	-247.495	Y =	2294.338	Radius=	932.102

Point	X-Coord	Y-Coord
	ft	ft
1	52.67	1410.33
2	60.38	1411.57
3	68.07	1412.93
4	75.74	1414.41
5	83.38	1416.01
6	91.0	1417.73
7	98.59	1419.57
8	106.15	1421.53
9	113.68	1423.61
10	121.18	1425.81
11	128.64	1428.12
12	136.06	1430.56
13	143.44	1433.1
14	150.79	1435.77
15	158.09	1438.55
16	165.34	1441.44
17	172.55	1444.45
18	179.71	1447.57
19	186.82	1450.81
20	193.88	1454.15
21	200.88	1457.61
22	207.83	1461.18
23	214.72	1464.85
24	221.56	1468.63
25	228.33	1472.52
26	235.04	1476.52

27	241.69	1480.62
28	248.27	1484.83
29	254.78	1489.14
30	261.23	1493.55
31	267.61	1498.06
32	273.91	1502.67
33	280.14	1507.38
34	286.3	1512.19
35	292.38	1517.09
36	298.38	1522.09
37	304.3	1527.19
38	310.14	1532.37
39	315.9	1537.65
40	321.57	1543.02
41	327.16	1548.47
42	332.66	1554.02
43	338.08	1559.64
44	343.4	1565.36
45	348.64	1571.16
46	353.78	1577.03
47	358.83	1582.99
48	363.79	1589.03
49	368.65	1595.15
50	373.41	1601.34
51	378.07	1607.6
52	382.64	1613.94
53	387.1	1620.35
54	388.56	1622.5

Defined By : 51 Points FS= 1.14

Center X = -22.098 Y = 1900.658 Radius= 495.996

Point	X-Coord ft	Y-Coord ft
1	72.93	1420.47
2	80.44	1422.63

3	87.91	1424.89
4	95.37	1427.24
5	102.79	1429.67
6	110.18	1432.19
7	117.54	1434.8
8	124.88	1437.49
9	132.17	1440.27
10	139.44	1443.13
11	146.67	1446.09
12	153.87	1449.12
13	161.03	1452.24
14	168.15	1455.45
15	175.24	1458.74
16	182.28	1462.11
17	189.29	1465.57
18	196.25	1469.11
19	203.17	1472.73
20	210.05	1476.43
21	216.88	1480.21
22	223.67	1484.07
23	230.41	1488.02
24	237.11	1492.04
25	243.76	1496.14
26	250.35	1500.32
27	256.9	1504.57
28	263.4	1508.91
29	269.85	1513.32
30	276.24	1517.8
31	282.58	1522.36
32	288.87	1527.0
33	295.1	1531.71
34	301.28	1536.49
35	307.4	1541.34
36	313.46	1546.27
37	319.46	1551.27
38	325.4	1556.34
39	331.29	1561.48

40	337.11	1566.68	
41	342.87	1571.96	
42	348.56	1577.3	
43	354.2	1582.71	
44	359.77	1588.19	
45	365.27	1593.73	
46	370.71	1599.34	
47	376.08	1605.01	
48	381.39	1610.74	
49	386.62	1616.54	
50	391.79	1622.39	
51	392.12	1622.78	

Defined By : 51 Points FS= 1.14

Center X = -107.019 Y = 2057.332 Radius= 661.797

Point	X-Coord ft	Y-Coord ft
1	72.93	1420.47
2	80.62	1421.87
3	88.28	1423.4
4	95.91	1425.06
5	103.52	1426.83
6	111.09	1428.73
7	118.64	1430.74
8	126.15	1432.88
9	133.63	1435.14
10	141.07	1437.51
11	148.47	1440.01
12	155.83	1442.62
13	163.15	1445.35
14	170.42	1448.2
15	177.65	1451.16
16	184.83	1454.24
17	191.96	1457.43
18	199.03	1460.74

21	219.93	1471.33
22	226.78	1475.09
23	233.57	1478.95
24	240.3	1482.92
25	246.96	1486.99
26	253.56	1491.17
27	260.09	1495.46
28	266.55	1499.85
29	272.94	1504.35
30	279.25	1508.94
31	285.49	1513.64
32	291.66	1518.43
33	297.75	1523.33
34	303.76	1528.32
35	309.68	1533.4
36	315.53	1538.58
37	321.29	1543.85
38	326.97	1549.22
39	332.56	1554.67
40	338.07	1560.21
41	343.48	1565.84
42	348.8	1571.56
43	354.03	1577.36
44	359.17	1583.24
45	364.22	1589.21
46	369.16	1595.25
47	374.01	1601.38
48	378.76	1607.58
49	383.41	1613.85
50	387.96	1620.2
51	389.62	1622.59

Defined By : 48 Points FS= 1.14

Center X = -11.144 Y = 1901.362 Radius= 488.186

19	206.06	1464.16
20	213.02	1467.69

Point	X-Coord	Y-Coord
	ft	ft
1	83.07	1425.53
2	90.68	1427.28
3	98.27	1429.14
4	105.82	1431.13
5	113.34	1433.23
6	120.83	1435.45
7	128.28	1437.8
8	135.69	1440.25
9	143.07	1442.83
10	150.4	1445.53
11	157.69	1448.34
12	164.93	1451.26
13	172.12	1454.3
14	179.27	1457.45
15	186.37	1460.72
16	193.41	1464.1
17	200.39	1467.59
18	207.33	1471.19
19	214.2	1474.9
20	221.01	1478.72
21	227.77	1482.64
22	234.45	1486.68
23	241.08	1490.82
24	247.64	1495.06
25	254.13	1499.41
26	260.55	1503.85
27	266.89	1508.41
28	273.17	1513.06
29	279.37	1517.81
30	285.49	1522.65
31	291.54	1527.6
32	297.51	1532.64
33	303.4	1537.77
34	309.2	1543.0

35	314.92	1548.31
36	320.56	1553.72
37	326.11	1559.22
38	331.57	1564.8
39	336.94	1570.47
40	342.22	1576.23
41	347.41	1582.06
42	352.51	1587.98
43	357.51	1593.98
44	362.41	1600.06
45	367.22	1606.22
46	371.93	1612.45
47	376.54	1618.75
48	377.11	1619.56

Visual Slope

Slope Stability Analysis and Reinforced Slope Design

Project Information: French Ranch

Section A-A

User Name : Mark Calculation Method : ASD Method

Input Data

Line #	X-Left ft	Y-Left ft	X-Right ft	Y-Right ft	Soil Name
1	0.00	1402.00	12.00	1398.00	Conejo Volcanics
2	12.00	1398.00	28.00	1398.00	Conejo Volcanics
3	28.00	1398.00	92.00	1430.00	Conejo Volcanics
4	92.00	1430.00	176.00	1498.00	Conejo Volcanics
5	176.00	1498.00	190.00	1508.00	Conejo Volcanics
6	190.00	1508.00	196.00	1506.00	Conejo Volcanics
7	196.00	1506.00	208.00	1506.00	Conejo Volcanics
8	208.00	1506.00	252.00	1550.00	Conejo Volcanics
9	252.00	1550.00	290.00	1574.00	Conejo Volcanics
10	290.00	1574.00	338.00	1600.00	Conejo Volcanics
11	338.00	1600.00	382.00	1622.00	Conejo Volcanics
12	382.00	1622.00	413.20	1624.40	Conejo Volcanics
13	0.00	1402.00	12.00	1398.00	Conejo Volcanics
14	12.00	1398.00	28.00	1398.00	Conejo Volcanics
15	28.00	1398.00	92.00	1430.00	Conejo Volcanics
16	92.00	1430.00	176.00	1498.00	Conejo Volcanics
17	176.00	1498.00	190.00	1508.00	Conejo Volcanics
18	190.00	1508.00	196.00	1506.00	Conejo Volcanics
19	196.00	1506.00	208.00	1506.00	Conejo Volcanics

20	208.00	1506.00	252.00	1550.00	Conejo Volcanics	
21	252.00	1550.00	290.00	1574.00	Conejo Volcanics	
22	290.00	1574.00	338.00	1600.00	Conejo Volcanics	
23	338.00	1600.00	382.00	1622.00	Conejo Volcanics	
24	382.00	1622.00	392.00	1622.00	Conejo Volcanics	

Soil Data

Soil Name	Unsat Unit WT. lb/ft^3	Saturated Unit WT. lb/ft^3	Cohesion Intercept psf	Friction Angle (degree)	Pore Pressure psf	Pressure Constant ft	Piez. Surface
Conejo Volcanics	120	125	481	40	0	0	1

Results

	Circular Analysis	Failure Method:	Modified	Bishop	Method	
Searched	From	2.0	ft	To	214.8	ft
Total :	500	Surfaces	Following 6	Most Critical	Surfaces	
		Defined By :	54	Points FS=	1.63	
Center	X =	-19.967	Y =	1880.784	Radius=	469.594

Point	X-Coord ft	Y-Coord ft
1	52.67	1410.33
2	60.37	1411.65
3	68.04	1413.08
4	75.7	1414.63
5	83.33	1416.29

6	90.94	1418.08
7	98.51	1419.98
8	106.06	1422.0
9	113.57	1424.13
10	121.05	1426.38
11	128.5	1428.74
12	135.9	1431.22
13	143.27	1433.81
14	150.6	1436.51
15	157.88	1439.33
16	165.13	1442.26
17	172.32	1445.3
18	179.47	1448.45
19	186.57	1451.71
20	193.61	1455.07
21	200.61	1458.55
22	207.55	1462.13
23	214.43	1465.82
24	221.26	1469.62
25	228.03	1473.52
26	234.73	1477.52
27	241.38	1481.63
28	247.96	1485.84
29	254.47	1490.15
30	260.92	1494.55
31	267.3	1499.06
32	273.61	1503.67
33	279.85	1508.37
34	286.01	1513.17
35	292.1	1518.06
36	298.11	1523.04
37	304.05	1528.12
38	309.91	1533.28
39	315.68	1538.54
40	321.38	1543.88
41	326.99	1549.32
42	332.52	1554.83

	43		337.97		1560.44	
	44		343.32		1566.12	
	45		348.59		1571.89	
	46		353.77		1577.73	
	47		358.86		1583.66	
	48		363.85		1589.66	
	49		368.76		1595.74	
	50		373.57		1601.9	
	51		378.28		1608.13	
	52		382.9		1614.42	
	53		387.42		1620.79	
	54		388.59		1622.51	
		Defined By :	53	Points FS=	1.63	
Center	X =	-28.787	Y =	1911.293	Radius=	507.542

Point	X-Coord	Y-Coord
	ft	ft
1	62.8	1415.4
2	70.15	1418.03
3	77.49	1420.72
4	84.8	1423.48
5	92.08	1426.29
6	99.34	1429.17
7	106.58	1432.11
8	113.79	1435.1
9	120.98	1438.16
10	128.14	1441.28
11	135.28	1444.46
12	142.39	1447.69
13	149.47	1450.99
14	156.52	1454.35
15	163.54	1457.76
16	170.54	1461.24
17	177.51	1464.77
18	184.44	1468.36

19	191.35	1472.01
20	198.22	1475.71
21	205.07	1479.48
22	211.88	1483.3
23	218.66	1487.18
24	225.41	1491.11
25	232.12	1495.1
26	238.8	1499.15
27	245.45	1503.25
28	252.06	1507.41
29	258.64	1511.62
30	265.18	1515.89
31	271.68	1520.22
32	278.15	1524.59
33	284.58	1529.03
34	290.98	1533.51
35	297.34	1538.05
36	303.65	1542.64
37	309.93	1547.29
38	316.17	1551.98
39	322.37	1556.73
40	328.54	1561.53
41	334.66	1566.39
42	340.74	1571.29
43	346.77	1576.25
44	352.77	1581.25
45	358.72	1586.31
46	364.64	1591.41
47	370.51	1596.56
48	376.33	1601.77
49	382.11	1607.02
50	387.85	1612.32
51	393.54	1617.67
52	399.19	1623.06
53	399.48	1623.34

Defined By : 54 Points FS= 1.63

Center	X =	-247.495	Y =	2294.338	Radius=	932.102

Point	X-Coord	Y-Coord
	ft	ft
1	52.67	1410.33
2	60.3	1411.97
3	67.92	1413.72
4	75.51	1415.56
5	83.07	1417.5
6	90.61	1419.54
7	98.12	1421.69
8	105.6	1423.93
9	113.06	1426.27
10	120.47	1428.71
11	127.86	1431.25
12	135.21	1433.89
13	142.53	1436.63
14	149.81	1439.46
15	157.05	1442.39
16	164.25	1445.41
17	171.41	1448.53
18	178.53	1451.74
19	185.61	1455.05
20	192.64	1458.45
21	199.62	1461.95
22	206.56	1465.54
23	213.45	1469.22
24	220.29	1472.99
25	227.08	1476.85
26	233.82	1480.8
27	240.5	1484.84
28	247.13	1488.97
29	253.71	1493.18
30	260.23	1497.49
31	266.69	1501.88
32	273.09	1506.35

33	279.43	1510.91
34	285.71	1515.56
35	291.93	1520.28
36	298.08	1525.09
37	304.18	1529.98
38	310.2	1534.95
39	316.16	1540.0
40	322.05	1545.13
41	327.87	1550.34
42	333.63	1555.62
43	339.31	1560.98
44	344.92	1566.41
45	350.46	1571.92
46	355.92	1577.5
47	361.31	1583.16
48	366.62	1588.88
49	371.86	1594.67
50	377.02	1600.54
51	382.1	1606.47
52	387.1	1612.47
53	392.03	1618.53
54	395.59	1623.05

Defined By : 54 Points FS= 1.63

Center X = -67.017 Y = 1986.04 Radius= 588.02

Point	X-Coord ft	Y-Coord ft
1	52.67	1410.33
2	60.38	1411.57
3	68.07	1412.93
4	75.74	1414.41
5	83.38	1416.01
6	91.0	1417.73
7	98.59	1419.57
8	106.15	1421.53

9	113.68	1423.61
10	121.18	1425.81
11	128.64	1428.12
12	136.06	1430.56
13	143.44	1433.1
14	150.79	1435.77
15	158.09	1438.55
16	165.34	1441.44
17	172.55	1444.45
18	179.71	1447.57
19	186.82	1450.81
20	193.88	1454.15
21	200.88	1457.61
22	207.83	1461.18
23	214.72	1464.85
24	221.56	1468.63
25	228.33	1472.52
26	235.04	1476.52
27	241.69	1480.62
28	248.27	1484.83
29	254.78	1489.14
30	261.23	1493.55
31	267.61	1498.06
32	273.91	1502.67
33	280.14	1507.38
34	286.3	1512.19
35	292.38	1517.09
36	298.38	1522.09
37	304.3	1527.19
38	310.14	1532.37
39	315.9	1537.65
40	321.57	1543.02
41	327.16	1548.47
42	332.66	1554.02
43	338.08	1559.64
44	343.4	1565.36
45	348.64	1571.16

	46		353.78		1577.03	
	47		358.83		1582.99	
	48		363.79		1589.03	
	49		368.65		1595.15	
	50		373.41		1601.34	
	51		378.07		1607.6	
	52		382.64		1613.94	
	53		387.1		1620.35	
	54		388.56		1622.5	
		Defined By :	49	Points FS=	1.64	
Center	X =	-22.098	Y =	1900.658	Radius=	495.996

Point	X-Coord	Y-Coord
	ft	ft
1	42.53	1405.27
2	50.25	1406.46
3	57.95	1407.79
4	65.62	1409.26
5	73.26	1410.87
6	80.87	1412.62
7	88.45	1414.51
8	96.0	1416.54
9	103.5	1418.71
10	110.96	1421.01
11	118.38	1423.45
12	125.76	1426.03
13	133.08	1428.74
14	140.36	1431.58
15	147.58	1434.56
16	154.75	1437.66
17	161.85	1440.9
18	168.9	1444.27
19	175.88	1447.77
20	182.8	1451.39
21	189.66	1455.14

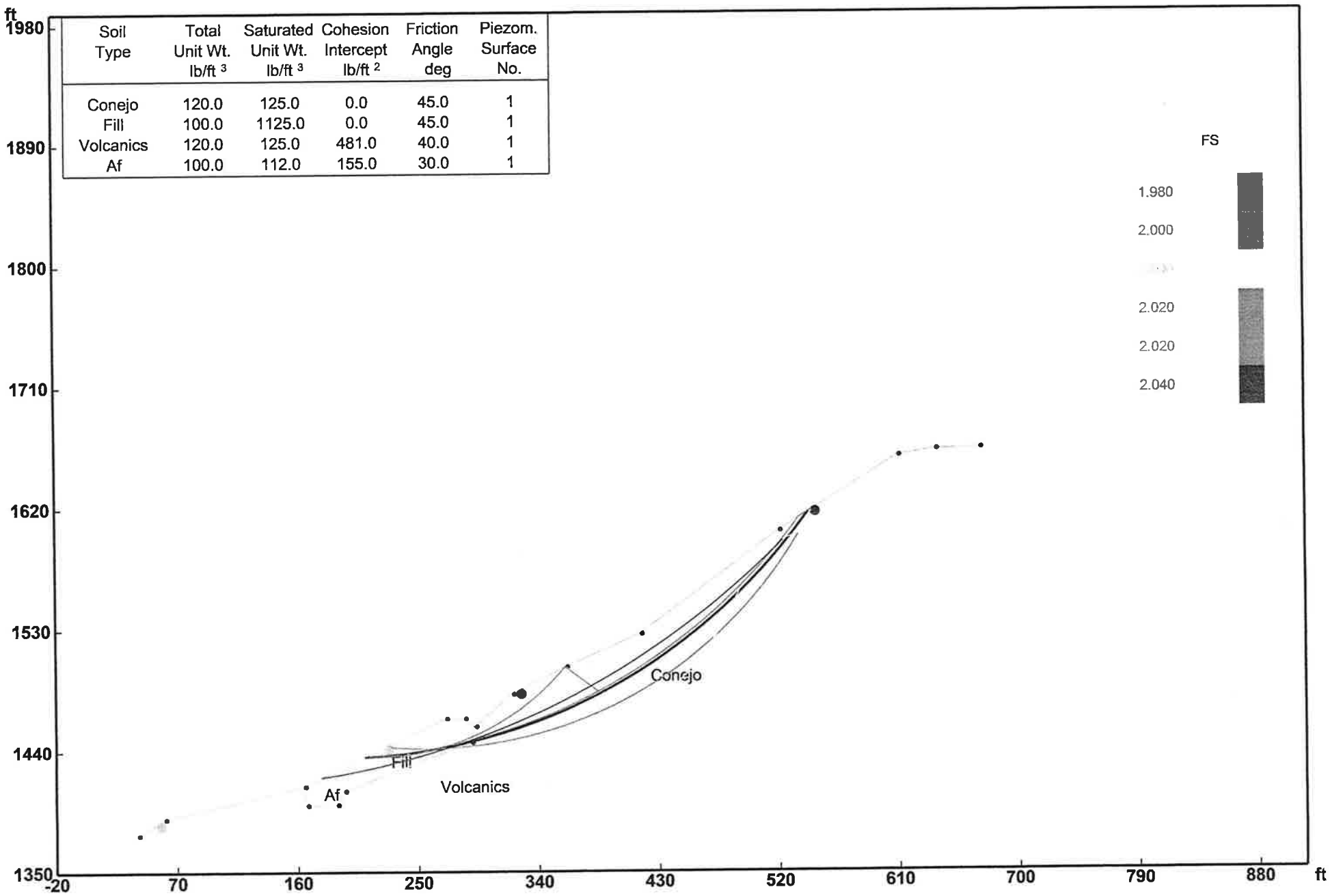
	22		196.44		1459.02	
	23		203.15		1463.01	
	24		209.78		1467.13	
	25		216.34		1471.37	
	26		222.82		1475.73	
	27		229.22		1480.21	
	28		235.54		1484.81	
	29		241.77		1489.52	
	30		247.91		1494.34	
	31		253.97		1499.27	
	32		259.93		1504.32	
	33		265.8		1509.47	
	34		271.58		1514.73	
	35		277.25		1520.09	
	36		282.83		1525.56	
	37		288.31		1531.13	
	38		293.69		1536.8	
	39		298.95		1542.56	
	40		304.12		1548.42	
	41		309.17		1554.38	
	42		314.12		1560.42	
	43		318.95		1566.56	
	44		323.67		1572.78	
	45		328.28		1579.09	
	46		332.77		1585.48	
	47		337.14		1591.95	
	48		341.4		1598.5	
	49		344.29		1603.14	
		Defined By :	48	Points FS=	1.64	
Center	X =	-18.555	Y =	1827.461	Radius=	426.588
	Point		X-Coord		Y-Coord	
			ft		ft	
	1		83.07		1425.53	
	2		90.68		1427.28	

3	98.27	1429.14
4	105.82	1431.13
5	113.34	1433.23
6	120.83	1435.45
7	128.28	1437.8
8	135.69	1440.25
9	143.07	1442.83
10	150.4	1445.53
11	157.69	1448.34
12	164.93	1451.26
13	172.12	1454.3
14	179.27	1457.45
15	186.37	1460.72
16	193.41	1464.1
17	200.39	1467.59
18	207.33	1471.19
19	214.2	1474.9
20	221.01	1478.72
21	227.77	1482.64
22	234.45	1486.68
23	241.08	1490.82
24	247.64	1495.06
25	254.13	1499.41
26	260.55	1503.85
27	266.89	1508.41
28	273.17	1513.06
29	279.37	1517.81
30	285.49	1522.65
31	291.54	1527.6
32	297.51	1532.64
33	303.4	1537.77
34	309.2	1543.0
35	314.92	1548.31
36	320.56	1553.72
37	326.11	1559.22
38	331.57	1564.8
39	336.94	1570.47

40	342.22	1576.23
41	347.41	1582.06
42	352.51	1587.98
43	357.51	1593.98
44	362.41	1600.06
45	367.22	1606.22
46	371.93	1612.45
47	376.54	1618.75
48	377.11	1619.56

French Ranch B-B

Soil Type	Total Unit Wt. lb/ft ^{3}	Saturated Unit Wt. lb/ft ^{3}	Cohesion Intercept lb/ft ^{2}	Friction Angle deg	Piezom. Surface No.
Conejo	120.0	125.0	0.0	45.0	1
Fill	100.0	1125.0	0.0	45.0	1
Volcanics	120.0	125.0	481.0	40.0	1
Af	100.0	112.0	155.0	30.0	1



FSmin = 1.980Bishop Method

(ASD)

User Name: Mark C:\Visual Slope V5\French BB Global Stat.slp

Visual Slope

Visual Slope

Slope Stability Analysis and Reinforced Slope Design

Project Information: French Ranch B-B

User Name : Mark Calculation Method : ASD Method

Input Data

Line #	X-Left	Y-Left	X-Right	Y-Right	Soil Name
	ft	ft	ft	ft	
1	40.00	1378.00	60.00	1390.00	Volcanics
2	60.00	1390.00	164.00	1414.00	Volcanics
3	164.00	1414.00	270.00	1464.00	Af
4	270.00	1464.00	284.00	1464.00	Af
5	284.00	1464.00	292.00	1458.00	Af
6	292.00	1458.00	320.00	1482.00	Volcanics
7	320.00	1482.00	360.00	1502.00	Volcanics
8	360.00	1502.00	416.00	1526.00	Volcanics
9	416.00	1526.00	520.00	1602.00	Volcanics
10	520.00	1602.00	609.50	1657.00	Volcanics
11	609.50	1657.00	637.50	1661.50	Volcanics
12	637.50	1661.50	671.00	1662.50	Volcanics
13	164.00	1414.00	166.00	1400.00	Volcanics
14	166.00	1400.00	188.50	1400.50	Volcanics
15	188.50	1400.50	194.00	1410.50	Volcanics
16	194.00	1410.50	289.00	1446.00	Volcanics
17	289.00	1446.00	292.00	1458.00	Volcanics

Soil Data

Soil Name	Unsat Unit WT.	Saturated Unit WT.	Cohesion Intercept	Friction Angle	Pore Pressure	Pressure Constant	Piez. Surface
	lb/ft^3	lb/ft^3	psf	(degree)	psf	ft	
Conejo	120	125	0	45	0	0	1

Fill	100	1125	0	45	0	0	1
Volcanics	120	125	481	40	0	0	1
Af	100	112	155	30	0	0	1

Results

Circular Failure Analysis Method: Modified Bishop Method

Searched From 55.5 ft To 226.0 ft

Total : 500 Surfaces Following 6 Most Critical Surfaces

Defined By : 42 Points FS= 1.98

Center X = 189.355 Y = 1870.59 Radius= 435.478

Point	X-Coord ft	Y-Coord ft
1	226.0	1443.25
2	235.58	1442.47
3	245.19	1441.97
4	254.8	1441.77
5	264.42	1441.84
6	274.03	1442.21
7	283.62	1442.85
8	293.19	1443.78
9	302.73	1445.0
10	312.23	1446.5
11	321.68	1448.28
12	331.08	1450.33
13	340.4	1452.67
14	349.66	1455.28
15	358.83	1458.16

	16		367.92		1461.32	
	17		376.9		1464.74	
	18		385.78		1468.43	
	19		394.55		1472.38	
	20		403.2		1476.59	
	21		411.71		1481.05	
	22		420.1		1485.77	
	23		428.33		1490.73	
	24		436.42		1495.93	
	25		444.35		1501.37	
	26		452.11		1507.04	
	27		459.71		1512.95	
	28		467.12		1519.07	
	29		474.35		1525.41	
	30		481.39		1531.96	
	31		488.23		1538.72	
	32		494.87		1545.68	
	33		501.3		1552.83	
	34		507.51		1560.17	
	35		513.5		1567.69	
	36		519.27		1575.39	
	37		524.81		1583.25	
	38		530.11		1591.27	
	39		535.17		1599.45	
	40		539.98		1607.77	
	41		544.55		1616.23	
	42		545.17		1617.47	
		Defined By :	38	Points FS=	2.0	
Center	X =	257.035	Y =	1765.863	Radius=	324.102
	Point		X-Coord		Y-Coord	
			ft		ft	
	1		226.0		1443.25	
	2		235.1		1440.12	
	3		244.32		1437.42	

4	253.67	1435.15
5	263.11	1433.31
6	272.62	1431.91
7	282.19	1430.94
8	291.79	1430.42
9	301.41	1430.34
10	311.02	1430.7
11	320.6	1431.51
12	330.13	1432.76
13	339.6	1434.44
14	348.98	1436.56
15	358.25	1439.1
16	367.4	1442.08
17	376.4	1445.47
18	385.23	1449.27
19	393.88	1453.47
20	402.33	1458.07
21	410.55	1463.05
22	418.54	1468.4
23	426.27	1474.12
24	433.73	1480.18
25	440.91	1486.59
26	447.78	1493.31
27	454.33	1500.35
28	460.56	1507.68
29	466.44	1515.29
30	471.96	1523.16
31	477.12	1531.28
32	481.89	1539.63
33	486.28	1548.19
34	490.26	1556.94
35	493.84	1565.86
36	497.01	1574.94
37	499.75	1584.16
38	500.68	1587.88

Defined By : 41 Points FS= 2.0

Center	X =	298.334	Y =	1639.024	Radius=	208.71

Point	X-Coord	Y-Coord
	ft	ft
1	209.76	1435.59
2	219.35	1436.27
3	228.93	1437.16
4	238.48	1438.26
5	248.01	1439.57
6	257.5	1441.09
7	266.96	1442.81
8	276.38	1444.75
9	285.76	1446.88
10	295.09	1449.23
11	304.36	1451.77
12	313.57	1454.52
13	322.73	1457.47
14	331.81	1460.62
15	340.83	1463.97
16	349.77	1467.52
17	358.63	1471.26
18	367.4	1475.19
19	376.09	1479.31
20	384.68	1483.63
21	393.18	1488.13
22	401.58	1492.81
23	409.87	1497.68
24	418.06	1502.73
25	426.13	1507.95
26	434.08	1513.35
27	441.92	1518.93
28	449.63	1524.67
29	457.22	1530.59
30	464.67	1536.66
31	471.99	1542.9
32	479.17	1549.3

33	486.2	1555.85	
34	493.1	1562.56	
35	499.84	1569.41	
36	506.43	1576.41	
37	512.87	1583.56	
38	519.15	1590.84	
39	525.27	1598.26	
40	531.22	1605.81	
41	535.56	1611.56	

Defined By : 19 Points FS= 2.02

Center X = 183.441 Y = 1873.904 Radius= 439.104

Point	X-Coord ft	Y-Coord ft
1	209.76	1435.59
2	219.38	1435.49
3	228.99	1435.88
4	238.56	1436.77
5	248.08	1438.14
6	257.51	1440.0
7	266.84	1442.34
8	276.04	1445.15
9	285.08	1448.42
10	293.94	1452.16
11	302.6	1456.34
12	311.04	1460.96
13	319.22	1466.0
14	327.14	1471.46
15	334.77	1477.31
16	342.09	1483.54
17	349.09	1490.14
18	355.73	1497.09
19	359.95	1501.97

Defined By : 46 Points FS= 2.02

Center	X =	216.508	Y =	1623.42	Radius=	187.951

Point	X-Coord ft	Y-Coord ft
1	177.29	1420.27
2	186.78	1421.77
3	196.26	1423.42
4	205.7	1425.21
5	215.12	1427.16
6	224.51	1429.24
7	233.86	1431.48
8	243.18	1433.86
9	252.46	1436.38
10	261.7	1439.04
11	270.9	1441.85
12	280.05	1444.8
13	289.16	1447.89
14	298.21	1451.12
15	307.22	1454.5
16	316.17	1458.01
17	325.07	1461.66
18	333.91	1465.45
19	342.68	1469.37
20	351.4	1473.43
21	360.06	1477.62
22	368.64	1481.95
23	377.16	1486.41
24	385.61	1491.0
25	393.99	1495.72
26	402.29	1500.57
27	410.52	1505.55
28	418.67	1510.66
29	426.74	1515.89
30	434.72	1521.25
31	442.63	1526.72
32	450.44	1532.32

33	458.17	1538.05	
34	465.81	1543.89	
35	473.36	1549.84	
36	480.82	1555.92	
37	488.18	1562.11	
38	495.44	1568.41	
39	502.6	1574.82	
40	509.67	1581.35	
41	516.63	1587.98	
42	523.49	1594.72	
43	530.24	1601.57	
44	536.89	1608.52	
45	543.43	1615.57	
46	545.1	1617.42	

Defined By : 40 Points FS= 2.04

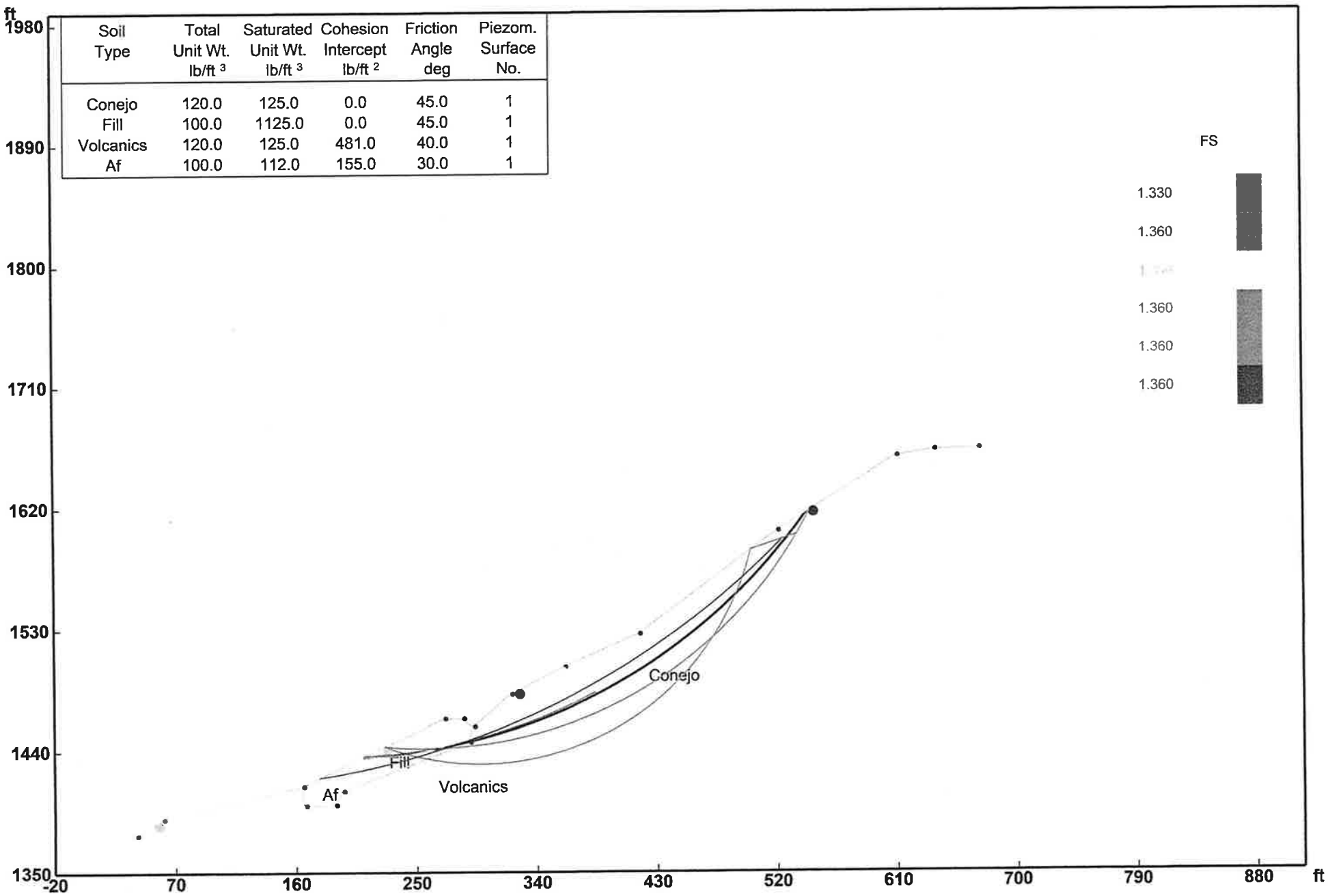
Center X = 85.104 Y = 2033.93 Radius= 620.546

Point	X-Coord ft	Y-Coord ft
1	226.0	1443.25
2	235.57	1444.23
3	245.11	1445.42
4	254.62	1446.81
5	264.11	1448.4
6	273.55	1450.19
7	282.96	1452.18
8	292.33	1454.37
9	301.64	1456.76
10	310.9	1459.35
11	320.11	1462.13
12	329.25	1465.1
13	338.33	1468.27
14	347.34	1471.63
15	356.28	1475.18
16	365.14	1478.91

17	373.92	1482.84
18	382.62	1486.95
19	391.22	1491.24
20	399.73	1495.71
21	408.15	1500.36
22	416.47	1505.19
23	424.68	1510.2
24	432.78	1515.37
25	440.77	1520.72
26	448.65	1526.24
27	456.41	1531.92
28	464.05	1537.76
29	471.56	1543.77
30	478.94	1549.93
31	486.19	1556.25
32	493.3	1562.71
33	500.28	1569.33
34	507.12	1576.1
35	513.81	1583.0
36	520.35	1590.05
37	526.74	1597.24
38	532.98	1604.56
39	539.06	1612.0
40	541.63	1615.29

French Ranch B-B

Soil Type	Total Unit Wt. lb/ft ^{3}	Saturated Unit Wt. lb/ft ^{3}	Cohesion Intercept lb/ft ^{2}	Friction Angle deg	Piezom. Surface No.
Conejo	120.0	125.0	0.0	45.0	1
Fill	100.0	1125.0	0.0	45.0	1
Volcanics	120.0	125.0	481.0	40.0	1
Af	100.0	112.0	155.0	30.0	1



FSmin = 1.330Bishop Method

(ASD)

User Name: Mark C:\Visual Slope V5\French BB Global Seis.slp

Visual Slope

Visual Slope

Slope Stability Analysis and Reinforced Slope Design

Project Information: French Ranch B-B

User Name : Mark Calculation Method : ASD Method

Input Data

Line #	X-Left	Y-Left	X-Right	Y-Right	Soil Name
	ft	ft	ft	ft	
1	40.00	1378.00	60.00	1390.00	Volcanics
2	60.00	1390.00	164.00	1414.00	Volcanics
3	164.00	1414.00	270.00	1464.00	Af
4	270.00	1464.00	284.00	1464.00	Af
5	284.00	1464.00	292.00	1458.00	Af
6	292.00	1458.00	320.00	1482.00	Volcanics
7	320.00	1482.00	360.00	1502.00	Volcanics
8	360.00	1502.00	416.00	1526.00	Volcanics
9	416.00	1526.00	520.00	1602.00	Volcanics
10	520.00	1602.00	609.50	1657.00	Volcanics
11	609.50	1657.00	637.50	1661.50	Volcanics
12	637.50	1661.50	671.00	1662.50	Volcanics
13	164.00	1414.00	166.00	1400.00	Volcanics
14	166.00	1400.00	188.50	1400.50	Volcanics
15	188.50	1400.50	194.00	1410.50	Volcanics
16	194.00	1410.50	289.00	1446.00	Volcanics
17	289.00	1446.00	292.00	1458.00	Volcanics

Soil Data

Soil Name	Unsat Unit WT.	Saturated Unit WT.	Cohesion Intercept	Friction Angle	Pore Pressure	Pressure Constant	Piez. Surface
	lb/ft^3	lb/ft^3	psf	(degree)	psf	ft	
Conejo	120	125	0	45	0	0	1

Fill	100	1125	0	45	0	0	1
Volcanics	120	125	481	40	0	0	1
Af	100	112	155	30	0	0	1

Seismic Loads

Horizontal Acceleration	Vertical Acceleration
g	g
0.2	0.0

Results

Circular Failure Analysis Method: Modified Bishop Method

Searched From 55.5 ft To 226.0 ft

Total : 500 Surfaces Following 6 Most Critical Surfaces

Defined By : 41 Points FS= 1.33

Center X = 189.355 Y = 1870.59 Radius= 435.478

Point	X-Coord ft	Y-Coord ft
1	209.76	1435.59
2	219.35	1436.27
3	228.93	1437.16
4	238.48	1438.26
5	248.01	1439.57
6	257.5	1441.09
7	266.96	1442.81
8	276.38	1444.75
9	285.76	1446.88

10	295.09	1449.23
11	304.36	1451.77
12	313.57	1454.52
13	322.73	1457.47
14	331.81	1460.62
15	340.83	1463.97
16	349.77	1467.52
17	358.63	1471.26
18	367.4	1475.19
19	376.09	1479.31
20	384.68	1483.63
21	393.18	1488.13
22	401.58	1492.81
23	409.87	1497.68
24	418.06	1502.73
25	426.13	1507.95
26	434.08	1513.35
27	441.92	1518.93
28	449.63	1524.67
29	457.22	1530.59
30	464.67	1536.66
31	471.99	1542.9
32	479.17	1549.3
33	486.2	1555.85
34	493.1	1562.56
35	499.84	1569.41
36	506.43	1576.41
37	512.87	1583.56
38	519.15	1590.84
39	525.27	1598.26
40	531.22	1605.81
41	535.56	1611.56

Defined By : 19 Points FS= 1.36

Center X = 183.441 Y = 1873.904 Radius= 439.104

Point	X-Coord ft	Y-Coord ft
1	209.76	1435.59
2	219.38	1435.49
3	228.99	1435.88
4	238.56	1436.77
5	248.08	1438.14
6	257.51	1440.0
7	266.84	1442.34
8	276.04	1445.15
9	285.08	1448.42
10	293.94	1452.16
11	302.6	1456.34
12	311.04	1460.96
13	319.22	1466.0
14	327.14	1471.46
15	334.77	1477.31
16	342.09	1483.54
17	349.09	1490.14
18	355.73	1497.09
19	359.95	1501.97

Defined By : 42 Points FS= 1.36

Center X = 216.508 Y = 1623.42 Radius= 187.951

Point	X-Coord ft	Y-Coord ft
1	226.0	1443.25
2	235.58	1442.47
3	245.19	1441.97
4	254.8	1441.77
5	264.42	1441.84
6	274.03	1442.21
7	283.62	1442.85
8	293.19	1443.78
9	302.73	1445.0

10	312.23	1446.5
11	321.68	1448.28
12	331.08	1450.33
13	340.4	1452.67
14	349.66	1455.28
15	358.83	1458.16
16	367.92	1461.32
17	376.9	1464.74
18	385.78	1468.43
19	394.55	1472.38
20	403.2	1476.59
21	411.71	1481.05
22	420.1	1485.77
23	428.33	1490.73
24	436.42	1495.93
25	444.35	1501.37
26	452.11	1507.04
27	459.71	1512.95
28	467.12	1519.07
29	474.35	1525.41
30	481.39	1531.96
31	488.23	1538.72
32	494.87	1545.68
33	501.3	1552.83
34	507.51	1560.17
35	513.5	1567.69
36	519.27	1575.39
37	524.81	1583.25
38	530.11	1591.27
39	535.17	1599.45
40	539.98	1607.77
41	544.55	1616.23
42	545.17	1617.47

Defined By : 38 Points FS= 1.36

Center X = 257.035 Y = 1765.863 Radius= 324.102

Point	X-Coord	Y-Coord
	ft	ft
1	226.0	1443.25
2	235.1	1440.12
3	244.32	1437.42
4	253.67	1435.15
5	263.11	1433.31
6	272.62	1431.91
7	282.19	1430.94
8	291.79	1430.42
9	301.41	1430.34
10	311.02	1430.7
11	320.6	1431.51
12	330.13	1432.76
13	339.6	1434.44
14	348.98	1436.56
15	358.25	1439.1
16	367.4	1442.08
17	376.4	1445.47
18	385.23	1449.27
19	393.88	1453.47
20	402.33	1458.07
21	410.55	1463.05
22	418.54	1468.4
23	426.27	1474.12
24	433.73	1480.18
25	440.91	1486.59
26	447.78	1493.31
27	454.33	1500.35
28	460.56	1507.68
29	466.44	1515.29
30	471.96	1523.16
31	477.12	1531.28
32	481.89	1539.63
33	486.28	1548.19
34	490.26	1556.94

	35		493.84		1565.86	
	36		497.01		1574.94	
	37		499.75		1584.16	
	38		500.68		1587.88	
		Defined By :	46	Points FS=	1.36	
Center	X =	298.334	Y =	1639.024	Radius=	208.71

Point	X-Coord	Y-Coord
	ft	ft
1	177.29	1420.27
2	186.78	1421.77
3	196.26	1423.42
4	205.7	1425.21
5	215.12	1427.16
6	224.51	1429.24
7	233.86	1431.48
8	243.18	1433.86
9	252.46	1436.38
10	261.7	1439.04
11	270.9	1441.85
12	280.05	1444.8
13	289.16	1447.89
14	298.21	1451.12
15	307.22	1454.5
16	316.17	1458.01
17	325.07	1461.66
18	333.91	1465.45
19	342.68	1469.37
20	351.4	1473.43
21	360.06	1477.62
22	368.64	1481.95
23	377.16	1486.41
24	385.61	1491.0
25	393.99	1495.72
26	402.29	1500.57

27	410.52	1505.55
28	418.67	1510.66
29	426.74	1515.89
30	434.72	1521.25
31	442.63	1526.72
32	450.44	1532.32
33	458.17	1538.05
34	465.81	1543.89
35	473.36	1549.84
36	480.82	1555.92
37	488.18	1562.11
38	495.44	1568.41
39	502.6	1574.82
40	509.67	1581.35
41	516.63	1587.98
42	523.49	1594.72
43	530.24	1601.57
44	536.89	1608.52
45	543.43	1615.57
46	545.1	1617.42

Defined By : 40 Points FS= 1.36

Center X = 85.104 Y = 2033.93 Radius= 620.546

Point	X-Coord ft	Y-Coord ft
1	226.0	1443.25
2	235.57	1444.23
3	245.11	1445.42
4	254.62	1446.81
5	264.11	1448.4
6	273.55	1450.19
7	282.96	1452.18
8	292.33	1454.37
9	301.64	1456.76
10	310.9	1459.35

11	320.11	1462.13
12	329.25	1465.1
13	338.33	1468.27
14	347.34	1471.63
15	356.28	1475.18
16	365.14	1478.91
17	373.92	1482.84
18	382.62	1486.95
19	391.22	1491.24
20	399.73	1495.71
21	408.15	1500.36
22	416.47	1505.19
23	424.68	1510.2
24	432.78	1515.37
25	440.77	1520.72
26	448.65	1526.24
27	456.41	1531.92
28	464.05	1537.76
29	471.56	1543.77
30	478.94	1549.93
31	486.19	1556.25
32	493.3	1562.71
33	500.28	1569.33
34	507.12	1576.1
35	513.81	1583.0
36	520.35	1590.05
37	526.74	1597.24
38	532.98	1604.56
39	539.06	1612.0
40	541.63	1615.29

APPENDIX IV

References

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EXHIBIT 5

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Exhibit 5 – Works Cited

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